

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joseph F. & Mary A. Trionfo, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a 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 OFF STREET PARKING IN A RESIDENTIAL ZONE.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, 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.

Contract Purchaser Joseph F. & Mary A. Trionfo
 Legal Owner
 Address 914 Huntzman Rd.
 Petitioner's Attorney F. Vernon Booser
 Protestants' Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 17th day of November, 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 20th day of November, 1972, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

10:00 A
11/20/72

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

F. Vernon Booser, Esq.,
614 Bosley Avenue
Towson, Maryland 21204

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

Item 79

Your Petition has been received and accepted for filing
 this 17th day of November 1972.

S. Eric DiNenna
Zoning Commissioner

Petitioner Joseph F. & Mary A. Trionfo

Petitioner's Attorney F. Vernon Booser

Reviewed by Michael S. Flanagan
Traffic Engineer

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

Re: Item 79 - ZAC - November 14, 1972
 Property Owner: Joseph F. & Mary A. Trionfo
 Emerald Road NW of Harford Road
 Special hearing to permit off street parking in a residential zone - District 9

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested permit for parking in a residential zone.

Very truly yours,
Michael S. Flanagan
 Michael S. Flanagan
 Traffic Engineer Associate

MSF:nc

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 30, 1972

F. Vernon Booser, Esq.,
614 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
 Item 79
 Joseph F. & Mary A. Trionfo - Petitioners

Dear Mr. Booser:

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 northeast side of Emerald Road, 179 feet west of Harford Road, in the 9th District of Baltimore County. The subject property is a rectangular shaped lot which is improved with a residential garage and is zoned DR 5.5. It is adjacent to the property known as 8304 Harford Road and when looked at from a plan view it forms a T. The top portion of this T is being requested for off street parking in a residential zone in conjunction with the business for offices and retail of the property on Harford Road. There is an existing service garage and parking area on the property immediately to the north and there is a restaurant and bar at the corner of Emerald Road and Harford Road. The remainder of Emerald Road is a residential street and is improved with individual dwellings. Curb and gutter exists along Emerald Road at this location.

This petition is accepted for filing, however, revised site plan indicating the location, size and type of lighting shall be indicated, as well as the retention of the existing hedge along Emerald Road with the exception of the proposed entrance to this parking lot. The petitioner is also advised to review the comments of the Project Planning Office and Bureau of Engineering.

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 10, nor more than 30 days after the date on the filing certificate will be forwarded to you in

F. Vernon Booser, Esq.
Page 2
November 30, 1972

the near future.

Very truly yours,
John J. Dillon, Jr.
 John J. Dillon, Jr.,
 Chairman,
 Zoning Advisory Committee

JJD:JD
 Enclosure

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

Bureau of Engineering
 ELLSWORTH N. DIVER, P. E., CHIEF

December 5, 1972

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

Re: Item #79 (1972-1973)
 Property Owner: Joseph F. & Mary A. Trionfo
 W/S of Emerald Road, 179.46' W/S of Harford Road
 Present Zoning: DR 5.5
 Proposed Zoning: Special Hearing to permit off-street parking in a residential zone
 District: 9th No. Jones: 50.88' x 145'

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

Harford Road is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Emerald Road, an existing County street, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements are not required at this time. However, higher right-of-way widening, including any necessary reversible easements for slopes, w' - be required in connection with any grading or building permit application. The plan should be revised to indicate the proposed highway right-of-way widening based upon the centerline of the present road. Further, any construction or reconstruction of any sidewalk, curb and gutter, entrance, apron, etc. in connection with the use of this site will be the full responsibility of the Petitioner.

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

Sediment Control

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #79 (1972-1973)

Property Owner: Joseph F. & Mary A. Trionfo
 Page 2
 December 5, 1972

Storm Drainage

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Harford Road is a State Road. Therefore, drainage requirements as they affect the road cross 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 Sewers

Public water supply and sanitary sewerage are available to serve this site and are serving the present building on Harford Road.

Very truly yours,
Ellsworth N. Diver, P.E.
 Ellsworth N. Diver, P.E.,
 Chief, Bureau of Engineering

END:HAM:PMR:as

cc: John Somers

MSF Key Sheet
 30 NE US Position Sheet
 NT 8 D Topo
 1/1 Tax Map

RECEIVED FOR FILING
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH
OFFICE OF PLANNING AND ZONING
17-1972

Mr. Eric P. Plante
Special Planning Permit
17-1972

RECEIVED FOR FILING
BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH
OFFICE OF PLANNING AND ZONING
17-1972

Maryland Department of Transportation
17-1972

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OFFICE OF PLANNING AND ZONING
17-1972

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
17-1972

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17-1972

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BALTIMORE COUNTY, MARYLAND
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OFFICE OF PLANNING AND ZONING
17-1972

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Joseph F. & Mary A. Trionfo, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a 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 SEE STREET PARKING IN A RESIDENTIAL ZONE.

See attached description

Property is to be posted and advertised as prescribed by zoning Regulations. I, or we, 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.

Contract Purchaser
Address: 914 HURSTMAN RD.
Legal Owner
Address: 914 HURSTMAN RD.
Petitioner's Attorney
Address: 614 BOSTLEY AVE. TOWSON MD 21204
Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 17th day of November, 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 20th day of November, 1972, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
F. Vernon Boozer, Esq.,
614 Bosley Avenue
Towson, Maryland 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Item 79

Your Petition has been received and accepted for filing
this 17th day of November, 1972.

[Signature]
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Joseph F. & Mary A. Trionfo
Petitioner's Attorney: F. Vernon Boozer

Reviewed by *[Signature]*
Chairman
Advisory Committee

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
Wm. T. MELSER
DIRECTOR DEPUTY TRAFFIC ENGINEER

December 1, 1972

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

Re: Item 79 - ZAC - November 14, 1972
Property Owner: Joseph F. & Mary A. Trionfo
Emerald Road NW of Harford Road
Special hearing to permit off street parking in a residential zone - District 9

Dear Mr. Dinenna:

No traffic problems are anticipated by the requested permit for parking in a residential zone.

Very truly yours,
[Signature]
Michael S. Flanigan
Traffic Engineer Associate

M5F:nc

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 30, 1972

F. Vernon Boozer, Esq.,
614 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Item 79
Joseph F. & Mary A. Trionfo - Petitioners

Dear Mr. Boozer:

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 northeast side of Emerald Road, 179 feet west of Harford Road, in the 9th District of Baltimore County. The subject property is a rectangular shaped lot which is improved with a residential garage and is zoned DR 5-5. It is adjacent to the property known as 8304 Harford Road and when looked at from a plan view it forms a T. The top portion of this T is being requested for off street parking in a residential zone in conjunction with the business for offices and retail of the property on Harford Road. There is an existing service garage and parking area on the property immediately to the north and there is a restaurant and bar at the corner of Emerald Road and Harford Road. The remainder of Emerald Road is a residential street and is improved with individual dwellings. Curb and gutter exists along Emerald Road at this location.

This petition is accepted for filing, however, revised site plan must indicate the location, size and type of lotting shall be indicated, as well as the retention of the existing hedge along Emerald Road with the exception of the proposed entrance to this parking lot. The petitioner is also advised to review the comments of the Project Planning Office and Bureau of Engineering.

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.

F. Vernon Boozer, Esq.
Page 2
November 30, 1972

the near future.

Very truly yours,
[Signature]
JOHN J. DILLON, JR.,
Chairman,
Zoning Advisory Committee

JJD:JD

Enclosure

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

Bureau of Engineering
ELLSWORTH N. DIVER, P.E. CHIEF

December 5, 1972

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

Re: Item #79 (1972-1973)
Property Owner: Joseph F. & Mary A. Trionfo
W/S of Emerald Road, 179.46' N/S of Harford Road
Present Zoning: DR 5-5
Proposed Zoning: Special Hearing to permit off-street parking in a residential zone
District: 9th No. Acres: 50.88' x 145'

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

Harford Road is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Emerald Road, an existing county street, is proposed to be improved in the future as a 30-foot closed-type roadway cross-section on a 50-foot right-of-way. Highway improvements are not required at this time. However, highway right-of-way widening including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application. The plan should be revised to indicate the proposed highway right-of-way widening based upon the center line of the present road. Further, any construction or reconstruction of any sidewalks, curb and gutter, entrance, apron, etc. in connection with the use of this site will be the full responsibility of the petitioner.

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

Sediment Control

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Item #79 (1972-1973)

Property Owner: Joseph F. and Mary A. Trionfo
Page 2
December 5, 1972

Storm Drains

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Harford Road 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 to serve this site and are serving the present building on Harford Road.

Very truly yours,

[Signature]
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:PAR:as

cc: John Sowers

N-SE Key Sheet
30 NE 35 Position Sheet
NE 8 D Topo
81 Tax Map

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 public health, safety and general welfare of the locality involved not being adversely affected.

the Special Hearing for, off-street parking in a Residential Zone in accordance with the plan dated October 19, 1972, and approved February 20, 1973, by the Board of the Office of Planning and Zoning for Baltimore County, said plan having been filed as Exhibit "A" in this proceeding and which is incorporated by reference hereto as a part of this order, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of February, 1973, that the herein Petition for Special Hearing should be and the same is granted, from and after the date of this order, to permit off-street parking in a Residential Zone, subject to the approval of a site plan by the State Highway Administration, the Bureau of Public Services and the Zoning Commissioner of Baltimore County and the Office of Planning and Zoning.

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 public health, safety and general welfare of the locality involved not being adversely affected.

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of February, 1973, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



November 17, 1972

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

Re: ITEM 79 -ZAC Meet. 11/14/72
Property Owner: Joseph F. & Mary A. Trionfo
Location: NE/4 of Emerald Rd.
179.46 ft. NW of Harford Road (Route 147)
Present Zoning: D.R. 5.5
Proposed Zoning: Special hearing to permit off-street parking in a residential zone.
District: 9
No. of Acres: 50.88' x 145'

Dear Sir:

The subject site plan indicates no direct access to Harford Road. Therefore, no State Highway Administration requirements are applicable to this site.

Very truly yours,
Charles Lee, Chief
Development Engineering Section
by J. Keselring

CLJ:Kibk

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

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



November 15, 1972

FORWARD 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 79, Zoning Advisory Committee Meeting November 14, 1972, are as follows:

Property Owner: Joseph F. and Mary A. Trionfo
Location: NE/4 of Emerald Road, 179.46 NW of Harford Road
Present Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to permit off-street parking in a residential zone.
District: 9
No. of Acres: 50.88' x 145'

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

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mn

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
Office of Planning and Zoning
County Office Building
Towson, Md. 21204
46-3311

November 27, 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 79, Zoning Advisory Committee Meeting, November 14, 1972 are as follows:

Property Owner: Joseph F. and Mary A. Trionfo
Location: NE/4 of Emerald Road, 179.46 feet NW of Harford Road
Present Zoning: D.R. 5.5
Proposed Zoning: Special Hearing to permit off-street parking in a residential zone.
District: 9
No. of Acres: 50.88' x 145'

The lighting must be clearly indicated on the site plan as height (elevation of light standards & foot maximum) Direction and type of illumination.

The eight foot parking buffer must be clearly indicated on the site plan.

Four foot high compact screening must be also provided along Emerald Road.

Very truly yours,
John L. Wimbley
Planner I
Project Planning Division
Office of Planning and Zoning

COVAHEY & BOOZER
ATTORNEYS AT LAW
614 BOULEVARD AVENUE
TOWSON, MARYLAND 21204

November 9, 1972

AREA CODE 301
825-2441

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

RE: Special Parking Permit
Joseph F. Trionfo

Dear Mr. DiNenna:

My client, Joseph F. Trionfo, has applied for a special parking permit in a residential zone and we understand that the hearing cannot be held until some time during the middle of December. In the interim he would like to commence construction of the improvements to the property and we are desirous of obtaining a building permit. If the building permit is not granted my client will experience financial hardship and will not be able to occupy the subject premises when he must vacate his present location.

We request that you authorize issuance of the building permit and we understand that unless the special parking is granted we will not be able to use the premises as petitioned in our request for a special hearing. Further, we understand that there is no recourse to the County if the permit is denied and we are unable to use the improvements as constructed.

Your attention to this matter and early reply is appreciated.

Very truly yours,
F. Vernon Boozer

FVB/pa

cc: Mr. Joseph F. Trionfo

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: December 4, 1972
FROM: Norman E. Gerber, Office of Planning
SUBJECT: Petition #79-144-SPH. Northeast side of Emerald Road 179.46 feet Northwest of Harford Rd.
Petition for Special Hearing for Off-Street Parking in a Residential Zone.
Petitioners- Joseph F. and Mary A. Trionfo.

9th District

HEARING: Wednesday, December 20, 1972 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer.

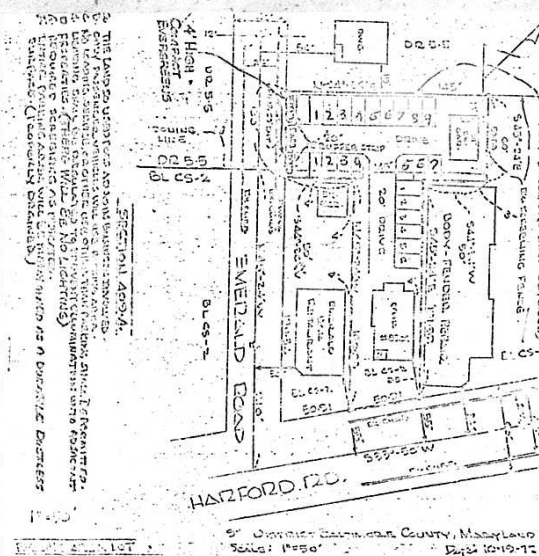
Emerald Avenue is limited to one-way traffic movements in a northerly direction from Harford Road. The proposed parking lot would tend to introduce extraneous traffic into the neighborhood as automobiles leaving the proposed facility would be forced to find a circuitous route back to Harford Road.

It should be noted that a serious parking space shortage already exists in the general area. Any use of the existing building without some off-street parking would aggravate the existing problem.

The plan does not indicate what lighting, if any, is to be provided here. If lights are to be provided they should be limited to 8' in height.

The proposed screening appears to be adequate.

NEG:rw



Present Use: Vacant
Proposed Use: Offices and Retail Store
Present Zoning: B. L. and D. R. 5.5
Proposed Zoning: B. L. and D. R. 5.5 with Special Hearing to permit off-street parking in a residential zone
Area of Lot: 7,377.60 sq. ft.
Area of Entire Property: 0.38 Acres
Parking:
1st floor offices 2166/300 = 8 spaces
2nd floor offices 2166/500 = 5 spaces
Basement (retail) 1800/200 = 9 spaces
Total spaces required: 22
Total spaces provided: 22

FRANK S. LEE
1277 NEIGHBORS AVENUE
BALTIMORE, MARYLAND 21237

October 18, 1972

Northeast side of Emerald Road 179.46 feet northwest of Harford Road.
9th District Baltimore County, Maryland

Beginning for the same on the northwest side of Emerald Road at the distance of 179.46 feet measured along the northeast side of Emerald Road from the northwest side of Harford Road, and thence running and binding on the northeast side of Emerald Road North 45 degrees 4 minutes West 50.88 feet, thence leaving Emerald Road for three lines of division as follows: North 44 degrees 36 minutes East 145 feet, South 45 degrees 4 minutes East 50.88 feet and South 44 degrees 36 minutes West 145 feet to the place of beginning.

Containing 7,378 Square feet of land.



