

73-224-R PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Ralph DeChiaro Enterprises, Inc., legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an D.R. 5.5 zone to an BL zone; for the following reasons:

See attached brief

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:

Property is to be posted and 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.

Ralph DeChiaro Enterprises, Inc.

By: Anthony P. Romano, Esq.

Legal Owner

Address: _____

Protestant's Attorney

Address: 411 Jefferson

21204

ORDERED BY THE Zoning Commissioner of Baltimore County, this 13th day

of October, 1974, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-

out 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 22nd day of March, 1973, at 11:00 o'clock

John C. Childs

Zoning Commissioner of Baltimore County.

100-1

RE: PETITION FOR RECLASSIFICATION
NW/corner of Rolling Road
and Security Boulevard -
1st District
Ralph DeChiaro Enterprises -
Petitioner
NO. 73-224-R (Item No. 35)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioner requests a Reclassification from a D.R. 5.5 Zone to a B.L. Zone for a parcel of property containing 1.1044 acres of land, more or less, located on the northwest corner of Rolling Road and Security Boulevard, in the First Election District of Baltimore County.

Without reviewing the evidence in detail but based on all the evidence presented at the hearing, as well as taking a strong consideration of the recommendations of the Baltimore County Planning Board under Item No. 35, the Zoning Commissioner of Baltimore County finds that the Comprehensive Zoning Map, as adopted, was not in error in not classifying the subject property B.L. However, with the aforementioned evidence and recommendations of the Baltimore County Planning Board in mind, the Zoning Commissioner further finds that the Comprehensive Zoning Map, as adopted on March 24, 1971, was in error in classifying the subject property D.R. 5.5 and feels that a more logical use for the subject property would be in a D.F. 16 classification, with a Special Exception for an office building and offices.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 7th day of January, 1974, that the property should be and the same is hereby reclassified from a D.R. 5.5 Zone to a D.R. 16 Zone and that the prerequisites of Section 502.1 having been met, a Special Exception for an office building and offices should be and the same is GRANTED.

from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

H. R. H.
Zoning Commissioner of
Baltimore County

VA 54785

FRANK E. CICONI
Attorney At Law
SUITE 411 JEFFERSON BUILDING
TOWSON, MARYLAND 21204
September 29, 1972

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

RE: Property of Ralph DeChiaro Enterprises, Inc.

Dear Mr. DiNenna:

Please be advised that I represent Ralph DeChiaro Enterprises, Inc. in the above-subject case and wish to cite the following reasons in support of the subject petition.

1. The map adopted on March 24, 1971 failed to recognize that the property is located at a major intersection.
2. The property is not residential in character.
3. And for such other and further sufficient reasons to be shown at the hearing hereof.

Respectfully submitted,

Frank E. Ciconi
Frank E. Ciconi

FEC:kn

-2-

MCA
MATE, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1020 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 271-823-0900

DESCRIPTION

1.1044 ACRE PARCEL, NORTHWEST CORNER OF SECURITY BOULEVARD AND ROLLING ROAD, "CHADWICK MANOR", FIRST ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for "BL" Zoning.

Beginning for the same at a point on the west side of Rolling Road at the northeast end of the fillet curve connecting said west side of Rolling Road with the north side of Security Boulevard, 120 feet wide, as shown on the plat of "Chadwick Manor, Section VI" recorded among the Land Records of Baltimore County in Plat Book W. J. R. 28, page 38, running thence binding on said fillet curve, (1) southwesterly, by a curve to the right with the radius of 64.00 feet, the distance of 119.04 feet, thence binding on said north side of Security Boulevard, (2) N 75° 14' 20" W 253.97 feet, thence along the gusset line connecting said north side of Security Boulevard with the east side of Kennicott Road, sixty feet wide, as shown on said plat, (3) N 30° 14' 20" W 35.36 feet, thence binding on the east side of said Kennicott Road, (4) northerly, by a curve to the left with the radius of 410.00 feet, the distance of 88.10 feet, thence binding on the north outline of Block A, as shown on said plat, two

Water Supply & Sewerage • Drainage • Highways • Structures • Developments • Planning • Reports

MCA
MATE, CHILDS & ASSOCIATES, INC.

2.

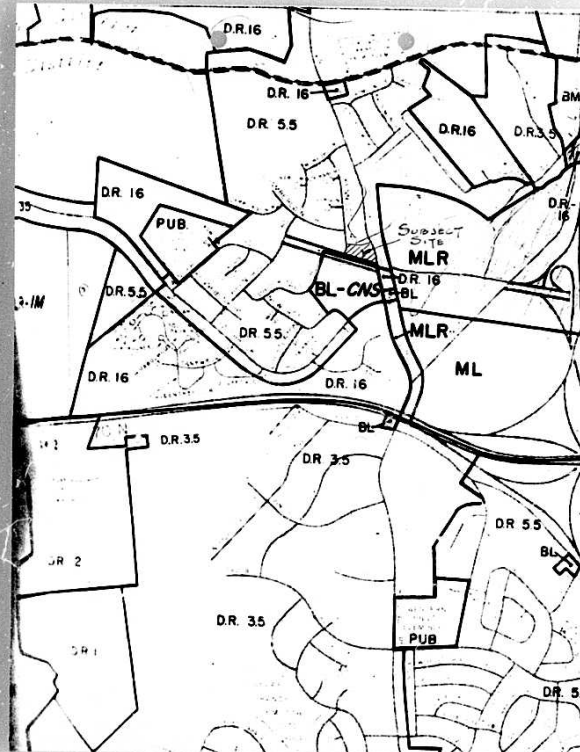
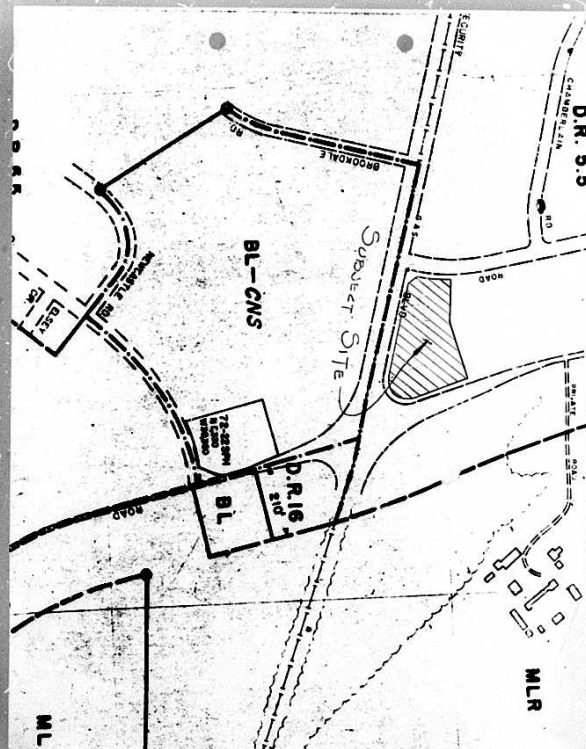
courses: (5) S 87° 33' 00" E 127.68 feet, and (6) N 72° 09' 28" E 140.72 feet, thence binding on the west side of Rolling Road herein referred to two courses: (7) S 17° 31' 28" E 44.90 feet, and (8) S 19° 25' 14" E 97.37 feet to the place of beginning.

Containing 1.1044 acres of land.

HGW:impl

J. O. #64119-B

September 8, 1977



HARRY S. SWARTZELDER, JR.

ATTORNEY AT LAW

400 TOWMAN BLVD.

210 E. REDWOOD STREET

BALTIMORE, MARYLAND 21204

787-4888

November 13, 1973

6408 JOWLE ROAD

ANNAPOLIS, MD. 21118

862-8380

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

RE: Item 34 (Cycle Zoning IV)
Property Owner: Ralph DeChiario Enterprise, Inc.
Pending request for reclassification

Dear Mr. DiNenna:

An agreement has been reached between the Applicant and the
Proponents in the above entitled case and I am enclosing here-
with a copy of that executed Agreement.

My clients have no objection to an Order being passed pertain-
ing to the terms of that Agreement.

If you have any questions in regard to the foregoing please
call me.

Very truly yours,

HARRY S. SWARTZELDER, JR.

HSS/ab
enclosure



THIS AGREEMENT, Made this 2nd day of November, 1973,
by and between RALPH DeCHIARIO ENTERPRISE, INC., a body corporate
of the State of Maryland, hereinafter called "DeChiario" and
KENNETH D. FREDERIC, JR., PATRICIA A. CHALLCRAFT, HAROLD M.
MILLER, JR., HOWARD M. BLOTTENBERGER, JOHN L. PAPIER and W.
ALLEN WELCH, JR., all being residents of Baltimore County,
Maryland, Parties of the Second Part, individually and in
behalf of the Chadwick Manor Improvement Association, herein-
after called "NEIGHBORS".

WHEREAS, DeChiario is the owner of certain undeveloped
tracts of land situate and lying in the First Election District
of Baltimore County, Maryland, as follows:

Parcel 1: 1.9137 acres N/E/S of Security Boulevard 160
feet of Kennicott Road for which application has been made for
reclassification from D.R. 5.5 to D.R. 10.5; and

Parcel 2: 1.1044 acres N/W corner of Security Boulevard
and Rolling Road for which application has been made for re-
classification from D.R. 5.5 to D.R. 16 with a special exception
for office building;

Parcel 3: 3.4587 acres, N/W/S of Newcastle Road between
Fairbrook and Brookdale Road for which reclassification has been
asked from D.R. 5.5 zone (2,2287 acres) and from a B.L.-C.N.S.
(1.23 acres) to D.R. 16; and

WHEREAS, DeChiario has heretofore applied before the
Zoning Commissioner of Baltimore County to have the aforesaid
properties reclassified as hereinabove described; and,

WHEREAS, the Zoning Commissioner for Baltimore County
has heard the evidence in the three above described cases, but
has not rendered a decision therein; and

WHEREAS, the Neighbors have filed a protest and appeared
before the Zoning Commissioner to protest the said reclassifica-
tion;

WHEREAS, after negotiation between the parties hereto,
they are desirous of entering into a written agreement, contain-
ing certain covenants and restrictions on the use of the said
properties, wherein in consideration of the dismissal of the
protest of the Neighbors, DeChiario has agreed to certain covenants
and restrictions on its use of the said property and to certain
agreements concerning the pending cases, these agreements being
subject to the Zoning Commissioner's acceptance of the covenants
and agreements hereinafter set forth.

NOW THEREFORE, in consideration of the premises and mutual
covenants of the parties, they do hereby covenant and agree each
with the other, and for their respective heirs, personal repre-
sentatives and assigns, as follows:

1. Neighbors agree that they will withdraw their protest
now pending before the Baltimore County Zoning Commissioner.

2. In consideration of the withdrawal of the protest,
DeChiario hereby agrees to certain restrictions, covenants and
agreements on the future use of the said property which shall be-
come effective upon execution of this document which shall be
recorded by Neighbors at their own expense on or before Thirty
days (30) from the date of the execution of this agreement.

3. The Neighbors specifically and withdraw their protest
to Parcel 1, consisting of 1.9137 acres, N/E/S of Security Boul-
vard, 160 feet west of Kennicott Road for which reclassification
is requested from D.R. 5.5 zone to D.R. 10.5 zone and voice no
objections to granting of this reclassification by the Zoning
Commissioner. The Neighbors further expressly state and agree
that they will file no appeal from any granting of this reclassifi-
cation request.

4. In connection with Parcel 2, 1.1044 acres N/W corner
of Security Boulevard and Rolling Road, reclassification has been
requested from D.R. 5.5 zone to D. R. 16 zone with a Special
Exception for office building use, the Neighbors expressly state
and agree that they will voice no objections thereto and will
file no appeal from any granting of this reclassification request.

5. In connection with Parcel 3, consisting of 3.4587 acres
N/W/S of Newcastle Road between Fairbrook and Brookdale Roads,
for which reclassification has been requested from a D.R. 5.5
zone (2,2287 acres) and from a B.L. zone-C.N.S. District (1.23
acres) to a D.R. 16 zone, DeChiario expressly agrees that this
request shall be withdrawn and the existing zoning continued and the
2,2287 acres presently zoned D.R. 5.5 shall be developed as
single family or semi-detached or duplex homes, substantially in conformity with
the Plan dated March 23, 1973, which is attached hereto and prayed
to be taken as a part hereof, and provided further, that Neighbors
expressly agree that in the event DeChiario wishes to develop all
of the land contained in Parcel 3 within the D.R. 5.5 zoning
classification, Neighbors will not oppose a request for a zoning
classification of that portion of Parcel 3 presently zoned in a
B.L. zone-C.N.S. District (1.23 acres) to the D.R. 5.5 zoning
reclassification, provided further that the said Parcel (1.23
acres now zoned B.L.-C.N.S.) District shall be developed as
single family or duplex homes or semi-detached.

IN WITNESS WHEREOF, the Parties hereto have set their hands
and seals the day and year first above written.

TEST:

Edward W. Bailey

RALPH DeCHIARIO ENTERPRISE, INC.,

A Body Corporate

By: Anthony P. Rubin

TEST:

Kenneth D. Frederic, Jr. (SEAL)
KENNETH D. FREDERIC, JR.

Patricia A. Chalcraft (SEAL)
PATRICIA A. CHALLCRAFT

Harold M. Miller, Jr. (SEAL)
HAROLD M. MILLER, JR.

Howard M. Blottenberger (SEAL)
HOWARD M. BLOTTENBERGER

John L. Papier (SEAL)
JOHN L. PAPIER

W. Allen Welch, Jr. (SEAL)
W. ALLEN WELCH, JR.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 17, 1972

Frank E. Cicone, Esq.,
411 Jefferson Building
Towson, Maryland 21204

RE: Reclassification Petition
Item 35
Ralph DeChiario Enterprise, Inc. - Petitioner

Dear Mr. Cicone:

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 northwest corner of
Rolling Road and Security Blvd., in the First District of
Baltimore County. This DR 5.5 property is unimproved and partially
wooded and is adjacent to the Chadwick Manor subdivision to the
north and northwest. It is also directly north of the existing
Chadwick Shopping Center on the south side of Security Blvd. Curb
and gutter exists along Rolling Road, Security Blvd., and Kennicott
Road at this location. The proposed development is for a two-story
9000 square foot building with entrances from Rolling Road and
Security Blvd. The proposed use for this property is a professional
office building. Petitioner's site plan does not, however, indicate
any proposed lighting of the parking lot adjacent to the residential
properties. This should be determined on a revised site plan prior
to the hearing. Petitioner is advised to review the attached
comments, especially with regard to the Bureau of Engineering
and Department of Traffic Engineering.

This petition is accepted for filing on the date of the
enclosed filing certificate. However, all corrections to site
plans as requested shall be submitted to this office prior to
Thursday, February 1, 1973 in order to allow time for advertising.
Failure to comply may result in this petition not being scheduled
for a hearing. Notice of the hearing date and time, which will be
between March 1, 1973 and April 15th, 1973 will be forwarded to
you in the near future.

Very truly yours,

John C. Dillon, Jr.
JOHN C. DILLON, JR.,
Chairman, Zoning
Advisory Committee

JJD:JD
Enclosure

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

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

October 20, 1972

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

Re: Item #35 (Cycle Zoning IV Oct. 1972 - April 1973)
Property Owner: Ralph DeChiario Enterprises, Inc. (B)
W/S Rolling Road, W/S Security Blvd.
Present Zoning: D.R. 5.5
Proposed Zoning: Reclass. from D.R. 5.5 to B.L.
District: 1st No. Acres: 1.1044 acres

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.

Highway Comments:

Rolling Road is presently paved for the frontage of this site.

Kennicott Road is also paved.

Security Boulevard is partially paved.

This Petitioner will be required to pay for any additional paving in accordance
with County Policy, upon application for a future building permit.

Storm Drain Comments:

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,
will be the full responsibility of the Petitioner.

Any necessary storm drains must be designed and paid for by the Petitioner at the
time of building permit application.

Sediment Control Comments:

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

Item #35 (Cycle Zoning IV Oct. 1972 - April 1973)
Property Owner: Ralph DeChiario Enterprises, Inc. (B)
Page 2
October 20, 1972

Water Comments:

There is existing water in Rolling Road and Security Boulevard.

Sanitary Sewer Comments:

There is an existing sanitary sewer in Kennicott Road.

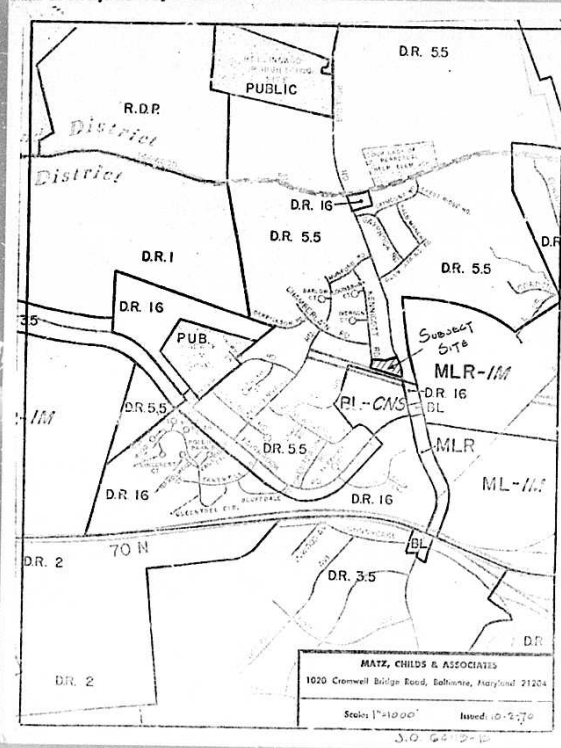
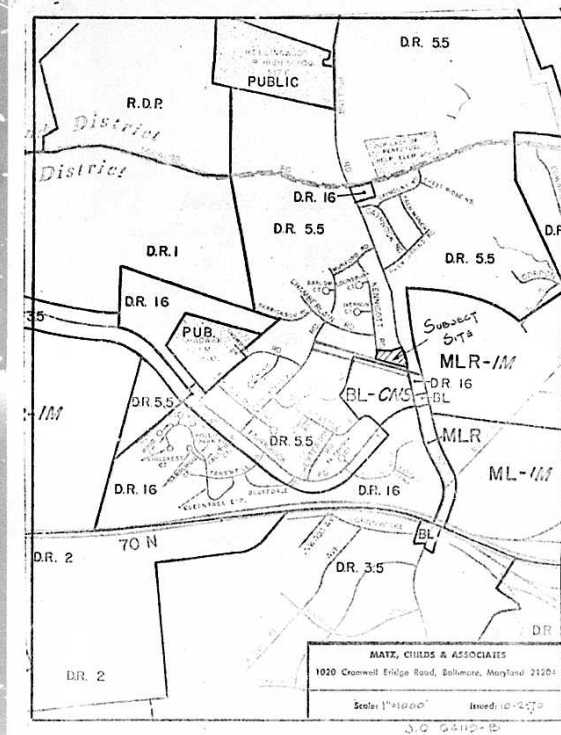
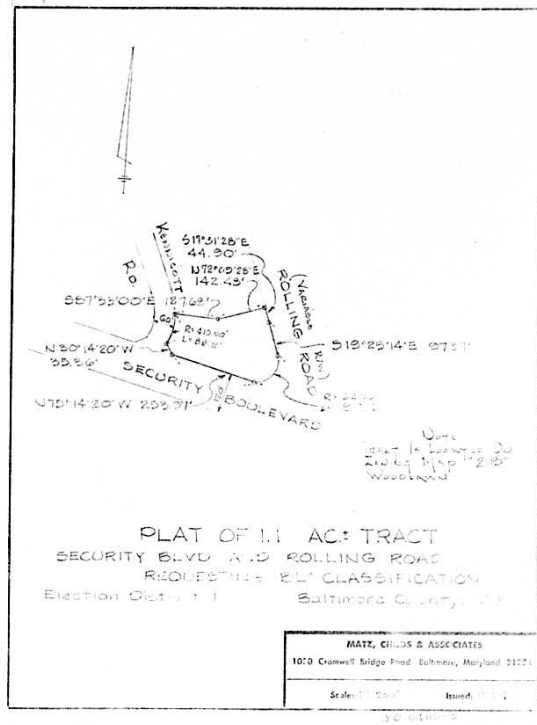
Very truly yours,

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

END:SAN:HMS:as

WV 20 Topo

Cost of Advertisement, \$.....



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: March 15, 1973
 Posted for: RECLASSIFICATION
 Petitioner: RALPH DECHIARO ENTERPRISES, INC.
 Location of property: NW COR. OF SECURITY BLVD AND ROLLING RD.
 Location of sign: ON NW COR. OF SECURITY BLVD AND ROLLING RD.
 Remarks: SEE RECLASSIFICATION PETITION FOR DETAILS
 Posted by: Charles H. Wind Date of return: March 15, 1973

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

DATE: March 19, 1973 ACCOUNT: 06-662
 AMOUNT: \$24.88
 DISTRIBUTION: WHITE - CASHIER, PINK - AGENCY, YELLOW - CUSTOMER
 Ralph DeChiaro Enterprises, Inc.,
 700 Fairmount Ave.,
 Towson, Md. 21204
 Advertising and posting of property - \$37-224-8

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

DATE: Nov. 6, 1972 ACCOUNT: 01-662
 AMOUNT: \$50.00
 DISTRIBUTION: WHITE - CASHIER, PINK - AGENCY, YELLOW - CUSTOMER
 Frank E. Clome, Esq.,
 111 Jefferson Building,
 Towson, Md. 21204
 Petition for Reclassification for Ralph DeChiaro Enterprises, Inc.

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	date	by	date	by	date	by	date	by	date
Descriptions checked and outline plotted on map									
Petition number added to outline									
Denied									
Granted by ZC, BA, CC, CA									
Reviewed by: <u>JBB</u>	Revised Plans: Change in outline or description Yes _____ No _____ Map # _____								
Previous case:									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received* this 29th day of Sept 1972. Item # _____

R. E. Clome
S. Eric Windner
Zoning Commissioner

Petitioner: DeChiaro Ent. Submitted by: Clome
 Petitioner's Attorney: Clome Reviewed by: JBB

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

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 19th day of October 1972.

R. E. Clome
S. Eric Windner
Zoning Commissioner

Petitioner: Ralph DeChiaro Enterprises, Inc.
 Petitioner's Attorney: Frank E. Clome Reviewed by: John J. DeChiaro
 Advisory Committee

Looking East From Mouth S.E. of Median Area
Security Blvd.



3:00 P.M. 3/20/73

Item 33

Looking S.E. From N. Side Security Blvd. At
Swapping Center.



3:00 P.M. 3/20/73

Item 34

Looking N.W. From N. Side Security Blvd.
From Middle of Site



3:00/73 3:00 P.M.

Item 35

Looking N.E. From N. Side Security Blvd.
From Middle of Site



3:00/73 3:00 P.M.

Sec. Area 1 Item 36

Looking S.W. From S.S. Deconard Rd.



3/20/73 3:00 P.M.

Item 36

Looking East From Corner of Deconard Rd.



3/20/73 3:00 P.M.

Item 37

Looking N.W. From S.S. Newcastle Rd. Towards
Swapping Center.



3/20/73 3:40 P.M.

Item 38

Looking N.W. From Corner of Newcastle Rd.
Deconard Rd.



3/20/73 3:40 P.M.

Item 39

Looking West From Corner of Newcastle Rd.



3/20/73 3:40 P.M.

Item 40

Looking N.E. From Corner Security Blvd.



3:20 P.M. 3/20/73

Item 41

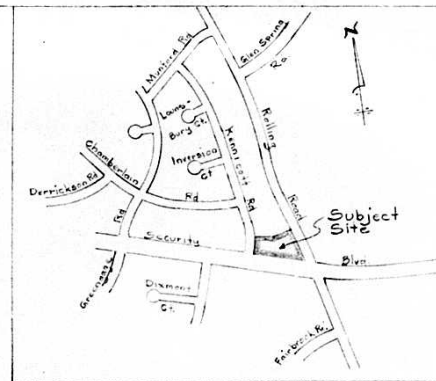
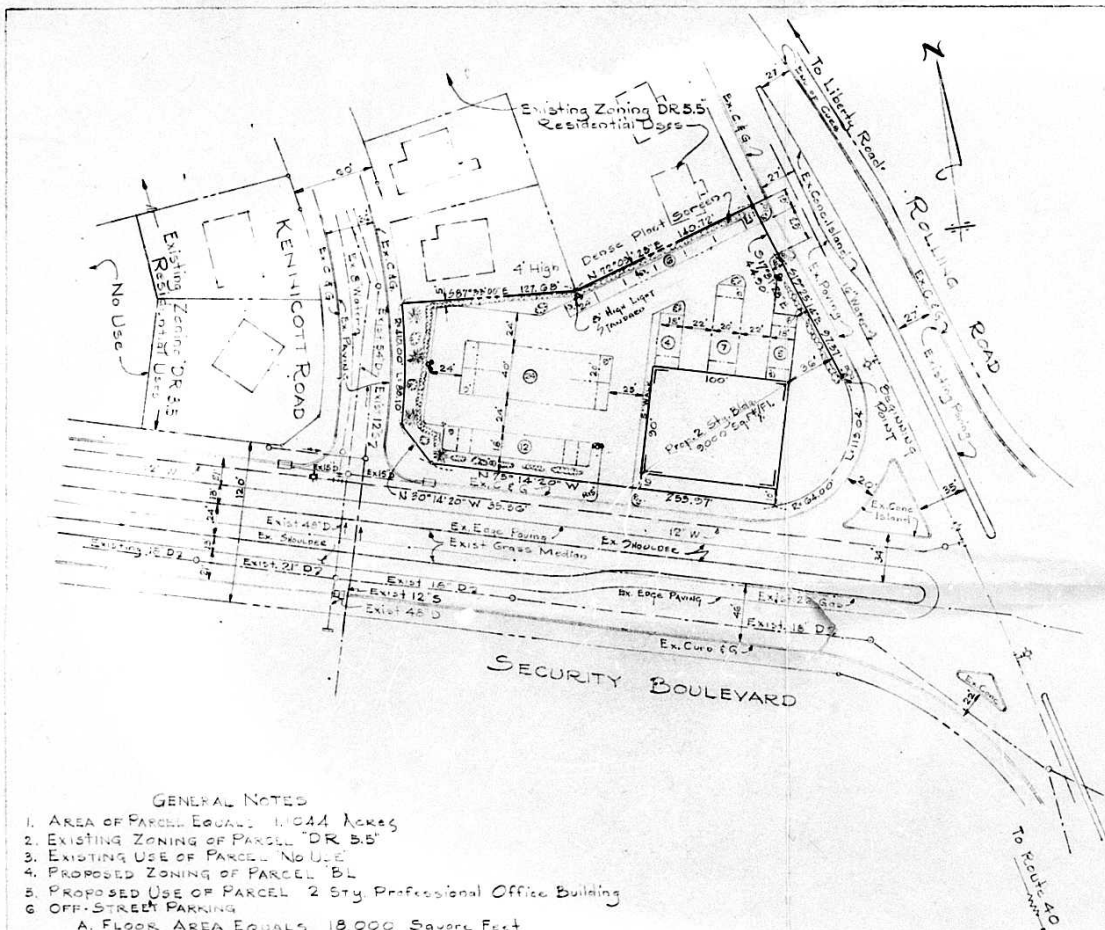


Whisper Puddle Bog. 3/20/73 4:15



Looking S.W. From Sec. Sq. S.C.

Item 42



LOCATION PLAN
Scale 1"=500'

EXISTING UTILITIES
 ROLLING ROAD, 16" WATER, G1-350 A-4
 SECURITY BLVD, 12" WATER, G2-310 A-4-c
 18" 21" D, G2-314 A-3
 KENNICOTT RD 8" WATER, G2-309 A-4-b
 12" SANI, G1-226 A-10
 54" D, G2-130 A-3

GENERAL NOTES

1. AREA OF PARCEL EQUALS 1.044 Acres
2. EXISTING ZONING OF PARCEL "DR 5.5"
3. EXISTING USE OF PARCEL "NO USE"
4. PROPOSED ZONING OF PARCEL "BL"
5. PROPOSED USE OF PARCEL 2 Sty Professional Office Building
6. OFF-STREET PARKING
 - A. FLOOR AREA EQUALS 18,000 Square Feet
 - B. REQUIRED PARKING EQUALS 48 SPACES
 - C. PROPOSED PARKING EQUALS 58 SPACES

To Balto. & Balto. Beltway

APPROVED PLAN

OFFICE COPY #35 *ey*

PLAT TO ACCOMPANY PETITION
 FOR
 RECLASSIFICATION OF PROPERTY
 VICINITY OF
 SECURITY BOULEVARD & ROLLING ROAD

Election District No. 1
 Scale 1"=50'

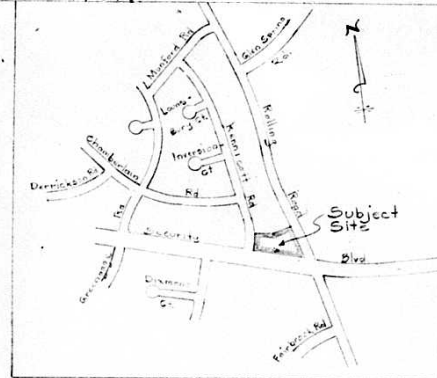
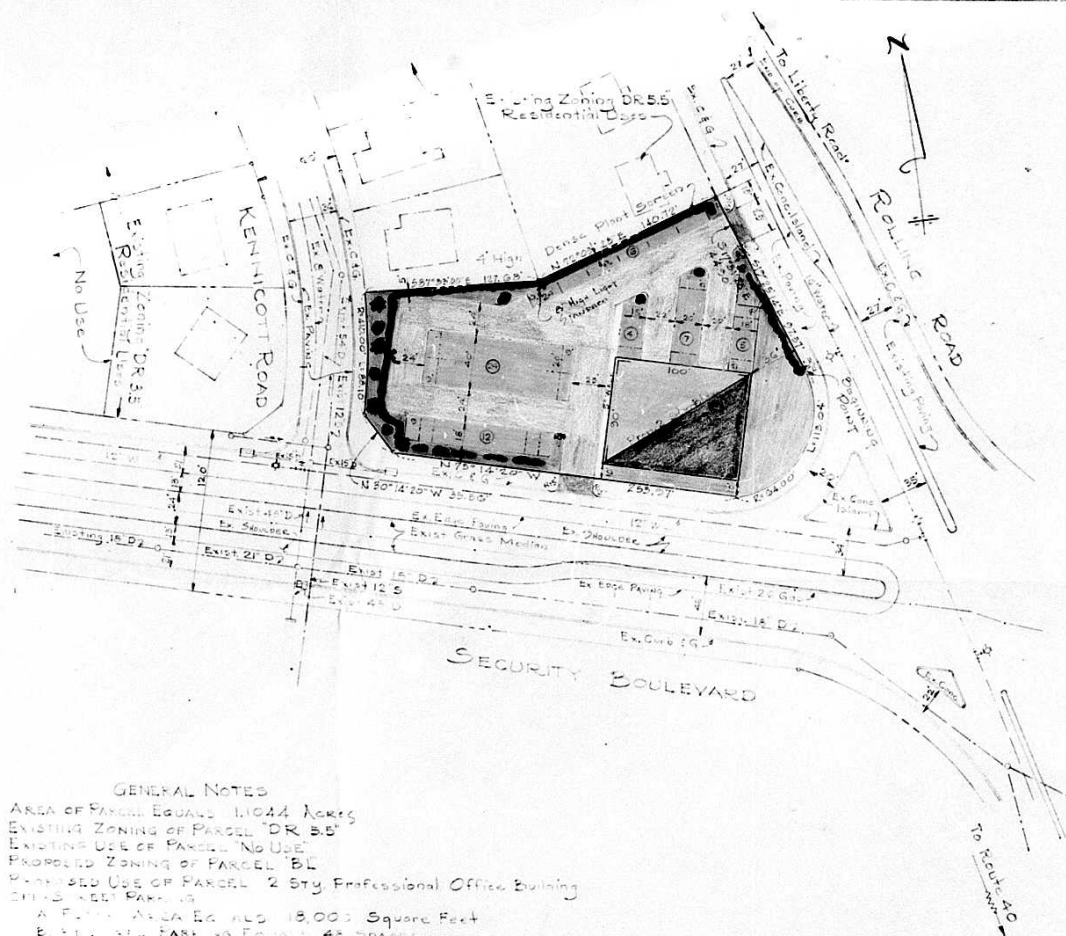
Baltimore Co., Md
 August 30, 1972
 Revised Jan. 29, 1973

DATE: JULIAN 5 1973	FILED
BY: J. J. J. J. J.	
RECORDED: 10/1/73	
INDEXED: 10/1/73	
FILED: 10/1/73	



J.C. 641125
 NO. 2226

ITEM #35



LOCATION PLAN
Scale 1"=500'

EXISTING UTILITIES
ROLLING ROAD, 16" WATER, 61-352 A-4
SECURITY BLVD, 12" WATER, 62-310 A-4-c
15" 21" D, 62-314 A-3
KENNICOTT RD 8" WATER, 62-309 A-4-b
12" SAN, 61-326 A-10
54" D 62-130 A-3

To Balto. & Balto. Beltway
To Route 40

GENERAL NOTES

1. AREA OF PARCEL EQUALS 1.1044 Acres
2. EXISTING ZONING OF PARCEL "DR 3.5"
3. EXISTING USE OF PARCEL "NO USE"
4. PROPOSED ZONING OF PARCEL "BL"
5. PROPOSED USE OF PARCEL "2 STY Professional Office Building"
6. CITY-OWNED PARKING
 - A. FUTURE AREA EQUALS 18,000 Square Feet
 - B. FUTURE PARKING EQUALS 40 SPACES
 - C. PROPOSED PARKING EQUALS 50 SPACES

PETITIONER'S EXHIBIT 1

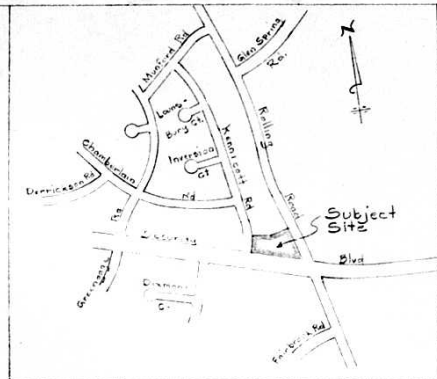
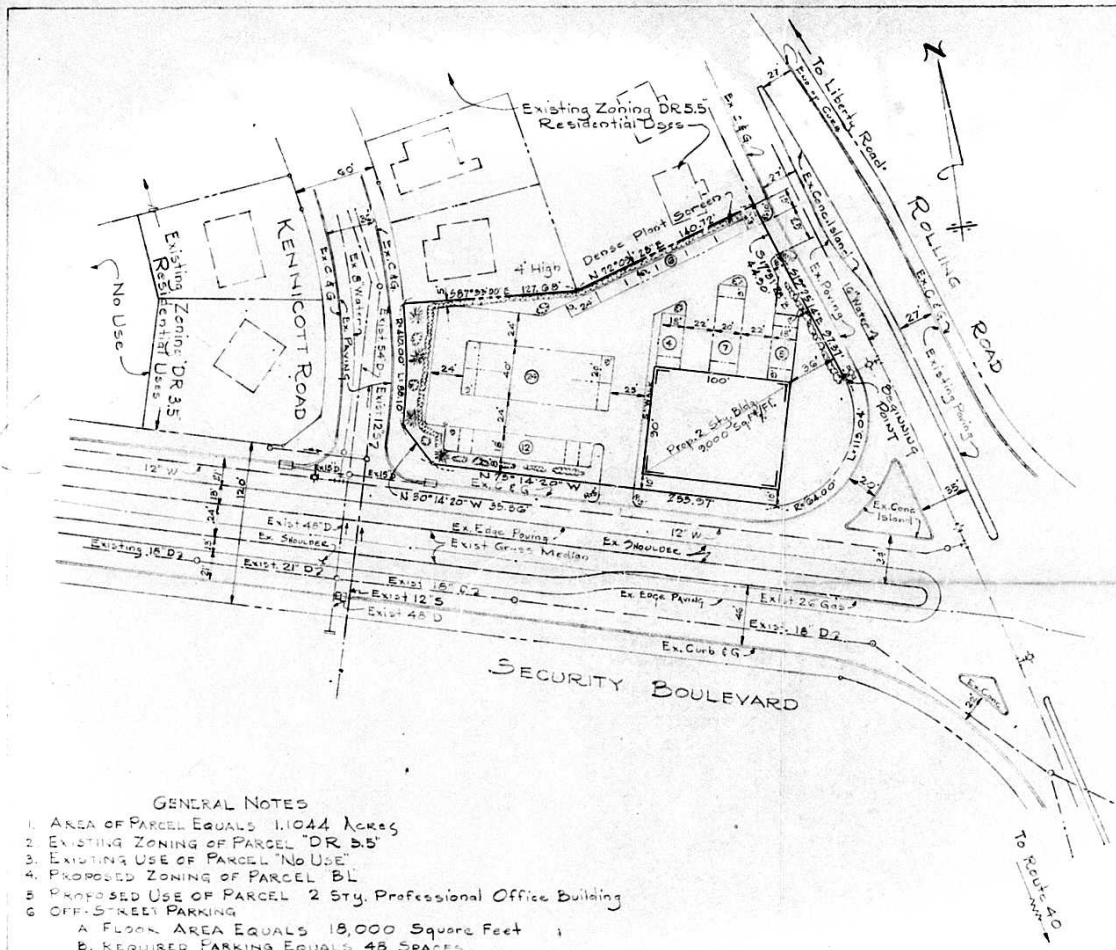
PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION OF PROPERTY
VIGNITY OF
SECURITY BOULEVARD & ROLLING ROAD

Election District No. 1
Baltimore, Co., Md.
August 30, 1972
Revised: Jan 29, 1973

641108
W. 2298



641108
W. 2298



LOCATION PLAN
Scale 1"=500'

EXISTING UTILITIES
 ROLLING ROAD, 16" WATER, G1-35: A-4
 SECURITY BLVD, 12" WATER, G2-310 A-4-C
 18" & 21" D, G2-314 A-3
 KENNICOTT RD 8" WATER, G2-308 A-4-B
 12" SAN, G1-326 A-C
 34" D, G2-100 A-D

To Balto. & Balto. Beltway
 To Route 40

GENERAL NOTES

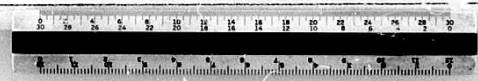
1. AREA OF PARCEL EQUALS 1.1044 Acres
2. EXISTING ZONING OF PARCEL "DR 5.5"
3. EXISTING USE OF PARCEL "NO USE"
4. PROPOSED ZONING OF PARCEL "BL"
5. PROPOSED USE OF PARCEL 2 Story Professional Office Building
6. OFF-STREET PARKING
 - A. FLOOR AREA EQUALS 18,000 Square Feet
 - B. REQUIRED PARKING EQUALS 48 SPACES
 - C. PROPOSED PARKING EQUALS 56 SPACES

PLAT TO ACCOMPANY PETITION
 FOR
 RECLASSIFICATION OF PROPERTY
 VICINITY OF
 SECURITY BOULEVARD & ROLLING ROAD

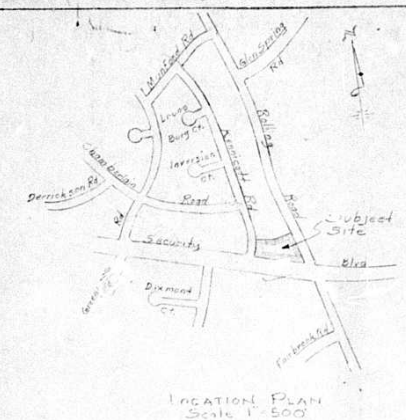
Election District No. 1
 Scale 1"=50'

Baltimore, Co. Md.
 August 30, 1972

DATE: 8/15/72 BY: J. H. S. & P. S. S.
 6410-B L.R. ELS



J.O. 64110B
 NO 2258



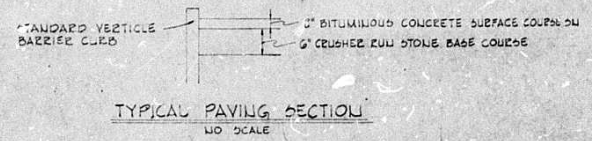
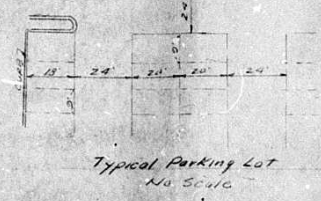
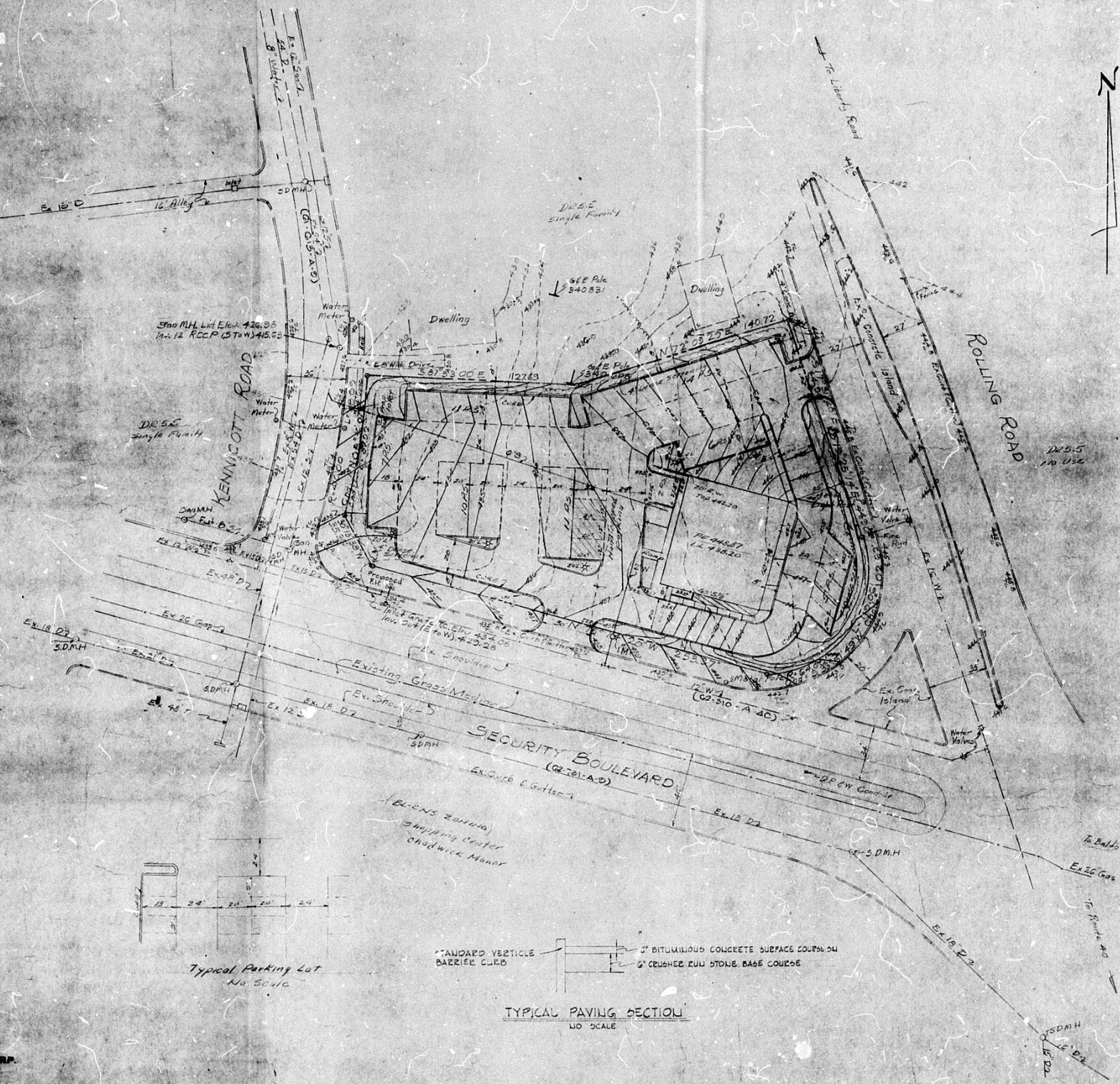
General Notes:
 Area of tract - 4.14 ac.
 Zoning of tract - B-L
 Present use - Vacant
 Proposed use - Office bldg (2 story)
 Bldg Square Footage
 (Future) Ground Floor - 44,000 sq ft
 1st Floor - 44,000 sq ft
 2nd Floor - 44,000 sq ft
 Total - 88,000 sq ft
 15,200 sq ft (2 story)
 Parking Calculations:
 (Future) Ground Floor 44,000 sq ft / 1,500 sq ft per space = 29.33 spaces
 1st Floor 44,000 sq ft / 1,500 sq ft per space = 29.33 spaces
 2nd Floor 44,000 sq ft / 1,500 sq ft per space = 29.33 spaces
 Required 88.0
 Proposed parking 64.43

Planting Schedule:
 Dense screen planting to be:
 Thuja occidentalis nigra (Dark American Arborvitae)
 6' oc. 4" diameter. Spaced 8' by 8'.

PLANS APPROVED
 OFF BY: [Signature]
 DATE: 12-8-76
 75-344-R

SITE & GRADE PLAN
 GAEMPLER OFFICE BLDG.
 1000 CHADWICK BLVD.
 ROLLING ROAD & SECURITY BLVD.
 Election District No. 1 Baltimore Co., Md.
 Scale: 1"=30'

3-11-76
 Revised 3-14-76
 Revised 5-26-76
 Revised 5-26-76
 Revised 11-2-76



MCA
 MCA ENGINEERING CORP.
 1000 CHADWICK BLVD.
 BALTIMORE, MD. 21204

