

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
CITIES SERVICE OIL COMPANY
we, a body corporate, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 800.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve under the provisions of Section 102.2 of the Zoning Regulation of Baltimore County a special use permit for parking in a residential zone. Subject property for which the special use permit is requested is presently zoned DR 16 and adjoins property which is zoned RM in a CDS District on which a shopping center is proposed to be constructed. Said parking is to be used to insure sufficient off street parking for the said shopping center. see attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, we, agree to pay expenses of above Special Hearing advertising posted, 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.
CITIES SERVICE OIL COMPANY
Contract Purchaser
Legal Owner
Address 1400 First National Bank Building
Baltimore, Maryland 21202
ORDERED By the Zoning Commissioner of Baltimore County, this 15th 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 26th day of October, 1972, at 2:00 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

DESCRIPTION
TO ACCOMPANY APPLICATION FOR SPECIAL HEARING
TO ALLOW OFF-STREET PARKING IN A RESIDENTIAL ZONE
PROPERTY OF
CITIES SERVICE OIL COMPANY
14th ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING at a point North 49° 10' 00" West 401.74 feet and southerly 805 feet more or less along the center line of Belair Road from its intersection with the center line of Oak Hill Avenue (30 feet wide) said point of beginning being also on and distant South 39° 32' 30" West 4 feet more or less from the end of the third line of all that parcel of land which by deed dated July 1, 1969 and recorded among the Land Records of Baltimore County in Liber O.T.G. 5012 at Folio 206 was granted and conveyed by Boron Oil Company to Cities Service Oil Company and running thence binding along part of the third line and part of the fourth line of the aforementioned deed the two (2) following courses and distances, viz.:

- (1) South 39° 32' 30" West, 121 feet more or less and
- (2) North 49° 09' 00" West, 361.00 feet, thence leaving the outlines of the land described in the aforementioned conveyance from Boron Oil Company to Cities Service Oil Company and running for two (2) lines of division as now drawn, viz.:
- (1) North 40° 50' 00" East 120.86 feet and
- (2) South 49° 10' 00" East 358.26 feet to the point of beginning, containing 1.1 acre, more or less.

PURDUM AND JESCHKE
ENGINEERS AND LAND SURVEYORS
1022 North Calvert Street, Baltimore, Maryland 21202
Page 1 of 1
June 13, 1972

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: October 25, 1972
FROM: Norman E. Gerber, Office of Planning
SUBJECT: Petition #73-107-SPH. Northwest side of Belair Road 253 feet South of Oak Hill Avenue.
Petition for Special Hearing for Off-street Parking in a Residential Zone.
Cities Service Oil Company - Petitioner
14th DISTRICT
HEARING: Thursday, October 26, 1972 (2:00 P.M.)

The Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer:

The staff raises no objection to this request if the screening proposal shown on the plan is adhered to.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 1, 1972

John A. Pryor, Esq.,
1600 First National Bank Building
Baltimore, Maryland 21202

RE: Special Hearing Petition
Item 29
The Cities Service Oil Company

Dear Mr. Pryor:

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 lies approximately three hundred and seventy five feet to the rear of the northwest side of Belair Road, approximately 800 feet southwest of Oakhill Avenue, and is presently unimproved. The properties to the northwest and southwest of this site are unimproved. Immediately to the northeast of this property is a proposed shopping center for which this parcel is to be used as a accessory parking. It is presently improved with a one-story produce stand. To the rear of this produce stand are various damaged and disabled vehicles, and on the particular day of this Committee's inspection vehicles were either being loaded or unloaded on this adjacent site. To the southeast and across Belair Road there exists various masonry and frame one and one-half story dwellings. The property to the southwest of this site is presently improved with the St. Peter's Evangelical Lutheran Church.

This petition is accepted for filing, however, the petitioner should note the comments of both the State Highway Administration and the Project Planning Office, and indicate all existing uses, structures, and entrances on the east side of Belair Road.

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 A. Dillon, Jr.,
Chairman
Zoning Advisory Committee

Enclosure

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
812-7318

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

Attention: Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee

Re: Property Owner: Cities Service Oil Company

Location: Intersection of Belair Road and Oakhill Avenue

Item No. 29 Zoning Agenda Tuesday, August 15, 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.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

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

nlis
4/23/72

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

August 23, 1972

Bureau of Engineering
ELLsworth H. OVER, P. E., CHIEF

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

Re: Item #29 (1972-1973)
Property Owner: Cities Service Oil Company
Intersection of Belair Rd. and Oakhill Ave.
Present Zoning: D.R. 16
Proposed Zoning: Special Hearing for off-street parking in a residential zone
District: 14th No. Acres: 1.0 acres

Dear Mr. DiNenna:

Baltimore County highway and utility requirements have previously been commented upon by the Bureau of Public Services in regard to the Commercial Preliminary Plan - Cities Service Company, October 29, 1971, with subsequent meetings and comments. The plan submitted for Zoning Advisory Committee review requires those requirements and indicates them correctly, particularly the proposed alignment of Rossville Boulevard.

Very truly yours,

[Signature]
Chief, Bureau of Engineering

END/HAM:W/MS

cc: John J. Turner

N-SE & M-S Key Sheets
28 ME 20 & 21 Position Sheets
ME 7 E & ME 8 E Top
01 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Director
Wm. T. MELZER Deputy Traffic Engineer

August 23, 1972

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

Re: Item 29 - ZAC - August 15, 1972
Property Owner: Cities Service Oil Company
Belair Road & Oakhill Avenue
Special hearing for off street parking in a residential zone - Dist. 14

Dear Mr. DiNenna:

No traffic problems are anticipated from the requested variance.

Very truly yours,

[Signature]
Michael S. Flanagan
Traffic Engineer Associate

MSF:nr



Maryland Department of Transportation
State Highway Administration

August 16, 1972

Harry H. Hughes
Secretary
David H. Fisher
Administrator

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

Attn: Mr. John J. Dillon

Dear Mr. DiNenna:

The subject plan indicates that there could be some conflict between the proposed northerly service station entrance and the proposed Rossville Boulevard. The matter should be resolved in the near future.

Re: Z.A.C. meeting, August 15, 1972
Item: 29. Property Owner: Cities Service Oil Company, Location: Intersection of Belair Road (Rte. 1) and Oakhill Avenue, Present Zoning: D.R. 16, Proposed Zoning: Special Hearing for off-street parking in a residential zone, District 14, No. Acres: 1.0 acres.

Very truly yours,

Charles Lee, Chief
Development Engineering Section

[Signature]
John E. Meyers
Asst. Development Engineer

CLJ:JMK:pcw

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 plans meet the conditions set forth in Section 405.9 and that the health, safety and general welfare of the locality involved are being adversely affected.

the above Special Hearing for off-street parking in a residential zone by reason of

should be granted. IS ORDERED by the Zoning Commissioner of Baltimore County this 10th day of April, 1972, that the herein Petition for Special Hearing should be and the same is granted, from and after the date of this order, subject to the approval of a plat by the Office of Planning and Zoning, State Highway Administration, Bureau of Public Services, Department of Public Works, and the light standards to be set by the Zoning Commissioner of Baltimore County to no more than eight (8) feet in height.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 10th day of April, 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 15, 1972

DOUGLAS J. ROOP, M.D., M.P.H.
DEPUTY STATE 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 29, Zoning Advisory Committee Meeting, August 15, 1972, are as follows:

Property Owner: Cities Service Oil Company
Location: Intersection of Belair Road and Oakhill Avenue
Present Zoning: D.R. 16
Proposed Zoning: Special Hearing for off-street parking in a residential zone.

District: 14
No. Acres: 1.0

Metropolitan water and sewer are available to the site.

Food Service Comments: If a food facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Department of Water Resources Comments: If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with the Department of Water Resources requirements.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mn

CC: L.A. Schuppert
W.L. Phillips

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MD. 21204
(410) 321-1111

August 22, 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 29, Zoning Advisory Committee Meeting, August 15, 1972, are as follows:

Property Owner: Cities Service Oil Company
Location: Intersection of Belair Road and Oakhill Avenue
Present Zoning: D.R. 16
Proposed Zoning: Special Hearing for off-street parking in a residential zone
District: 14
No. Acres: 1.0 acres

- The number of access points to Belair Road must be reduced to comply with Section 405 (Bill 40) of the zoning regulations or the proposed "Automotive Service Station" will require a special exception.
- All Sections of Bill 40 must be complied with and noted on the site plan before this office will process any future building permit applications.
- Provisions should be made to have access between the future apartments and the shopping center.

Very truly yours,

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

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: August 16, 1972

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

Re: Item #29 - ZAC - August 15, 1972
Property Owner: Cities Service Oil Co.
Location: Intersection of Belair Road and Oakhill Avenue
Present Zoning: D.R. 16
Proposed Zoning: Special Hearing for off-street parking in a residential zone.

District: 14
No. Acres: 1.0 acres

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

WHP:ld

W. Nick Petrovich
Field Representative

T. RAYARD WILLIAMS, JR., PRESIDENT
WILLIAMS & ASSOCIATES, INC.
1100 N. WILSON AVE.
BALTIMORE, MD. 21204

EUGENE H. HESS
H. RUSSELL KNIGHT
KNUST & COMPANY
1000 N. WILSON AVE.
BALTIMORE, MD. 21204

H. EMILIE PARKS
RICHARD W. TRACY, JR.
TRACY & COMPANY
1000 N. WILSON AVE.
BALTIMORE, MD. 21204

ORIGINAL

OFFICE OF
THE
ESSEX TIMES
ESSEX, MD. 21221 October 10, 1972

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric DiNenna, Zoning Commissioner of Baltimore County, was inserted in THE ESSEX 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 Morgan

PETITION FOR SPECIAL HEARING

14th DISTRICT

ZONING: Petition for Special Hearing for off-street parking in a residential zone.
LOCATION: Northwest side of Belair Road 21st Street South of Oak Hill Avenue
DATE & TIME: Thursday, October 12, 1972 at 7:00 P.M.
PUBLIC HEARING: Room 104, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, in accordance with the provisions of the Baltimore County Zoning Ordinance, Chapter 405, hereby gives notice that a public hearing will be held on the above petition at the time and place specified above.

Under the provisions of the Baltimore County Zoning Ordinance, Chapter 405, the Zoning Commissioner of Baltimore County, in accordance with the provisions of the Baltimore County Zoning Ordinance, Chapter 405, hereby gives notice that a public hearing will be held on the above petition at the time and place specified above.

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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 one time, before the 26th day of October, 1972, the last publication appearing on the 5th day of October, 1972.

THE JEFFERSONIAN

L. L. Smith, Manager

Cost of Advertisement, \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#73-107-SPH

District: 14 Date of Posting: 10-5-72

Posted for: Henry, Mrs. Oct. 26, 1972 at 2:00 P.M.

Petitioner: Cities Service Oil Co.

Location of property: NW 1/4 of Belair Road 2531 S. of Oak Hill Ave.

Location of Sign: 14th Belair Rd. at 1st St. and 2nd St.

Remarks:

Posted by: Paul H. Hess

Signature

Date of return: 10-13-72

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

No. 5723

DATE: Oct. 26, 1972 ACCOUNT: 01-662

AMOUNT: \$56.00

DISTRIBUTION: WHITE - CASHIER, PINK - AGENCY, YELLOW - CUSTOMER

Belair Road Associates

1600 First National Bank Building

Baltimore, Md. 21202

Advertising and posting of property for

Cities Service Oil Co. #73-107-SPH \$56.00 CEC

BALTIMORE COUNTY, MARYLAND No. 5060

OFFICE OF FINANCE - REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE: Oct. 3, 1972 ACCOUNT: 01-662

AMOUNT: \$56.00

DISTRIBUTION: WHITE - CASHIER, PINK - AGENCY, YELLOW - CUSTOMER

W. C. McDonald & Co., Inc.

1600 First National Bank Building

Baltimore, Md. 21202

Petition for Special Hearing for Cities Service Oil Co.

#73-107-SPH \$56.00 CEC

John A. Pryor, Esq., 1600 First National Bank Building, Baltimore, Maryland 21202

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

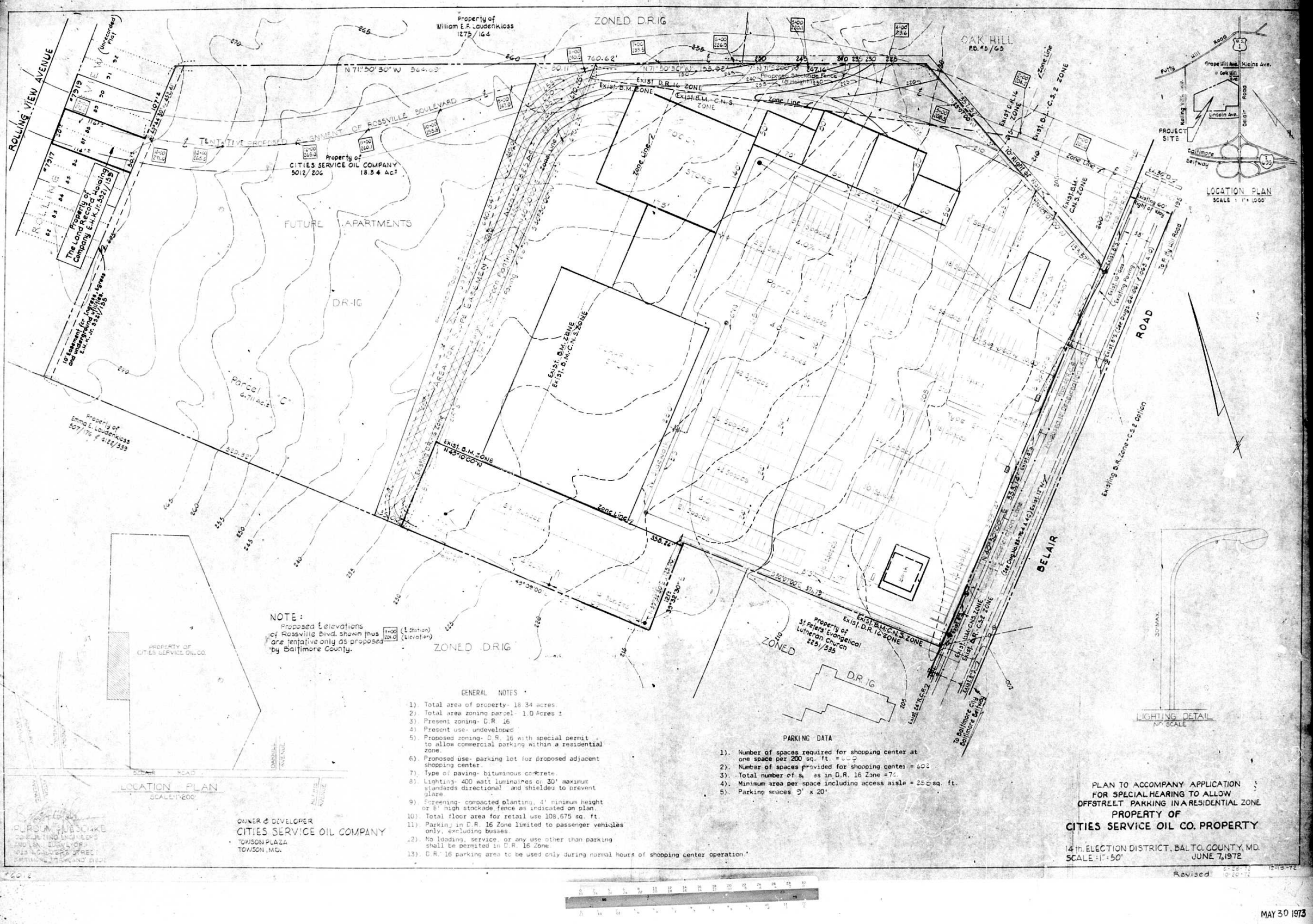
this 16th day of August 1972.

S. ERIC DINENNA, Zoning Commissioner

Petitioner: The Cities Service Oil Company

Petitioner's Attorney: John A. Pryor

Reviewed by: J. A. Pryor, Advisory Committee



NOTE:
Proposed elevations
of Rossville Blvd. shown thus
are tentative only as proposed
by Baltimore County.

- GENERAL NOTES:
- 1) Total area of property - 18.34 acres.
 - 2) Total area zoning parcel - 1.0 Acres
 - 3) Present zoning - D.R. 16
 - 4) Present use - undeveloped
 - 5) Proposed zoning - D.R. 16 with special permit to allow commercial parking within a residential zone.
 - 6) Proposed use - parking lot for proposed adjacent shopping center.
 - 7) Type of paving - bituminous concrete.
 - 8) Lighting - 400 watt luminaires or 30' maximum standards directional and shielded to prevent glare.
 - 9) Screening - compacted planting, 4' minimum height or 6' high stockade fence as indicated on plan.
 - 10) Total floor area for retail use 108,675 sq. ft.
 - 11) Parking in D.R. 16 Zone limited to passenger vehicles only, excluding busses.
 - 12) No loading, service, or any use other than parking shall be permitted in D.R. 16 Zone.
 - 13) D.R. 16 parking area to be used only during normal hours of shopping center operation.

- PARKING DATA
- 1) Number of spaces required for shopping center at one space per 200 sq. ft. = 542
 - 2) Number of spaces provided for shopping center = 602
 - 3) Total number of spaces in D.R. 16 Zone = 76
 - 4) Minimum area per space including access aisle = 250 sq. ft.
 - 5) Parking spaces 9' x 20'

LIGHTING DETAIL
NOT SCALE

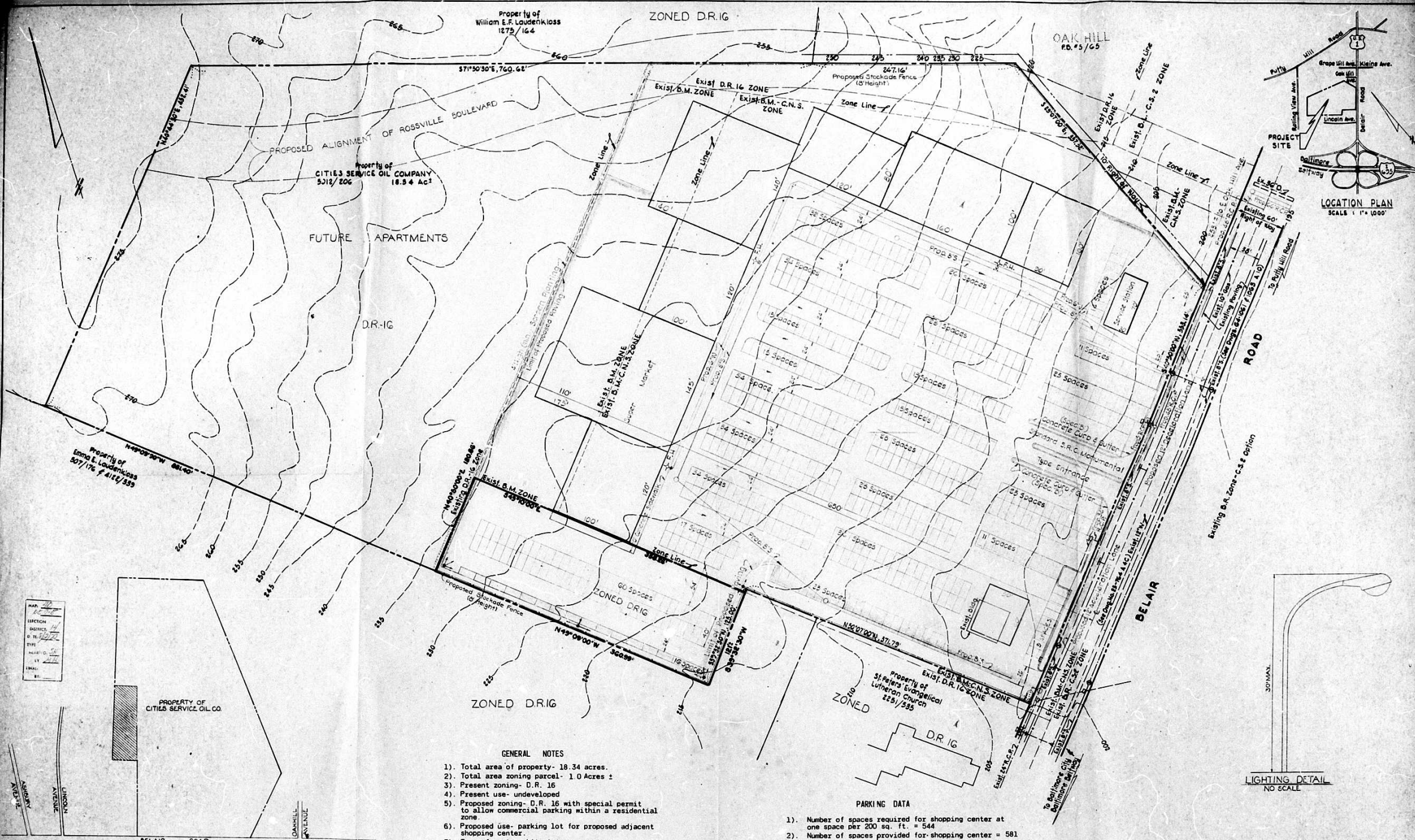
PLAN TO ACCOMPANY APPLICATION
FOR SPECIAL HEARING TO ALLOW
OFF-STREET PARKING IN A RESIDENTIAL ZONE
PROPERTY OF
CITIES SERVICE OIL CO. PROPERTY
14th ELECTION DISTRICT, BALTO. COUNTY, MD.
SCALE: 1" = 50'
JUNE 7, 1972

OWNER & DEVELOPER
CITIES SERVICE OIL COMPANY
TOWSON PLAZA
TOWSON, MD.

LOCATION PLAN
SCALE: 1" = 200'

PURPOSE: TO ACCOMPANY APPLICATION FOR SPECIAL HEARING TO ALLOW OFF-STREET PARKING IN A RESIDENTIAL ZONE

Revised: 6-10-72



MAP 22
ELECTION DISTRICT 14
D. T. 10/27/72
TYPE
HARDY D.
BY

LOCATION PLAN
SCALE: 1"=200'

OWNER & DEVELOPER
CITIES SERVICE OIL COMPANY
TOWSON PLAZA
TOWSON, MD.

GENERAL NOTES

- 1). Total area of property - 18.34 acres.
- 2). Total area zoning parcel - 1.0 Acres ±
- 3). Present zoning - D.R. 16
- 4). Present use - undeveloped
- 5). Proposed zoning - D.R. 16 with special permit to allow commercial parking within a residential zone.
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- 12). No loading, service, or any use other than parking shall be permitted in D.R. 16 Zone.
- 13). D.R. 16 parking area to be used only during normal hours of shopping center operation.

PARKING DATA

- 1). Number of spaces required for shopping center at one space per 200 sq. ft. = 544
- 2). Number of spaces provided for shopping center = 581
- 3). Total number of spaces in D.R. 16 Zone = 76
- 4). Minimum area per space including access aisle = 320 sq. ft.
- 5). Parking spaces 10' x 20'

PLAN TO ACCOMPANY APPLICATION
FOR SPECIAL HEARING TO ALLOW
OFFSTREET PARKING IN A RESIDENTIAL ZONE
PROPERTY OF
CITIES SERVICE OIL CO. PROPERTY
14th ELECTION DISTRICT, BALTO. COUNTY, MD.
SCALE: 1"=50' JUNE 7, 1972