

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, **Forty West Volkswagen, Inc.**, 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 238.4 to permit storage and display of vehicles within 8' of property line instead of required 35'.

a front yard setback of 46 feet of the required 50 feet

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

Lot depth is cramped if adequate provision is made for alleviation of potential flood danger. Character of highway and present use by other businesses would result in disadvantage if this variance were not granted.

Due to a field error made when building was laid out, and not discovered until roof was on, building is our maximum reason for requesting the variance.

See attached description:

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.

Forty West Volkswagen, Inc.  
N. M. Kames, Vice President  
Contract purchaser  
Address: 6624 Baltimore National Pike  
Baltimore, Maryland 21228  
Elroy J. Snouffer  
Petitioner's Attorney  
Address: 1201 N. Calvert St.  
Baltimore, Maryland 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of August, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, Maryland, on the 25th day of October, 1972 at 9:30 o'clock.

*Eric D. Hanna*  
Zoning Commissioner of Baltimore County  
(over)

## DESCRIPTION DESCRIPTION TO ACCOMPANY PETITION FOR VARIANCE PROPERTY OF FORTY WEST VOLKSWAGEN, INC., FIRST ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the southwesternmost right of way line of U.S. Route No. 40 West as shown on Maryland State Roads Commission Plat No. 2707 said point being Westerly 4,350 feet more or less from the westernmost right of way line of Rolling Road said point also being at the end of the First or North 26° 07' 20" East 321.93 feet line of that parcel of land which by deed dated December 30, 1957 and recorded among the Land Records of Baltimore County, Maryland in Liber G.L.B. 3292 at Folio 216 was granted and conveyed by Eagen M. Doub and Dorothy A. Doub, his wife, to Artee Corporation and running thence leaving said Route No. 40 and binding reversely along all of said First line as now surveyed

South 18° 24' 28" West 319.43 feet to a point on the centerline of a 30.00 feet wide avenue, thence binding along the centerline of said avenue and reversely along all of the Fourth (East) line of said parcel of land as now surveyed

North 88° 24' 31" West 627.20 feet, thence binding reversely along all of the Third line of said parcel of land as now surveyed

North 18° 32' 52" East 689.56 feet to a point on the southwesternmost right of way line of the abovementioned Route No. 40, thence binding along the southwesternmost right of way line of said Route No. 40 as shown on the abovementioned plat and reversely along all of the Second line of the abovementioned parcel of land as now surveyed

627.92 feet in a southeasterly direction by the arc of a curve to the left having a radius of 7,714.44 feet and a long chord bearing South 54° 06' 00" East 627.73 feet to the point of beginning, containing 6.882 acres of land more or less.



PURDUM AND JESCHKE, ENGINEERS  
August 24, 1972  
page 1 of 1

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: October 24, 1972  
FROM: Norman E. Gerber, Office of Planning  
SUBJECT: Petition 73-95-A, South side of Baltimore National Pike 4350 feet west of Rolling Road.  
Petition for Variance from storage and display and a front yard setback.  
Forty West Volkswagen, Inc. - Petitioner  
1st District  
HEARING: Wednesday, October 25, 1972 (9:30 A.M.)

The staff of the Office of Planning and Zoning will offer no comment on this petition at this time.



## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 17, 1972  
Chairman: John J. Dillon, Jr.  
Vice President: Mr. M. H. Kames  
Attention: Mr. M. H. Kames, Vice President

RE: Variance Petition Item 51  
Forty West Volkswagen, Inc.  
Gentlemen:  
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 south side of Rte. 40W, 4350 feet west of Rolling Road, in the First District of Baltimore County. The property is currently being improved with a new sales agency building for the new Forty West Porsche, Audi dealership. This property is directly opposite the existing Forty West Volkswagen dealership, as well as other automobile sales agencies and other commercial uses. The property to the east is improved with various commercial uses.

This petition is accepted for filing and no revised site plans will be necessary. I do, however, concur with the Project Planning Office's comment that should the variance be granted only passenger automobile parking be permitted in this area.

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 30 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

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

Section of Engineering  
ELLWOOD W. H. DAVIS, JR., P.E., Chief  
September 19, 1972

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

Re: Item 51 (1972-1973)  
Property Owner: Forty West Volkswagen, Inc.  
Location: U.S. Route 40 West, 4350' West of Rolling Road  
Present Zoning: B.R. and D.P. 5.5  
Proposed Zoning: Variance from Section 238.4 to permit storage and display of vehicles within 8' of the property line instead of required 35'.  
District: 1st No. Acres: 6.882 acres

Dear Mr. DiNenna:  
Since all required highway improvements and all utilities are secured by Public Works Agreement #17204, executed in conjunction with the current development of the subject property, this office has no further comment in regard to this zoning item.

Very truly yours,  
*Ellwood W. Davis, Jr.*  
Chief, Bureau of Engineering

END:RAM:WHD:rs  
HWD Key Sheet  
L SW 29 & 30, petition sheets  
EN IN 2001 Trip

## Maryland Department of Transportation State Highway Administration

September 15, 1972

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

Re: Item 51  
Z.A.C. meeting  
Sept. 12, 1972  
Owner: Forty West Volkswagen  
Location: U.S. Route 40,  
4350' West of Rolling Road  
Present Zoning: B.R. & D.P. 5.5  
Proposed Zoning: Variance from  
Section 238.4 to permit  
storage and display of  
vehicles within 8' of the  
property line instead of  
required 35'.  
District: 1  
No. Acres: 6.882 acres

Dear Sir:  
The requested variance will have no adverse effect on the highway.  
The entrance channelization as indicated is acceptable to the State Highway Administration.

Very truly yours,  
Charles Lee, Chief  
Development Engineering Section  
By: John E. Meyers  
Asst. Development Engineer

CLJ:ENK



## Baltimore County Fire Department

J. Austin Deitz  
Chief  
Towson, Maryland 21204  
672-7310

Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204  
Attention: Mr. John J. Dillon, Jr., Chairman  
Zoning Advisory Committee

Re: Property Owner: Forty West Volkswagen, Inc.  
Location: U.S. Route 40 West, 4350' West of Rolling Road  
Item No. 51  
Zoning Agenda September 13, 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 100 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.
6. The Fire Prevention Bureau has no comments at this time.

Reviewed: *John E. Meyers* Noted and Approved: *Paul J. Pincus*  
Planning Group Deputy Chief  
Special Inspection Division Fire Prevention Bureau

nis  
4/25/72

## BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

September 14, 1972

DONALD J. WOOD, M.D., M.P.H.  
DEPUTY HEALTH AND COUNTY HEALTH OFFICER

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

Dear Mr. DiNenna:

Comments on Item 51, Zoning Advisory Committee Meeting September 12, 1972, are as follows:

Property Owner: Forty West Volkswagen, Inc.  
Location: U.S. Route 40 West, 4350' W of Rolling Rd.  
Present Zoning: B.R. and D.P. 5.5  
Proposed Zoning: Variance from Section 238.4 to permit storage and display of vehicles within 8' of the property line instead of required 35'.  
District: 1  
No. Acres: 6.882

Since metropolitan water and sewer are in use, no health hazard is anticipated.

Very truly yours,  
*Thomas H. Devlin*  
Thomas H. Devlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

HVB:ann

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 strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner:

the above Variance should be had, and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety and general welfare of the community.

to permit storage and display of vehicles within eight (8) feet of the property line and to permit a front yard setback of forty-six (46) feet.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 25th day of October, 1972, that the herein Petition for a Variance should be and the same is granted, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, Bureau of Public Services and the Office of Planning and Zoning.

Deputy 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 above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 196\_\_\_\_, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

# BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby  
Acting Director  
County Office Building  
111 W. Chesapeake Ave.  
Towson, Md. 21204  
(410) 321-1111

September 18, 1972

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

Dear Mr. DiNenna:

Comments on Item #51, Zoning Advisory Committee Meeting, September 12, 1972, are as follows:

Property Owner: Forty West Volkswagen, Inc.  
Location: U.S. Route 40 West, 4350' West of Rolling Road  
Present Zoning: B.R. and D.R. 5.5  
Proposed Zoning: Variance from Section 238.4 to permit storage and display of vehicles within 8' of the property line instead of required 35'

District: 1  
No. Acres: 6.882 acres

If the variance is granted, it should be limited to cars only, no trucks or trailers. The storage area for damaged or disabled vehicles should be shown on the site plan.

Very truly yours,

John L. Wimbley  
Planning Specialist II  
Office of Planning and Zoning

# BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

## DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. DIRECTOR  
Wm. T. MELLEN DEPUTY TRAFFIC ENGINEER

October 17, 1972

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

Re: Item 51 - ZAC - September 12, 1972  
Property Owner: Forty West Volkswagen, Inc.  
U.S. Rt. 40 West, 4350' West of Rolling Road  
Variance from Section 238.4 to permit storage and display of vehicles within 8' of the property line instead of required 35'  
District: 1

Dear Mr. DiNenna:

Display of vehicles along the front property line should be restricted to cars only.

Very truly yours,

Michael S. Flanigan  
Traffic Engineer Associate

MSF:nc

# Baltimore County, Maryland OFFICE OF THE BUILDINGS ENGINEER DEPARTMENT OF PERMITS AND LICENSES TOWSON, MARYLAND 21204

October 5, 1972

BERNARD J. DIETZ  
DIRECTOR

C. Elmer Hoppert, Jr.  
DEPUTY BUILDINGS ENGINEER

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

Dear Mr. DiNenna:

Comments on Item #51, Zoning Advisory Committee Meeting, September 12, 1972 are as follows:

Property Owner: Forty West Volkswagen, Inc.  
Location: U.S. Route 40 West, 4350' West of Rolling Road  
Present Zoning: B.R. and D.R. 5.5  
Proposed Zoning: Variance from Section 238.4 to permit storage and display of vehicles within 8' of the property line instead of required 35'  
District: 1  
No. Acres: 6.882 acres

"When any structure is to be constructed, the Petitioner shall comply with all applicable requirements of Baltimore County Building Code and Regulations".

Sincerely,

C. Elmer Hoppert, Jr.

Buildings Engineer, (Acting)

# BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: September 12, 1972

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

Re: Item #51 ZAC meeting of September 12, 1972

Property Owner: Forty West Volkswagen, Inc.  
Locations: U.S. Route 40 West, 4350' West of Rolling Rd.  
Present Zoning: B.R. and D.R. 5.5  
Proposed Zoning: Variance from Section 238.4 to permit storage and display of vehicles within 8' of the property line instead of required 35'

District: 1  
No. Acres: 6.882 acres

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrowski  
Field Representative

WNP:ld

# THE CATONSVILLE TIMES

CATONSVILLE, MD. 21228 October 10, 1972

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

was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one

week before the 10th day of Oct. 1972 that is to say, the same was inserted in the issue of October 5, 1972.

STROMBERG PUBLICATIONS, Inc.

By Ruth Meyer

# CERTIFICATE OF PUBLICATION

TOWSON, MD. October 5, 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., on the 5th day of October, 1972, the first publication appearing on the 5th day of October, 1972.

THE JEFFERSONIAN

Cost of Advertisement, \$.....

# PETITION MAPPING PROGRESS SHEET

| FUNCTION                                       | Wall Map<br>date by                                                   | Original<br>date by | Duplicate<br>date by | Tracing<br>date by | 200 Sheet<br>date by |
|------------------------------------------------|-----------------------------------------------------------------------|---------------------|----------------------|--------------------|----------------------|
| Description checked and outline plotted on map |                                                                       |                     |                      |                    |                      |
| Petition number added to outline               |                                                                       |                     |                      |                    |                      |
| Denied                                         |                                                                       |                     |                      |                    |                      |
| Granted by<br>ZC, BA, CC, CA                   |                                                                       |                     |                      |                    |                      |
| Reviewed by: <i>[Signature]</i>                | Revised Plans:<br>Change in outline or description Yes _____ No _____ |                     |                      |                    |                      |
| Previous case: _____                           | Map # _____                                                           |                     |                      |                    |                      |

Forty West Volkswagen, Inc.,  
6624 Baltimore National Pike  
Baltimore, Maryland 21228

Item 51

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Attene Mr. W. H. Gonne,  
Vice President

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

Your Petition has been received and accepted for filing

this 27th day of September 1972.

*E. D. Dierma*  
S. ERIC DIERMA,  
Zoning Commissioner

Petitioner Forty West Volkswagen, Inc.

Petitioner's Attorney

Reviewed by

*W. J. Dierma*  
Chairman,  
Advisory Committee

Forty West Volkswagen, Inc.,  
6624 Baltimore National Pike  
Baltimore, Maryland 21228

Item 51

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Attene Mr. W. H. Gonne,  
Vice President

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

Your Petition has been received and accepted for filing

this 27th day of September 1972.

*E. D. Dierma*  
S. ERIC DIERMA,  
Zoning Commissioner

Petitioner Forty West Volkswagen, Inc.

Petitioner's Attorney

Reviewed by

*W. J. Dierma*  
Chairman,  
Advisory Committee

# 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<br>ZC, BA, CC, CA                    |          |    |          |    |           |    |         |    |           |    |
| Reviewed by: <i>W. J. Dierma</i>                |          |    |          |    |           |    |         |    |           |    |
| Previous case:                                  |          |    |          |    |           |    |         |    |           |    |
|                                                 |          |    |          |    |           |    |         |    |           |    |

Revised Plans:  
Change in outline or description Yes  
Map #           

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 135

Date of Posting OCT 7 1972

Posted for: VARIANCE

Petitioner: FORTY WEST VOLKSWAGEN INC.

Location of property: 34 BALTIMORE NATIONAL PIKE 4750 FT. W OF ROLLING ROAD

Location of Sign: 46 BALTIMORE NATIONAL PIKE 4700 FT. W OF ROLLING ROAD

Remarks: *Charles D. Dierma*  
Signature

Date of return: OCT 23 1972

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

No. 5717

DATE Oct. 25, 1972 ACCOUNT 01-662

AMOUNT \$69.50

WHITE - CASHIER

DISTRIBUTION  
PINK - AGENCY

YELLOW - CUSTOMER

Forty West Volkswagen, Inc.  
6624 Baltimore, National Pike  
Baltimore, Md. 21228  
Advertising and posting of property  
#13-95-A

6050 REC

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

No. 5049

DATE Oct. 2, 1972 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER

DISTRIBUTION  
PINK - AGENCY

YELLOW - CUSTOMER

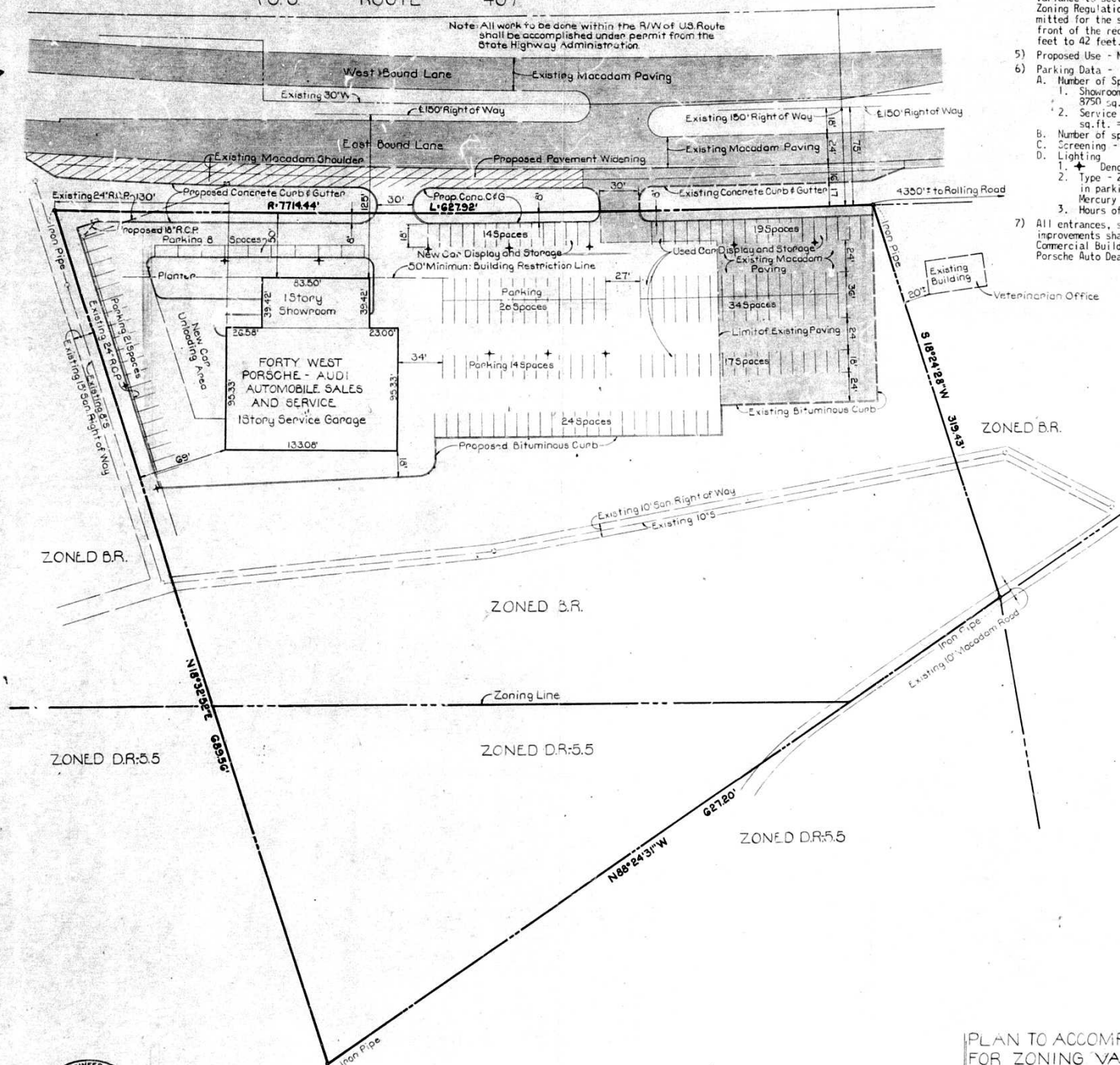
Forty West Volkswagen, Inc.  
6624 Baltimore, National Pike  
Baltimore, Md. 21228  
Petition for Variance  
#13-95-A

2500 REC

BALTIMORE NATIONAL PIKE  
(U.S. ROUTE 40)

Note: All work to be done within the R/W of U.S. Route shall be accomplished under permit from the State Highway Administration.

- 1) Total area of Property - 6.882 Ac.±
- 2) Present Zoning - B.R. and D.R. Z.5
- 3) Present Use - Parking Lot
- 4) Proposed Zoning - Same as existing zoning with a variance to section 239.4 of the Baltimore County Zoning Regulations to increase the distance permitted for the storage and display of materials in front of the required front building line from 15 feet to 42 feet.
- 5) Proposed Use - New and Used car sales and service.
- 6) Parking Data -
  - A. Number of Spaces required - 70
    1. Showroom and parts department (Retail sales) = 8750 sq.ft. @ 1 sp./200 sq.ft. = 44 spaces
    2. Service Garage - 7900 sq.ft. @ 1 sp./300 sq.ft. = 26 spaces.
  - B. Number of spaces provided - 71
  - C. Screening - None required
  - D. Lighting
    1. Denotes location
    2. Type - 2000 Watt Quartz and Mercury Vapor in parking and display areas; 1000 Watt Mercury Vapor area lighting around building.
    3. Hours of operation - Dusk til 11:00 P.M.
- 7) All entrances, storm drains, highway and other improvements shall be done in accordance with Commercial Building Application #378-72, 40 West Porsche Auto Dealership, as approved.



PURDUM & JESCHKE  
CONSULTING ENGINEERS &  
LAND SURVEYORS  
1023 N. CALVERT STREET  
BALTIMORE, MARYLAND 21202



PLAN TO ACCOMPANY PETITION  
FOR ZONING VARIANCE  
PROPERTY OF:  
FORTY WEST VOLKSWAGEN, INC  
1ST ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND  
SCALE 1"=50' AUGUST 24, 1972

40 WEST VOLKSWAGEN

*Handwritten:* 15#

U. S. ROUTE 40 WEST

EAST LANE

R-774.44' L-1027.22' Chd 534'00"00" E 227.12'

Exist Cabinet Shop

20' BUILDING RESTRICTION LINE

103' 1/2"

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

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EXISTING BUILDING

EXISTING BUILDING

Existing house & farm buildings

SCALE: 1"=40'

GLP. 3002/226

VACANT

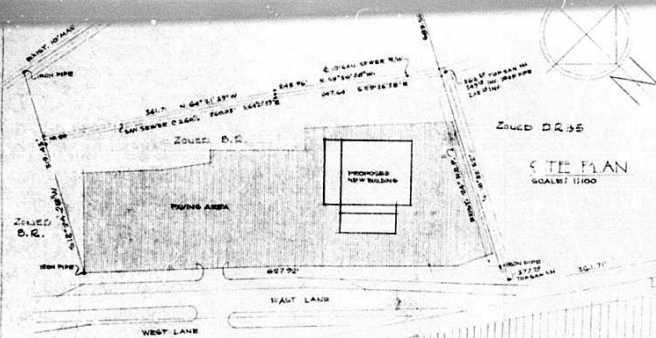
PURDUM & SCHAE  
ENGINEERS AND  
LAND SURVEYORS  
3697 PARK AVE  
ELICOTT CITY, MARYLAND

This is to certify that I have surveyed the property known as PURDUM & SCHAE CORPORATION  
1st Election District, Baltimore County, Maryland,  
for the purpose of locating the improvements thereon, and the improvements are located as shown.

Signed this 14<sup>th</sup> day of September 1972

*Carlisle*  
ENGINEER AND LAND SURVEYOR



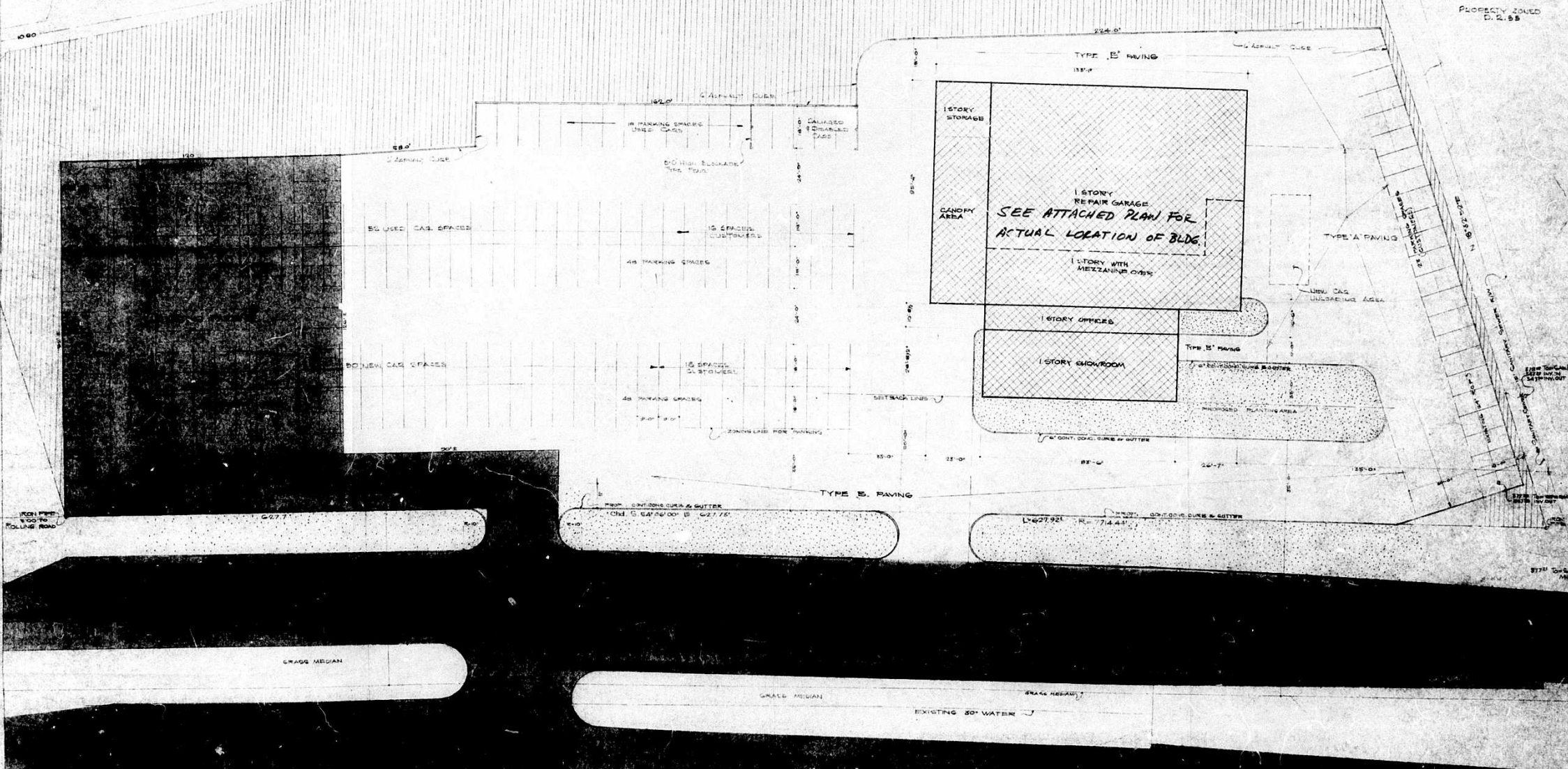


PROPERTY ZONED  
B.2.55

TYPE A  
PAVING DETAIL  
SCALE: 1/2\"/>

TYPE B

TYPICAL CURB & GUTTER DETAIL  
WITHIN PROPERTY LINE  
SCALE: 1/2\"/>



PARTIAL SITE PLAN  
SCALE: 1/2\"/>

- EXISTING PAVING
- NEW MACADAM PAVING
- PROPOSED PLANTING AREA
- PROPOSED NEW BUILDING
- UNDEVELOPED AREAS

| PARKING DATA                         |                         |          |
|--------------------------------------|-------------------------|----------|
| AREA                                 | SPACE REQUIREMENT       | QUANTITY |
| SHOWROOM & PARTS SALES 5,742 sq. ft. | 1 SPACE PER 100 sq. ft. | 44       |
| OFFICE GARAGE 7,700 sq. ft.          | 1 SPACE PER 100 sq. ft. | 20       |
| TOTAL SPACES REQUIRED                |                         | 70       |
| TOTAL SPACES AVAILABLE               |                         | 135      |

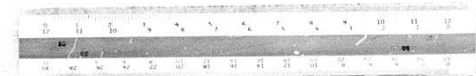
FOR PROPERTY ZONING SEE 1\"/>

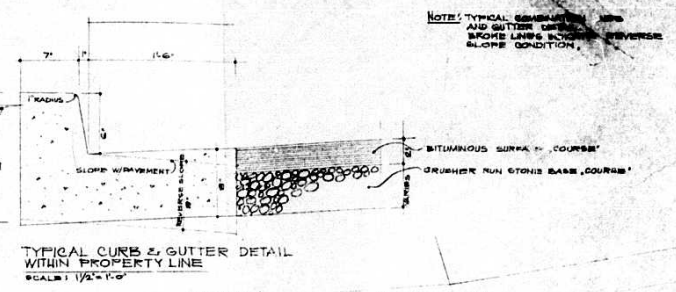
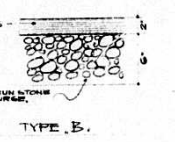
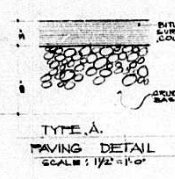
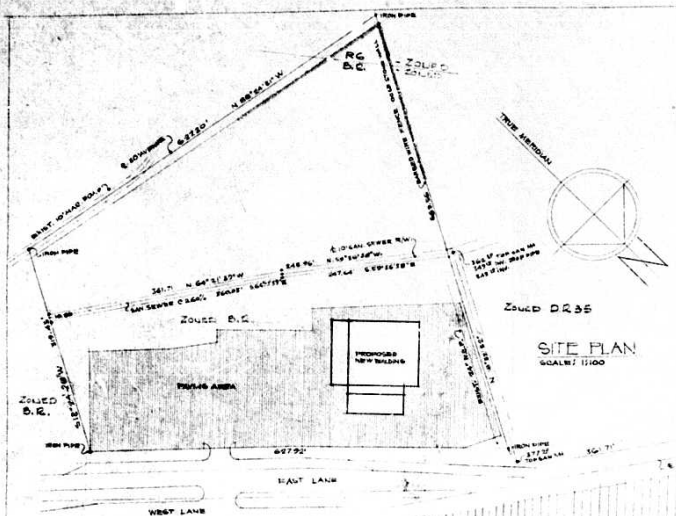
SHOWROOM AND SERVICE GARAGE FOR ARTEE CORPORATION OWNER'S 40 WEST PORSCHE AUDI INC. TENANT 6625 BALTIMORE NATIONAL PIKE BALTIMORE COUNTY, MARYLAND



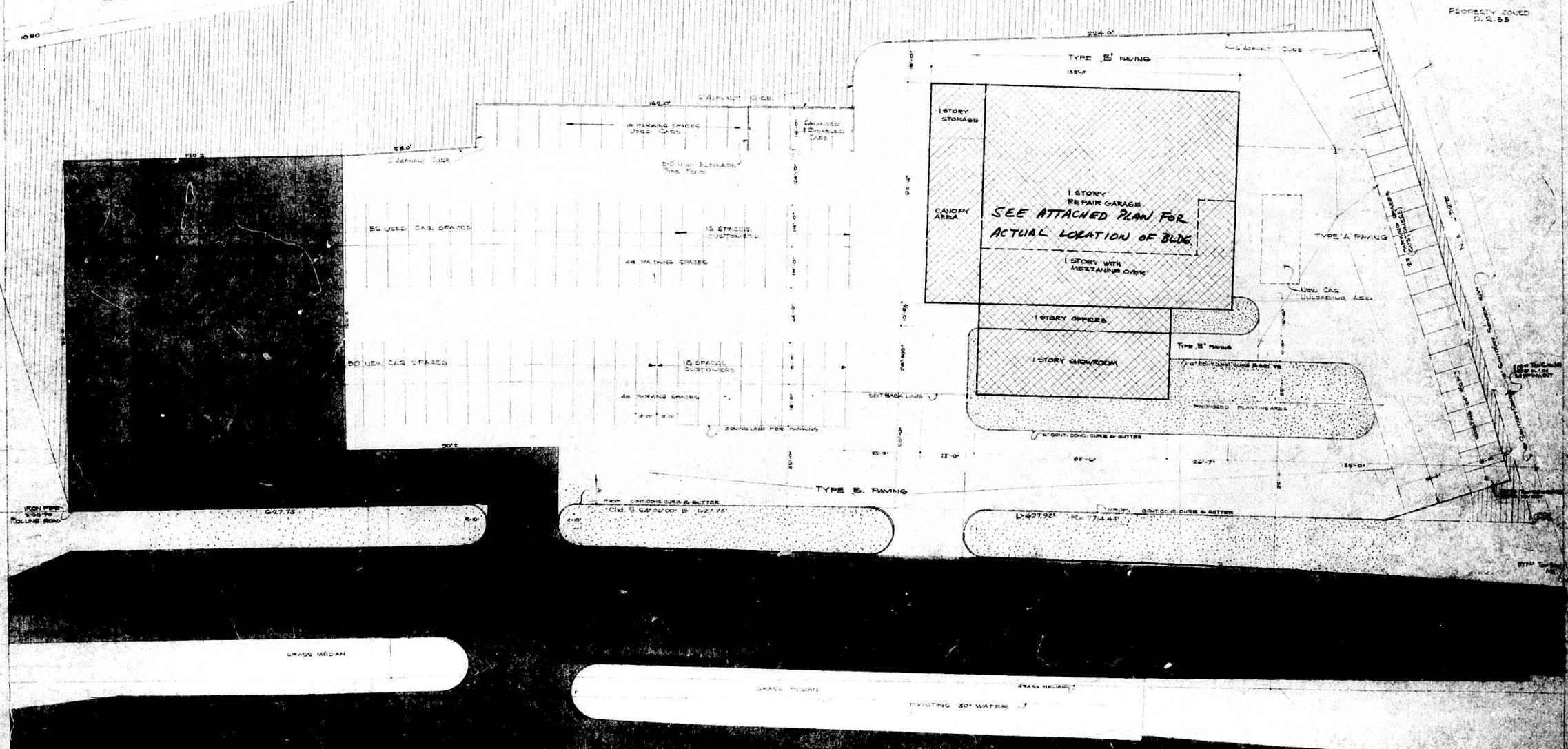
BONNETT AND BRANDT ARCHITECTS - ENGINEERS 510 MARK AVENUE BALTIMORE, MARYLAND  
DATE: APRIL 3, 1972 SCALE: AS SHOWN DRAWING: A-1  
REVISED: N/A BY NO. G-28

OFFICE COPY





NOTE: TYPICAL CURB AND GUTTER DETAIL SHOWS SLOPE LINE, SLOPE, REVERSE SLOPE CONDITION.



| AREA | DATE | BY |
|------|------|----|
| AREA | DATE | BY |

FOR PROPERTY ZONING SEE 1"=100' SITE PLAN THIS SHEET