

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

That we, Young Men's Democratic Organization Club, Inc., of 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 409.2(b) of the Zoning Regulations of Baltimore County, to permit 23 parking spaces instead of the required 48

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Because of the present structure being very old and in need of extensive repair, it is necessary to replace the present building with a one-story masonry building.

See attached description.

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

And 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.

YOUNG MEN'S DEMOCRATIC ORGANIZATION CLUB, INC.

Contract purchaser

By: Roy C. Snaggey

Roy C. Snaggey

Chairman of the Board

Address: 523-525 Eastern Boulevard

Baltimore, Maryland 21221

Protestant's Attorney

Robert J. Dillon, Jr.

Address: 869 Eastern Boulevard

Baltimore, Maryland 21221

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of December

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 5th day of February, 1973, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 10, 1973

COUNTY OFFICE BLDG.
121 N. Calverton Ave.
Towson, Maryland 21204

JOHN J. DILLON, JR.,
Chairman

MEMBERS

DEPT. OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROAD COMMISSION

DEPT. OF PUBLIC UTILITIES

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

GENERAL DEVELOPMENT

Robert J. Romacka, Esq.,
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Variance Petition
Item 83
Young Men's Democratic Organization
Club, Inc. - Petitioners

Dear Mr. Romacka:

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.

These comments are not intended to indicate the appropriateness of the zoning action requested, but assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations on the appropriateness of the requested zoning.

The subject property is located on the south side of Eastern Avenue, 186 feet west of Woodward Drive, in the 15th District of Baltimore County. This B.L. - C.C.C. property, having an area of 13,348 square feet, is presently improved with a 1 1/2 story frame building. The adjacent properties on either side are improved with used motor vehicle outdoor sales areas. The adjacent property at the northeast corner of this property is an existing War Memorial. To the rear of this property is an existing ten (10) foot alley. Across the alley, directly opposite this property, exists a vacant lot. To the east of this vacant lot is the Essex United Methodist Church.

The subject property is currently used as a club house for the Young Men's Democratic Organization Club, Inc., and has been active in this area for many years. This is a private club and only invited guests by members are permitted.

The petitioner is requesting a Variance to the parking

Robert J. Romacka, Esq.,
Re: Young Men's Democratic Organization
Club, Inc. - Petitioners
Page 2
January 11, 1973

regulations and requesting the Zoning Commissioner to allow 23 parking spaces instead of the required 48. In general, the Committee is in agreement with the Department of Traffic Engineering with relation to the reduction in the required parking. Another important factor to consider is the location of the proposed building could be changed to the rear of the property. The church has apparently used this parking lot satisfactorily in the past without objection from the residents in this area. Therefore, we agree that the proposed location is probably the most compatible for this area.

With relation to the comments of the Project Planning Office, the 8 foot buffer strip must be maintained and should this proposed structure be intended to be open to the general public, the parking should be recalculated on the basis of one space for each 50 square feet of floor 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 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

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

December 4, 1972

Division of Engineering
ELSWORTH H. DYER, P. E. CHIEF

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

Re: Item #83 (1972-1973)

Property Owner: Young Men's Democratic Organization Club, Inc.
809 Eastern Avenue, 186' W. of Woodward Drive
Present Zoning: B.L. - C.C.C.
Proposed Zoning: Variance from Section 409.2b (1) to permit 23 parking spaces instead of required 48 spaces
District: 15th No. Acres: 13,348 sq. ft.

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:

Eastern Avenue (Md. 150) is a State Road; therefore, all improvements, intersections and entrance on this road will be subject to State Highway Administration requirements.

The 10-foot alley is in disrepair and appears inadequate for the commercial use to which it is subjected.

The entrance locations are subject to approval by the Department of Traffic Engineering.

Storm Drains:

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

Eastern Avenue (Md. 150) 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 Sewers:

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

Very truly yours,
Elsworth H. Dyer,
Chief, Bureau of Engineering

END:RAM:PC:as
cc: G. Richard Moore

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. DIRECTOR
WILLIAM T. MILLER, DEPUTY TRAFFIC ENGINEER

December 1, 1972

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

Re: Item 83 - ZAC - November 21, 1972

Property Owner: Young Men's Democratic Organization Club, Inc.
Eastern Avenue W. of Woodward Drive
Variance from Section 409.2b(1) to permit 23 parking spaces instead of required 48 spaces - District 15

Dear Mr. DiNenna:

The petitioner is requesting a parking variance from the required 48 parking spaces to 23 parking spaces. This area is experiencing traffic problems now and any reduction in the required parking is undesirable.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF:nc



Maryland Department of Transportation State Highway Administration

November 24, 1972

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

Dear Mr. DiNenna:

The entrance channelization as indicated on the subject plan is acceptable to the State Highway Administration. However, construction must be done under permit from the Administration.

Parking in the area is critical, a variance in required parking for the site could cause serious problems in the flow of traffic in the area.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
John C. Meyers
Asst. Development Engineer

CLJ:EMK

ITEM 83
Re: I. A. C. Meeting of Nov. 21, 1972
Property Owner: Young Men's Democratic Organization Club, Inc.
Location: S/S Eastern Ave. (Route 150)
186' W. of Woodward Drive
Proposed Zoning: Variance from Section 409.2b (1) to permit 23 parking spaces instead of required 48 spaces
District: 15
No. Acres: 13,348 sq. ft.

Baltimore County Fire Department

J. Austin Deltz
Chief



Towson, Maryland 21204
875-7310

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

Attention: Mr. Jack Dillon, Acting Chairman, Zoning Advisory Committee

Re: Property Owner: Young Men's Democratic Organization Club, Inc.

Location: S/S Eastern Avenue, 186' W of Woodward Drive

Item No. 83

Zoning Agenda Tuesday, November 21, 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 _____
- () 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.
- () 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.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: H. K. Oll
Planning Group
Special Inspection Division
Noted and Approved: Deputy Chief
Fire Prevention Bureau

mls
4/25/72

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that 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 foregoing of the Variance requested not adversely affecting the health, safety, and general welfare of the community

DATE February 1, 1973 that the herein Petition for a Variance should be and the same is granted, from and after the date of this order, to permit twenty-three (23) parking spaces instead of the required forty-eight (48) spaces, subject to the approval of a site plan by the State Highway Administration, the Bureau of Public Services, 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 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, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

November 22, 1972

DONALD J. ROOP, M.D., M.P.H.
HEALTH, SAFETY AND ENVIRONMENTAL SERVICES

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

Dear Mr. DiNenna:

Comments on Item 83, Zoning Advisory Committee Meeting
November 21, 1972, are as follows:

Property Owner: Young Men's Democratic Organization
Club, Inc.
Location: S/S Eastern Avenue, 186' W of Woodward Drive
Present Zoning: S.L. - C.C.C.
Proposed Zoning: Variance from Section 409.2b(1) to
permit 23 parking spaces instead of required 48.
District: 15
No. Acres: 13,348 sq. ft.

Metropolitan water and sewer are available to the site.

Food Service Comments: If a food service 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.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVS:mm

cc: L.A. Schuppert

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

A. V. Quimby
Acting Director
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
Telephone 212-2400
212-2401

December 5, 1972

S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 N. Chesapeake Ave.
Towson, Md. 21204
410-3331

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 #83, Zoning Advisory Committee Meeting, November 21, 1972,
are as follows:

Property Owner: Young Men's Democratic Organization Club, Inc.
Location: S/S Eastern Avenue, 186' W of Woodward Drive
Present Zoning: S.L. - C.C.C.
Proposed Zoning: Variance from Section 409.2b(1) to permit 23 parking
spaces instead of required 48 spaces.
District: 15
No. Acres: 13,348 square feet

All parking must be a minimum of 8 feet from the street property line.

The parking calculations must be corrected to reflect the requirements of
Section 409 of the Zoning Regulations.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner I
Project Planning Division
Office of Planning and Zoning



GAMMEL, P. FRANK • LAND SURVEYOR • 1972 LICENSED IN MARYLAND • 972-0017 • 972-0018

DESCRIPTION OF 563-565 EASTERN AVENUE, SITUATED IN THE
15TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same on the south side of Eastern Avenue, 80
feet wide, at the distance of 136.00 feet measured westerly along
the south side of said Eastern Avenue from its intersection with
the west side of Woodward Drive; and running
THENCE westerly along the south side of said Eastern Avenue 64.00
feet;
THENCE leaving the south side of said Eastern Avenue, and running
at right angles therefrom, southerly 145.00 feet to the north side
of an alley, said lot 10 feet wide;
THENCE easterly, along the north side of said Alley with the use
thereof in common with others, 100.00 feet;
THENCE leaving the north side of said Alley, and running at right
angles therefrom, northerly 115.00 feet to the end of the THIRD line
of lease to "Essex Memorial Association, Inc.", dated August 1, 1946
and recorded among the Land Records of Baltimore County, Maryland
in Liber R.75, 1459 Folio 65, etc.;
THENCE running reversely and binding along the THIRD and SECOND lines
of said lease the two following courses and distances, namely:
(1) Westerly 36.00 feet; and
(2) Northerly 36.00 feet to the place of beginning.

CONTAINING 13,348 Square Feet of land, more or less.

The above description is for the purpose of Zoning only.



Samuel P. Frank
Md. Reg. L.S. 95917

OCT 17 1972

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: January 29, 1973

FROM: Norman E. Gerber, Office of Planning and Zoning

SUBJECT: Petition #73-173-A. South side of Eastern Ave. 186 feet West of Woodward Drive
Petition for Variance for Off-Street Parking.
Petitioner - Young Men's Democratic Organization Club, Inc.

15th District

HEARING: Monday, February 5, 1973 (1:00 P.M.)

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

The staff raises no objection to the granting of the requested variance
if it can be demonstrated that the nearby off-street parking will be
available for use by users of the proposed facility.

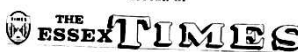
Any development should be conditioned to conformance to an approved
site plan.

NEG:rw



ORIGINAL

OFFICE OF



ESSEX, MD. 21221

January 22 - 1973

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 22 day of January 1973 that is to say, the same
was inserted in the issue of January 18, 1973.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

PETITION FOR A VARIANCE 15th DISTRICT

ESSEX TIMES

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

ADVERTISING CONTRACT

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 12, 1973

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., once a week
for one week before the 12th day of January 1973, that is to say, the same
was published in the issue of January 8, 1973.

THE JEFFERSONIAN

By: Frank Strickland

Cost of Advertisement, \$.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

#73-173-P

District: 15th
Posted for: Henry M. Gerber, Jr.
Petitioner: Henry M. Gerber, Jr.
Location of property: 186' W of Woodward Drive
Location of Sign: 1 Sign, 186' W of Woodward Drive
Remarks: Michael H. Mues
Posted by: Michael H. Mues
Date of return: 1/25/73

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this 2nd day of

Nov 1972. Item #

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner Ray E. Gagey Submitted by R. J. Romadka
Petitioner's Attorney S. Eric DiNenna Reviewed by J. E. DiNenna

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Year 83

Robert J. Romadka, Esq.
809 Eastern Boulevard
Baltimore, Maryland 21221

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

Your Petition has been received and accepted for filing

this 18th day of December 1972.

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner Young Men's Democratic Organization
Club, Inc.

Petitioner's Attorney Robert J. Romadka

Reviewed by John J. DiNenna Jr.
Chairman,
Advisory Committee

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

No. 7034

DATE Feb. 5, 1973 ACCOUNT 01-662

AMOUNT \$63.25

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Young Men's Democratic Org. Club
of the 15th Dist.
525 Eastern Ave.
Baltimore, Md. 21221
Advertising and posting of property
#73-173-A

63.25 MSC

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

No. 5834

DATE Jan. 15, 1973 ACCOUNT 01-662

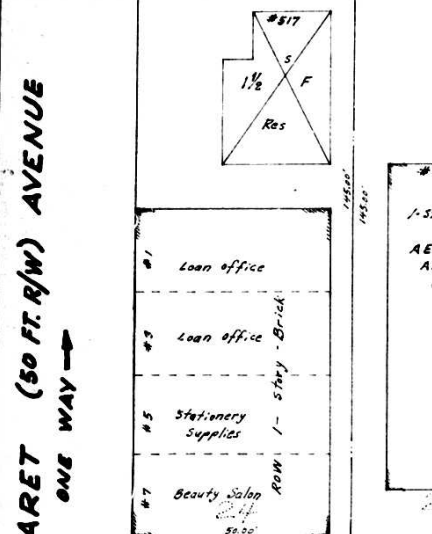
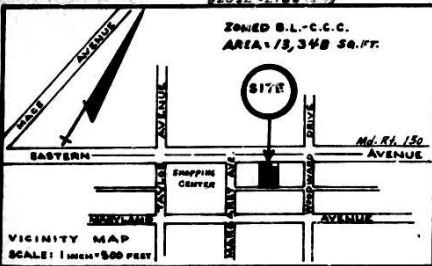
AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Robert J. Romadka, Esq.
809 Eastern Blvd.
Essex, Md. 21221
Petition for Variance for Young Men's Democratic
Organization Club, Inc. #73-173-A

25.00 MSC

MARGARET (50 FT. R/W) AVENUE
ONE WAY →

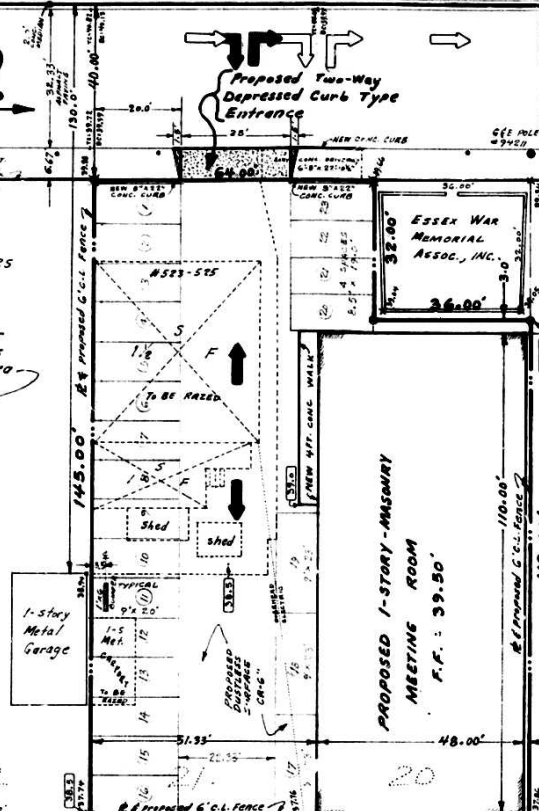


LEGEND & SITE NOTES

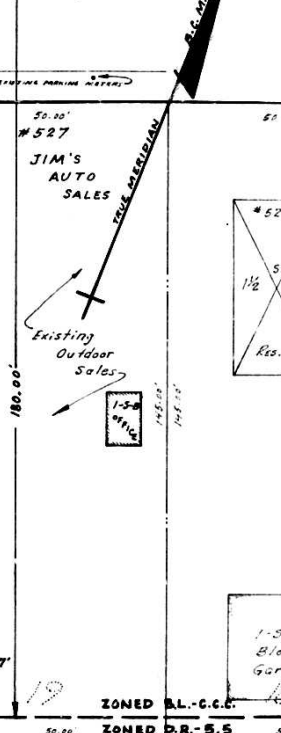
+39.0' EXISTING SPOT ELEVATIONS
 -39.0' PROPOSED SPOT ELEVATIONS
 → EXISTING TRAFFIC FLOW
 → PROPOSED TRAFFIC FLOW

(1) ALL ELEVATIONS REFER TO B.C.M.D. BM X-6744
 (2) ALL UTILITIES LIE IN EASTERN AVENUE
 (3) ALL RUN-OFF DRAINS TOWARDS 10 FT. ALLEY

EASTERN (80 FT. R/W) EASTBOUND LANES

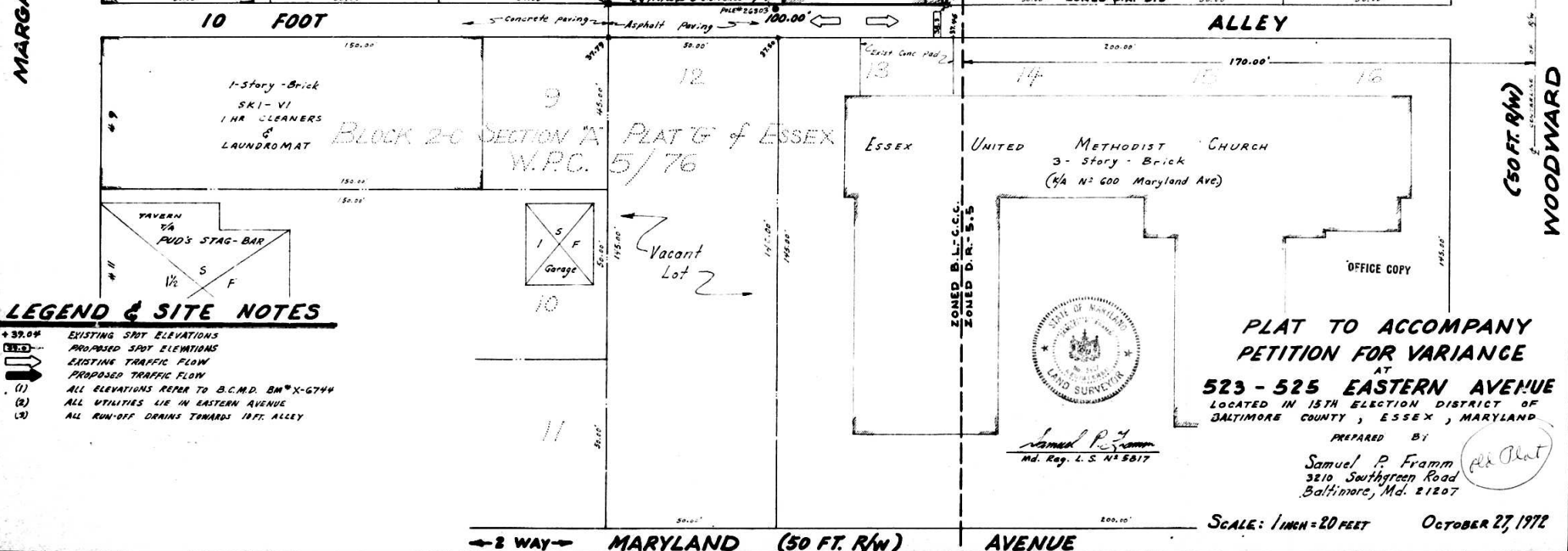


AVENUE (Md. Rt. 150)



PARKING DATA

TOTAL MEETING ROOM FLOOR AREA: 48'x110' = 5280 sq'	
BANDSTAND	
TOILETS	9x9' = 81 sq'
CLOAKROOM	
ENTRANCES	
KITCHEN	12x48' = 576 sq'
STORAGE AREA	
SERVICE BAR AREA	13x34' = 442 sq'
TOTAL UNUSABLE AREA	1837 sq'
TOTAL USABLE AREA	3443 sq'
SPACES REQUIRED: ONE (1) FOR EACH SIX (6) SEATS	
SIX (6) SEATS = 72 sq'	
3443 ÷ 72 = 48 SPACES	
SPACES PROVIDED:	
9x20' ~ 16 EACH	
9x23' ~ 3 EACH	
8.5x19' ~ 4 EACH	
	23 SPACES



PLAT TO ACCOMPANY PETITION FOR VARIANCE
 AT
523 - 525 EASTERN AVENUE
 LOCATED IN 13TH ELECTION DISTRICT OF BALTIMORE COUNTY, ESSEX, MARYLAND

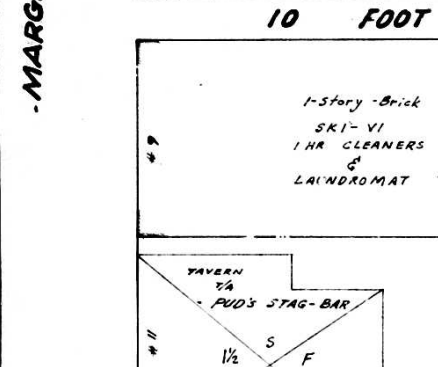
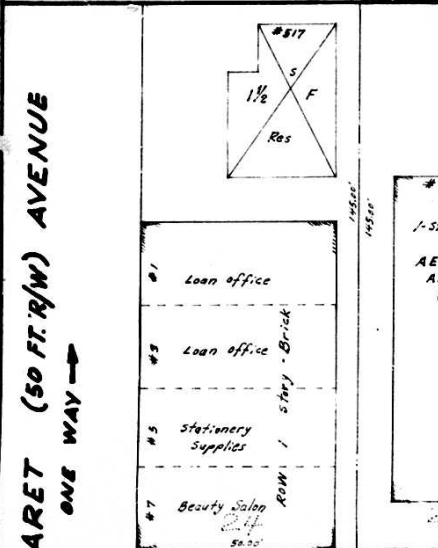
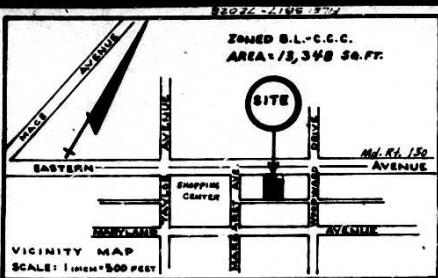
PREPARED BY
 Samuel P. Framm
 3210 Southgreen Road
 Baltimore, Md. 21207

← 2 WAY → MARYLAND (50 FT. R/W) AVENUE

SCALE: 1/4" = 20 FEET
 OCTOBER 27, 1972



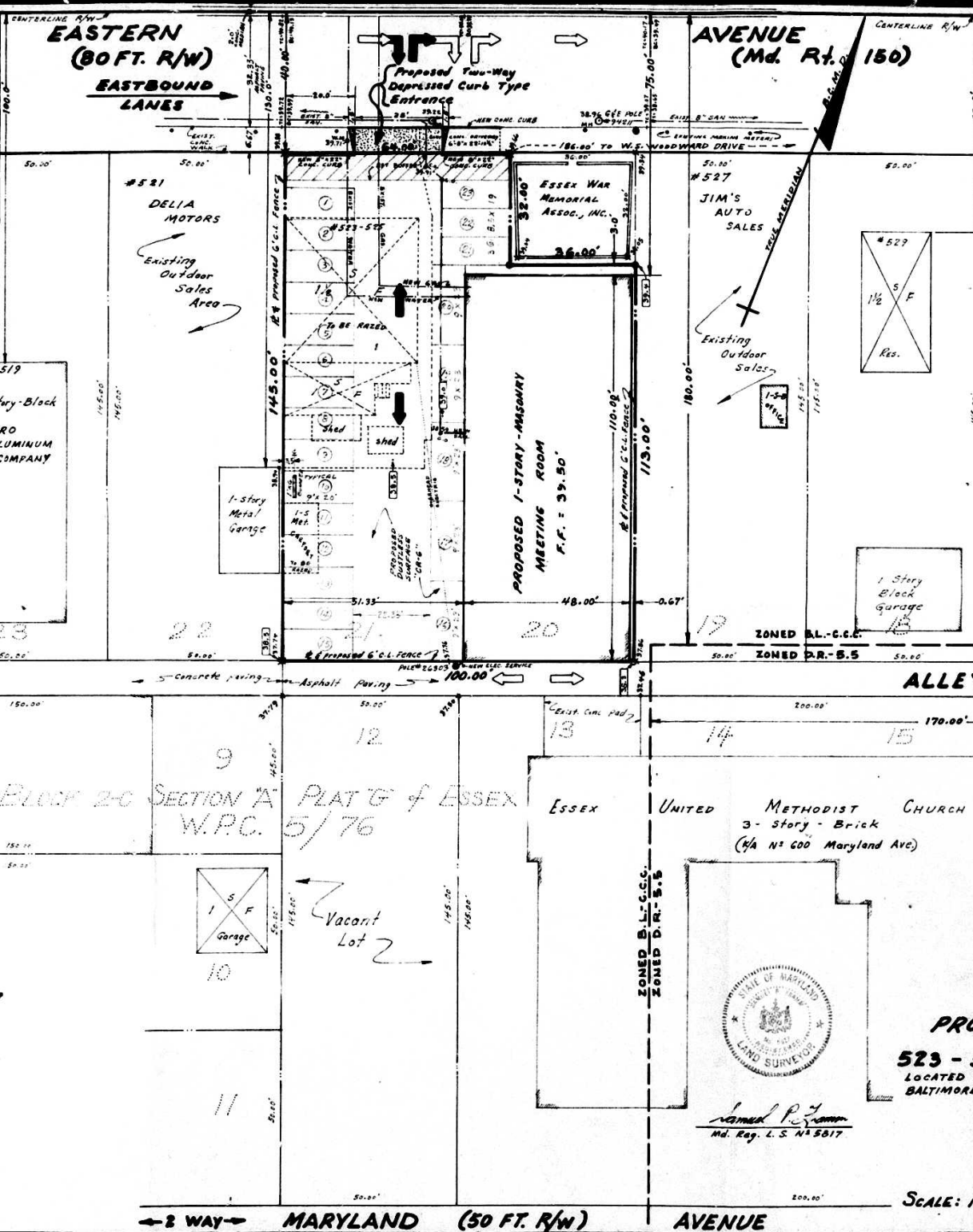
- MARGARET (50 FT. R/W) AVENUE
ONE WAY →



LEGEND & SITE NOTES

+ 39.04' EXISTING SPOT ELEVATIONS
+ 39.04' PROPOSED SPOT ELEVATIONS
→ EXISTING TRAFFIC FLOW
→ PROPOSED TRAFFIC FLOW

(1) ALL ELEVATIONS REFER TO B.C.M.D. BM X-6744
(2) ALL UTILITIES LIE IN EASTERN AVENUE
(3) ALL RUN-OFF DRAINS TOWARDS 10 FT. ALLEY



PARKING DATA

TOTAL MEETING ROOM FLOOR AREA = 48' x 116' = 5568 sq. ft.	
BANQUET TOILETS CLOAKROOM ENTRY	9' x 9' = 81 sq. ft.
KITCHEN WALK-IN COOLER STORAGE AREA	12' x 6' = 72 sq. ft.
SERVICE BAR AREA	13' x 34' = 442 sq. ft.
TOTAL UNUSABLE AREA	1837 sq. ft.
TOTAL USABLE AREA	3443 sq. ft.
SPACES REQUIRED: ONE (1) FM EACH SIX (6) SEATS SIX (6) SEATS = 72 sq. ft.	
3443 ÷ 72 = 48 SPACES	
SPACES PROVIDED:	
9' x 20' ~ 15 EACH	
9' x 23' ~ 5 EACH	
8.5' x 19' ~ 3 EACH	
	23 SPACES



PROPOSED SITE PLAN
FOR
523 - 525 EASTERN AVENUE
LOCATED IN 15TH ELECTION DISTRICT OF BALTIMORE COUNTY, ESSEX, MARYLAND

PREPARED BY
Samuel P. Framm
3210 Southgreen Road
Baltimore, Md. 21207

SCALE: 1 INCH = 20 FEET
FEBRUARY 6, 1973

