



J. a. 72084

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Harry S. Schwartzelder, Jr., legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein-described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an... zone to an... zone; for the following reasons:

See attached description

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... A professional office

building

Property is to be posted as 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 Oscar J. Schoepke Legal Owner
Address 6509 York Rd. Baltimore, Md. 21202

Harry S. Schwartzelder, Jr.'s Attorney
Address 210 E. Redwood Street

ORDERED By The Zoning Commissioner of Baltimore County, this... day

of... 197... that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the... day of... 197... at... o'clock

Harry S. Schwartzelder, Jr.
Zoning Commissioner of Baltimore County.

(over)

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Harry S. Schwartzelder, Jr.
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR A SPECIAL EXCEPTION
SE/corner of York Road and Anneslie Road - 9th District
Oscar J. Schoepke - Petitioner
NO. 73-121-X (Item No. 46)

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request for a Special Exception for a Professional Building on a parcel of ground located on the southeast corner of York and Anneslie Roads.

Testimony indicated that the Petitioner, Dr. Oscar J. Schoepke, plans to convert the dwelling that presently exists on the subject property for office use. However, the rented second floor apartment is to remain for the time being.

The property was described as being located on a heavily traveled road and in an area that is changing from residential to commercial and office type uses.

The Petitioner's engineer, Mr. Richard C. Smith, project engineer with the engineering firm of Matz, Childs and Associates, Inc., felt that the conversion of twenty four hundred and eighty-five (2485) square feet to office use would not appreciable effect the traffic or community. He pointed out that a portion of the dwelling has been utilized for Dr. Schoepke's dental office during the twenty-two (22) years that he has resided there.

He also pointed out that the Baltimore County Zoning Regulations, per se, do not require that parking be provided for a non-commercial building with less than five thousand (5000) square feet of floor area. However, the Petitioner is providing five (5) parking spaces, two (2) within the existing garage, and three (3) bordering Locust Drive.

The Petitioner submitted several pictures indicating the following area improvements: dwelling, dwelling converted to offices, office building, commercial or retail stores, traffic, and parking lots for the various buildings.

- 1 -

These pictures were accepted into evidence as Petitioner's Exhibits Nos. 1 through 16.

With the exception of the parking area that must utilize Locust Drive to maneuver in and out of the respective parking spaces, the Zoning Advisory Committee found no particular fault with the Petitioner's plan.

After reviewing the evidence received in this case, it is the opinion of the Deputy Zoning Commissioner, that the Petitioner has met the conditions of Section 502.1 of the Baltimore County Zoning Regulations, and that the proposed use, with certain restrictions, will not be detrimental to the health, safety, and general welfare of the public.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 10th day of November, 1972, that the herein described property should be and the same is hereby GRANTED a Special Exception for Professional Offices, subject, however, to the following restrictions:

1. That the exterior of the building be maintained in its present state with no additions being added.
2. That the lawn, scrubs, walkways, etc. be maintained in good condition.
3. That the Petitioner's plan be revised to remove off-street parking spaces that do not comply with Section 409.2, i.e., each parking space must contain three hundred (300) square feet, and shall include access aisles.
4. That no more than fourteen hundred and eighty-five (1485) square feet of the existing first floor area be used for office space, until parking has been provided as described above at a rate of one (1) space for each three hundred (300) square feet on the first floor and one (1) space for each five hundred (500) square feet on the second floor.
5. That the revised site plan be approved by the Department of Public Works, Department of Traffic Engineering, State Highway Administration, and the Office of Planning and Zoning.

Harry S. Schwartzelder, Jr.
Deputy Zoning Commissioner of Baltimore County

MCA

MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
10200 Corner Bridge Rd., Baltimore, Md. 21204. Tel. 301-823-0900

DESCRIPTION

LOTS 1 AND 2, BLOCK M, "ANNESLIE", SOUTHEAST CORNER OF YORK ROAD AND ANNESLIE ROAD, NINTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for Special Exception

Beginning for the same at the intersection of the southeast side of York Road and the southwest side of Anneslie Road, fifty feet wide, as shown on the "Map of Anneslie" recorded among the Land Records of Baltimore County in Plat Book W.P.C. 7, page 40, running thence binding on said southeast side of York Road, (1) S 13° 52' W 50.00 feet, thence along the dividing line between Lots 2 and 3, Block M, as shown on said plat, (2) S 71° 59' E 125.00 feet, thence along the northwest side of the twenty foot alley shown on said plat, (3) N 18° 52' E 50.00 feet, thence binding on the southwest side of Anneslie Avenue herein referred to, (4) N 71° 59' W 125.00 feet to the place of beginning.

Containing 0.1435 of an acre of land.

Being Lots 1 and 2, Block M, as shown on the "Map of Anneslie"

among the Land Records of Baltimore County in Plat Book W.P.C. 7, page 40.

J.O. #72084 August 1, 1972

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 27, 1972

QUALITY OFFICE BUILDING
210 E. Redwood Street
Towson, Maryland 21204

JOHN J. DILLON, JR.,
Chairman

MEMBERS

BUREAU OF PLANNING

DEPARTMENT OF PUBLIC ENGINEERING

OFFICE BUILDING COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF APPOINTMENT

PLANNING DEPARTMENT

Harry S. Schwartzelder, Jr., Esq.,
210 E. Redwood Street
Baltimore, Maryland 21202

RE: Special Exception Petition
Item 46
Oscar J. Schoepke - Petitioner

Dear Mr. Schoepke:

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 southeast corner of York Road and Anneslie Road, in the 9th District of Baltimore County. This attractive 16 property is currently improved with a two story brick dwelling that is currently being used as a residence and a dentist office. The property itself is well maintained and well shrubbed. It is directly across the street from another two-story brick dwelling and Anneslie Road is improved with attractive residential homes. Locust Drive, which is a 9 foot alley, parallels York Road at the rear of this property. The opposite side of York Road is improved with an office building and parking area. Curb and gutter exists along York Road and Anneslie Road at this location. Subject petition is accepted for filing, however, this Committee finds the proposed parking area totally unacceptable as it would require cars to back off the subject property onto Locust Drive. This is in direct conflict with the Baltimore County Zoning Regulations. As is pointed out by the petitioner's engineer, the requirement for off street parking does not apply to properties with less than 5000 square feet of floor area. However, the site plan indicates six parking spaces are provided, including two in an existing garage. We feel that off street parking is of the utmost importance for an office building in this area, and the need for off street parking is evidenced by a cursory glance at the amount of on street parking that currently exists in this neighborhood because too many offices and shopping facilities have been constructed in this area without providing the proper amount of parking.

We cannot ignore the fact that Locust Drive is in reality an

Harry S. Schwartzelder, Jr., Esq.
Page 2
September 27, 1972

an alley and that parking by the method indicated on the site plan could only cause a potential severe accident situation. Aside from that fact, it would be impossible for the petitioner to properly screen his parking area for the residents traveling to and from this residential area. The only possible solution that I can see is to provide a proper amount of parking for this use would necessitate the removal of the existing garage structure and the construction of a small parking lot that is properly screened and has adequate entrances to this site.

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:JD

Enclosure

DEC 27 1972

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

Division of Engineering
ELLSWORTH H. DIVER, P.E. CHIEF

September 21, 1972

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

Re: Item #46 (1977-1978)
Property Owner: Oscar J. Schoepke
S/E/S York Road, S/W/S of Anneslie Road
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for professional office building
District: 9th No. Acres: 0.1435

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.

Highways:

York Road (Md. 45) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Anneslie Road, an existing County street is improved with a 24-foot closed-type roadway cross-section on a 50-foot right-of-way. No further highway improvements are required.

Locust Drive, a recorded residential drive recently regarded by the County (1968) as a 20-foot alley, requires improvement to conform with Baltimore County Standards. Such improvement including any necessary offsite reversible slope easements will be required in connection with any grading or building permit application. Construction or reconstruction of any sidewalk, curb and gutter, entrance, etc. required in connection with the further development of this site would be the full responsibility of the Petitioner. Locust Drive is posted "one-way" south bound.

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

Storm Drains:

The plan does not indicate any easement for a 24-inch storm drain depicted as traversing a portion of this lot. It is the responsibility of the Petitioner to ascertain and clarify such easement rights as exist through this property. A drainage and utility easement is required in connection with any public drainage system or portion thereof.

Item #46
Property Owner: Oscar J. Schoepke
Page 2
September 21, 1972

Storm Drains: (Cont'd)

York Road (Md. 45) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are available and serving this property.

Very truly yours,

Ellsworth H. Diver
ELLSWORTH H. DIVER, P.E.
Chief, Bureau of Engineering

END:BAK:PMK:as

cc: Dorwin E. Grise

N-27 Key Sheet
29 E 2 Position Sheet
NE E A Topo
80 Tax Map

**BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204**



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELER
DEPUTY TRAFFIC ENGINEER

September 18, 1972

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

Re: Item 46 - ZAC - September 5, 1972
Property Owner: Oscar J. Schoepke
York Road S/W/S of Anneslie Road
Special exception for professional office building
District 9

Dear Mr. DiNenna:

The following problems were noted at this site.

1. The proposed entrance to the parking lot is 36' wide and County Standards set a maximum driveway width of 30'.
2. To use the parking lot, vehicles must back out onto Locust Drive.
3. This area has parking problems and to eliminate parking would cause a hardship on the neighborhood.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:nc



**Maryland Department of Transportation
State Highway Administration**

Harry R. Hughes
Secretary
David H. Fisher
Administrator

September 14, 1972

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

Re: ITEM 46
Z. A. C. Meeting - Sept. 5, 1972
Owner: Oscar J. Schoepke
Location: S/E York Road (Route 45)
S/W of Anneslie Road
Present Zoning: D.R. 16
Proposed Zoning: Spec. Except.
for professional office bldg.
District: - No. Acres 0.135

Dear Mr. DiNenna:

The subject plan indicates no access to the State Highway; therefore, the Administration makes no requirements and has no comment.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
John E. Mayers
John E. Mayers
Asst. Development Engineer

CLJ:Etik



P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

938-7310

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

Attention: Mr. Jack Dillon, Acting
Zoning Advisory Committee

Re: Property Owner: Oscar J. Schoepke

Location: S/E/S York Road, S/W/S of Anneslie Road

Item No. 46 Zoning Agenda Tuesday, September 5, 1972

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and 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
- () 4. EXCEEDS the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 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.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *Paul H. Raines* Noted and Approved: *Paul H. Raines*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

als
4/25/72

**BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH**



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

September 14, 1972

DONALD J. ROOP, M.D., M.P.H.
HEALTH 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 46, Zoning Advisory Committee Meeting September 12, 1972, are as follows:

Property Owner: Oscar J. Schoepke
Location: S/E/S York Road, S/W/S of Anneslie Road
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for professional office building.

District: 9
No. Acres: 0.1435

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

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:amg

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director

JEFFERSON BUILDING
TOWSON, MARYLAND 21204
466-2311

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 #46, Zoning Advisory Committee Meeting, September 5, 1972, are as follows:

Property Owner: Oscar J. Schoepke
Location: S/E/S York Road, S/W/S of Anneslie Road
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for professional office building
District: 9
No. Acres: 0.1435

Screening must be provided for the proposed parking area.

Very truly yours,

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

**BOARD OF EDUCATION
OF BALTIMORE COUNTY**

TOWSON, MARYLAND - 21204

Date: September 5, 1972

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

Re: Item #46 ZAC meeting of September 5, 1972
Property Owner: Oscar J. Schoepke
Location: S/E/S York Rd., S/W/S of Anneslie Rd.
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for professional office building

District: 9
No. Acres: 0.1435

Dear Mr. DiNenna:

No bearing on student population

Very truly yours,

W. Rick Petrovich
W. Rick Petrovich
Field Representative

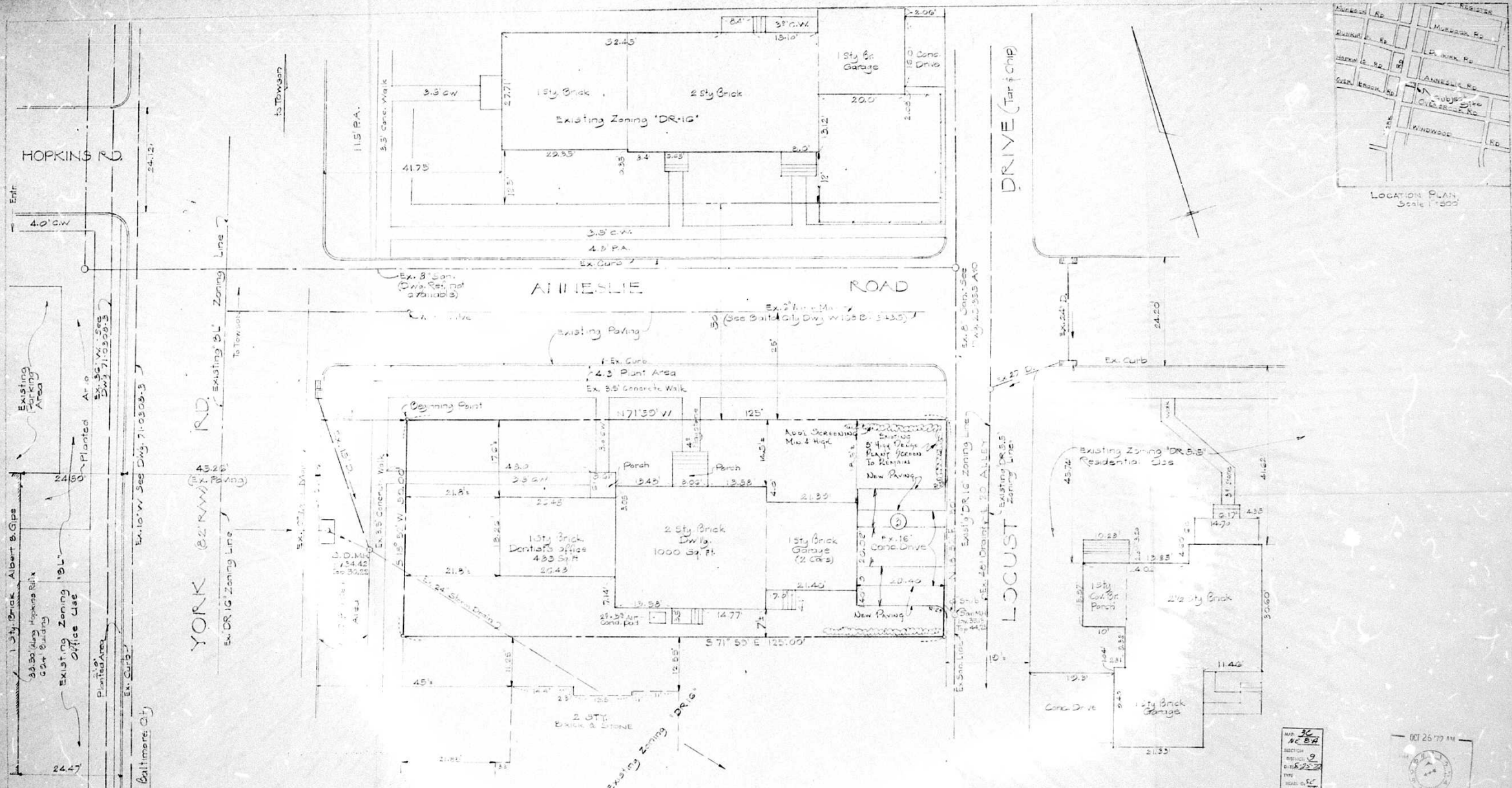
WHP:ld

EDWARD WILLIAMS, JR. - PRESIDENT
JES. JOHN H. CHODURA, JR. - VICE PRES.
HAR. ROBERT L. REDNEY

EUGENE HESS
H. RUSSELL KNIGHT
ALVIN LORICH

H. EMILIE PARKS
RICHARD W. TRACY, JR.
HAR. RICHARD K. KUMERL

1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 26

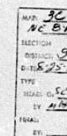


GENERAL NOTES

1. Area of Property equals 0.1433 Acres
2. Existing Zoning of Property "DR-1G"
3. Existing Use of Property Residential with Dentist's Office
4. Proposed Zoning of Property "DR-1G" with Special Exception
5. Proposed Use of Property "Professional Office Building"
6. Off-Street Parking Data:
 - A Total Floor Area = 2485 Sq. Ft.
 - B Parking Required = 0 (Less than 5,000 Sq. Ft. Floor Area) See Sub 405.2 (b)(3)
 - C Parking Proposed = 5 Spaces (2 in Ex. Gar. 3 Behind Garage)

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION OF PROPERTY

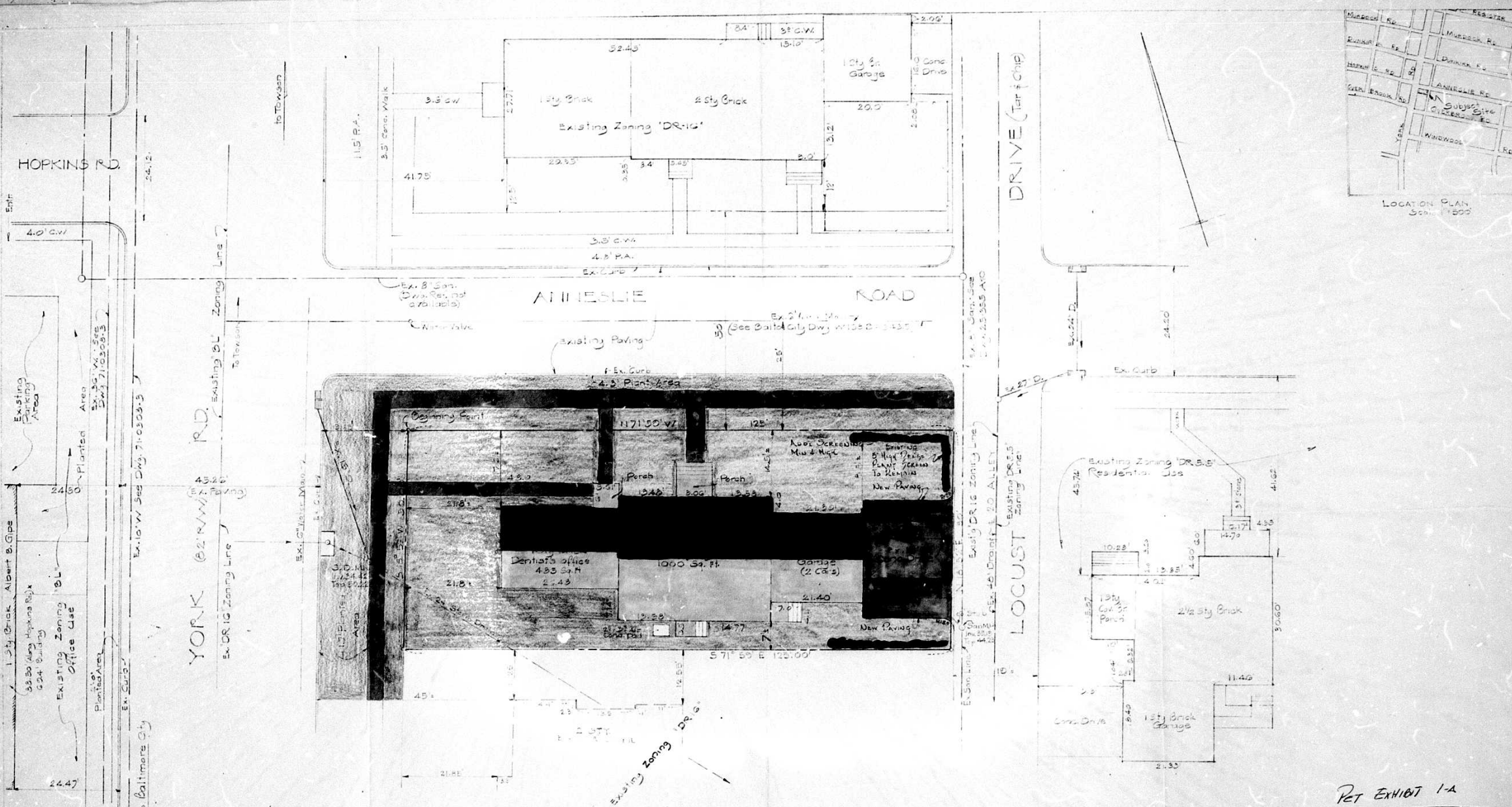
AT
6503 YORK ROAD
Election District No. 9
Solely 110
Baltimore County, Md.
Nov. 18, 1972
Revised Oct. 28, 1973
WILLIAMS & ASSOCIATES, INC.
1220 CHURCH ROAD
BALTIMORE, MARYLAND 21204



RECORD PLAT



10-72004



GENERAL NOTES

1. Area of Property equals 0.1435 Acres
2. Existing Zoning of Property "DR-1G"
3. Existing Use of Property "Residential with Dentist's Office"
4. Proposed Zoning of Property "DR-1G" with Special Exception
5. Proposed Use of Property "Professional Office Building"
6. Off-Street Parking Data:
 - A. Total Floor Area = 2485 Sq. Ft.
 - B. Parking Req'd = 0 (Less than 3,000 Sq. Ft. Floor Area) See Sect. 402.2 (b) (5)
 - C. Parking Proposed = 5 Spaces (2 in ex. Gar, 3 behind garage)

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION OF PROPERTY

AT
2503 YORK ROAD
Election District No. 9
Baltimore County, Md.
July 18, 1972
Revised: Oct. 25, 1973
KATZ, CHILDS & ASSOCIATES, INC.
1000 CROWWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204



PET EXHIBIT 1-A