

73-259-A #109 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, John F. Rezendes, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 255-1 (238.2) to allow a 3' side yard.

Instead of required 30'

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

Present regulations do not allow sufficient area for effective and economical utilization of this site for ultimate planned use.

See attached description

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

Contract purchaser

Legal Owner

Address

Address

Address

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 29th day

1973, 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 108, County Office Building in Towson, Baltimore County, on the 23rd day of April, 1973, at 10:00 o'clock.

Zoning Commissioner of Baltimore County

(over)

April 25, 1973

Louis L. Fleury, Esquire
407 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variance
N/S of I-95 being also the northernmost
R/W of Baltimore County Beltway 695
13th District
John F. Rezendes - Petitioner
NO. 73-259-A (Item No. 169)

Dear Mr. Fleury:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JAMES E. DYER
Deputy Zoning Commissioner

JED:mc

Attachment

February 22, 1973

DESCRIPTION TO ACCOMPANY PETITION FOR VARIANCE
PROPERTY OF JOHN F. REZENDES
13TH ELECTION DISTRICT, BALTIMORE COUNTY

BEGINNING for the same at a point formed by the intersection of the northeastern right of way line of Interstate 195, being also the northernmost right of way line of the Baltimore County Beltway (695) and the southeastern right of way line of Benson Avenue, said point being at the beginning of the 8th or N48°17'44" E 64.92 foot line of the land which by deed dated August 14, 1969, and recorded among the Land Records of Baltimore County in Liber O.T.G. 5026, folio 284, was conveyed by Big Boy's Rigging Service, Inc. to John F. Rezendes, running thence and binding on the southeast side of Benson Avenue and on the 8th, 9th, and 10th lines in aforesaid deed the three following courses and distances:

- 1) N48°17'44" E 64.92 feet 2) N41°02'16" W 2.91 feet and
- 3) N48°36'07" E 261.59 feet, leaving Benson Avenue and running on the 11th and 1st lines in aforesaid deed the two following courses and distances: 1) S51°14'25" E 739.19 feet and 2) S63°32'35" W 25.99 feet to the northeastern right of way line of 195, running thence and binding on the northeastern right of way line of 195 and on the 2nd to the 7th lines inclusive in aforesaid deed the six following courses and distances:
- 1) N79°02'50" W 65.63 feet 2) N83°57'43" W 155.05 feet
- 3) N68°52'05" W 258.21 feet 4) N67°48'51" W 153.86 feet
- 5) N68°20'43" W 204.65 feet and 6) N77°27'34" W 3.17 feet to the place of beginning.

CONTAINING 3.27 acres of land more or less

E. F. RAPHEL & ASSOCIATES
Registered Professional Land Surveyors
201 COUNTLAND AVENUE
TOWSON, MARYLAND 21204

February 22, 1973

DESCRIPTION TO ACCOMPANY PETITION FOR VARIANCE - Page 2

BEING all of the land which by deed dated August 14, 1969, and recorded among the Land Records of Baltimore County in Liber O.T.G. 5026, folio 284, was conveyed by Big Boy's Rigging Service, Inc., to John F. Rezendes.

Eugene F. Raphael
Reg. Professional Land
Surveyor #2246



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner

Date: April 19, 1973

FROM: William D. Fromm, Director

Land Use Master Plans

SUBJECT: Zoning Petition No. 73-259-A

Petitioner: John F. Rezendes

Location: S/E corner of Benson Avenue and Baltimore Beltway

Petition for a Variance for a Side Yard

13th District

HEARING: Monday, April 23, 1973 at 10:00 A.M.

The staff of the Office of Planning and Zoning has reviewed this petition and offers the following comments:

The Department of Traffic Engineering's representative on the Zoning Advisory Committee stated that this site should be restricted to one access point on Benson Avenue, and that it should be located on the north side of the site. The Project Planning Division's representative on the Zoning Advisory Committee stated that the southernmost driveway shown on the petitioner's plan will not be permitted. Both of these comments were based upon the poor site distance along the frontage of this site.

If granted, any development on this site should be conditioned to conform to an approved development plan.

William D. Fromm
Director

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Room 169

Mr. John F. Rezendes
4007 Benson Avenue
Baltimore, Maryland 21227

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

Your Petition has been received and accepted for filing

this 29th day of March 1973.

S. ERIC DINENNA,
Zoning Commissioner

Petitioner John F. Rezendes

Petitioner's Attorney
E. F. Raphael & Associates
201 Courtland Avenue (21204)

Reviewed by
Chairman,
Zoning Advisory Committee

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELSER
DEPUTY TRAFFIC ENGINEER

April 11, 1973

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

Re: Item 169 - ZAE - March 20, 1973
Property Owner: John F. Rezendes
1-95 & Benson Avenue
Variance from Section 255-1 (238.2) to permit
a side yard of 3' instead of req. 30' - District 13

Dear Mr. DiNenna:

Sight distance is limited along the frontage of the site. The sight distance problems are caused by horizontal and vertical curves on Benson Avenue and the bridge abutments for the 1-95 ramp. This site should be restricted to one access point on Benson Avenue and that point should be on the north side of the site.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

JUN 16 1973

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 and the alignment of the Beltway through the Petitioner's property creates an irregular shaped parcel that has topographical features that make it impractical to place functional sized warehouse on said parcel without deviating from the required setback the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety and general welfare of the community.

DATE: April 10, 1973
A Variance to permit a side yard of 3 feet instead of the required 30 should be granted.
IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 25th day of April, 1973, that the herein Petition for a Variance 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 State Highway Administration, Department of Public Works, Department of Traffic Engineering and the Office of Planning and Zoning.
Deputy Zoning Commissioner of Baltimore County

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 and the alignment of the Beltway through the Petitioner's property creates an irregular shaped parcel that has topographical features that make it impractical to place functional sized warehouse on said parcel without deviating from the required setback the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety and general welfare of the community.

the above Variance should NOT BE GRANTED.
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of April, 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Item #169 (1972-1973)
Property Owner: John F. Rezendes
Page 2
April 10, 1973

Storm Drains:

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

In accordance with the drainage policy for this type development, the Petitioner is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall.

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, could be the full responsibility of the Petitioner.

The plan must indicate the existing State Highway Administration drainage improvements at this location for the Beltway (I-695) and the I-95 ramp connection thereto.

The Beltway (I-695) and I-95 are State Roads. Therefore, drainage requirements as they affect the roads come under the jurisdiction of the State Highway Administration.

Water:

Public water supply is available and serving the house on this property. It appears that additional fire hydrant protection is required in the vicinity.

Sanitary Sewer:

Public sanitary sewerage is available and serving the house on this property. There is an existing public sanitary sewerage in Benson Avenue and also to the rear of this site in John Avenue and easements therefrom.

Very truly yours,

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

SEND: RANK: F&H:SS

G-S / Key Sheet
16 W 34 Position Sheet
SW 12 Topo
10 "Tax Map

cc: J. J. Yrenner
D. E. Grise
J. F. Loos, Jr.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 5, 1973

COUNTY OFFICE BLDG.
111 W. Chesebrough Ave.
Towson, Maryland 21204

JOHN J. DILLON, JR.
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE HIGHWAY COMMISSION

BUREAU OF THE INSPECTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Mr. John F. Rezendes
4807 Benson Avenue
Baltimore, Maryland 21227

Re: Variance Petition
Item 169
John F. Rezendes - Petitioner

Dear Mr. Rezendes:

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 to 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 as to the appropriateness of the requested zoning.

The subject property is located at the overpass of Interstate I-95 ramp to the Beltway and southeast corner of Benson Avenue. The subject property is currently improved with a two story frame dwelling that fronts on Benson Avenue which is proposed to be removed. Also, there are various outbuildings substantially below the grade level at Benson Avenue that also are to be removed in the future. The petitioner is requesting a Variance for a side yard of three (3) feet instead of the required thirty (30) feet for proposed warehouse and office building. The parking that is proposed will be between the building and the Baltimore County Beltway, Interstate 695.

As it appears that John Avenue may become a convenient means of access to this property, the Committee is requiring that approximate location of any structures that front on John Avenue be indicated and the distance to Landsdowne Blvd. be noted on a revised site plan prior to the hearing.

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

Mr. John F. Rezendes
Item 169
April 5, 1973

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

JJDjr:JD
(Enclosure)

cc: E. F. Rozke & Assoc.,
201 Courtland Avenue
Towson, Md. 21204

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204
825-7310

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204 Jack Dillon
ATT: Mr. DILLON, Chairman
Zoning Advisory Committee

RE: Property Owner: John F. Rezendes
Location: Intersection of N/W Interstate 95 and S/E Benson Avenue
Item No. 169 Zoning Agenda Tuesday, March 20, 1973

Gentlemen:

Pursuant to your request, the referenced property have 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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (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: [Signature] Noted and approved: [Signature]
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau
mb 4/17/72

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

April 10, 1973

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

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

Re: Item 169 (1972-1973)
Property Owner: John F. Rezendes
Intersection of N/E Interstate 95 and S/E Benson Avenue
Present zoning: M.L. - I.M.
Proposed Zoning: Variance from Section 255-1 (238-2) to permit a side yard of 3' instead of required 30'
District: 13th No. Acres: 3.27 acres

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Benson Avenue, an existing public road, is proposed to be improved in the future as a 60-foot closed-type roadway cross-section on a 60-foot right-of-way. Highway easements for slopes will be required in connection with any grading or building permit application. The plan must be revised to indicate the proposed highway right-of-way widening. Further information in this regard may be obtained from the Baltimore County Bureau of Engineering.

No access is to be provided or permitted via John Avenue.

It is recommended that entrances for this property along Benson Avenue be located as far northward as possible. Sight distance is severely restricted in the vicinity of the Beltway (I-695) overpass.

In any event, 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.

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

March 28, 1973

DONALD 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 169, Zoning Advisory Committee Meeting
March 20, 1973, are as follows:

Property Owner: John F. Rezendes
Location: Intersection of N/E Interstate 95 and S/E Benson Avenue
Present Zoning: M.L. - I.M.
Proposed Zoning: Variance from Section 255-1 (238-2) to permit a side yard of 3' instead of req. 30'
District: 13
No. Acres: 3.27

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

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:man@

W. D. Fromm
SAC/REGISTRATION
Planning
County Office Building
Suite 210
Towson, Md. 21204
410-2211



S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 W. Chesapeake Avenue
Towson, Md. 21204
410-2211

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

April 3, 1973

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 # 169, Zoning Advisory Committee Meeting, March 20, 1973 are as follows:

Property Owner: John F. Rezendes
Location: Intersection of N/E Interstate 95 and S/E Benson Avenue
Present Zoning: M.L. - I.M.
Proposed Zoning: Variance from Section 255-1 (238-2) to permit a side yard of 3' instead of required 30'

District: 13
No. Acres: 3.27 acres

The site plan must be revised to eliminate the southern most driveway because of the poor site design, along Benson Avenue. Since the moving of the driveway may require major revision to the site plan, it is suggested that the petitioner's engineer contact this office to arrange a meeting before the site plan is revised.

Very truly yours,

John L. Winbley
John L. Winbley
Planning Specialist II
Project Planning Division

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 20, 1973

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

Re: Item 169
Z.A.C. Meeting of: 3-20-73
Property Owner: John F. Rezendes
Location: Intersection of N/E Interstate 95 and S/E Benson Avenue
Present Zoning: M.L. - I.M.
Proposed Zoning: Variance from Section 255-1 (238-2) to permit a side yard of 3' instead of required 30'

District: 13
No. Acres: 3.27 acres

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP/ml

BY ORDER OF
S. ERIC DINENNA
Zoning Commissioner
COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

MANUEL M. BISTORIS
RICHARD W. MULLIGAN
ALVIN LORICK
JOSHUA W. HENRY

T. HAYWARD WILLIAMS JR.
RICHARD W. FRADY, JR.
MRS. MICHAEL A. FRADY

PETITION FOR A VARIANCE

THE DISTRICT

BOUNDED: Petition for Variance for a side yard.
LOCATION: North side of I-95, being also on the Northern most, right-of-way line of the Baltimore County Beltway (B&E).
DATE & TIME: MONDAY, APRIL 2, 1973, at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, in order to allow the proposed variance to be heard, hereby certifies that the proposed variance is in accordance with the provisions of the Baltimore County Zoning Ordinance, and that the proposed variance is in accordance with the provisions of the Baltimore County Zoning Ordinance, and that the proposed variance is in accordance with the provisions of the Baltimore County Zoning Ordinance.

RESOLUTION for the same as a petition for the intersection of the northernmost right-of-way line of Interstate 95, being also on the northernmost right-of-way line of the Baltimore County Beltway (B&E), and the intersection of the line of the Baltimore County Beltway (B&E) and the intersection of the line of the Baltimore County Beltway (B&E).

RESOLUTION for the same as a petition for the intersection of the northernmost right-of-way line of Interstate 95, being also on the northernmost right-of-way line of the Baltimore County Beltway (B&E), and the intersection of the line of the Baltimore County Beltway (B&E) and the intersection of the line of the Baltimore County Beltway (B&E).

RESOLUTION for the same as a petition for the intersection of the northernmost right-of-way line of Interstate 95, being also on the northernmost right-of-way line of the Baltimore County Beltway (B&E), and the intersection of the line of the Baltimore County Beltway (B&E) and the intersection of the line of the Baltimore County Beltway (B&E).

RESOLUTION for the same as a petition for the intersection of the northernmost right-of-way line of Interstate 95, being also on the northernmost right-of-way line of the Baltimore County Beltway (B&E), and the intersection of the line of the Baltimore County Beltway (B&E) and the intersection of the line of the Baltimore County Beltway (B&E).

RESOLUTION for the same as a petition for the intersection of the northernmost right-of-way line of Interstate 95, being also on the northernmost right-of-way line of the Baltimore County Beltway (B&E), and the intersection of the line of the Baltimore County Beltway (B&E) and the intersection of the line of the Baltimore County Beltway (B&E).

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 2, 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 in each week, on the 1st day of April, 1973, the 1st publication appearing on the 1st day of April, 1973.

John F. Rezendes
Manager.

Cost of Advertisement, \$...

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 8298

DATE April 2, 1973 ACCOUNT 01-662

AMOUNT \$66.50

WHITE - CASHIER
CASH
Advertising and posting of property for John F. Rezendes
#73-259-A

66.50

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. April 19, 1973

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one successive weeks before the 19th day of April, 1973, the first publication appearing on the 18th day of April, 1973.

THE TIMES.

John M. Martin
Manager

Cost of Advertisement: \$ 35.00
PO # 9408
Rec. No. C 2705

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13 Date of Posting: April 2, 1973

Posted for: Rezendes

Petitioner: John F. Rezendes

Location of property: Intersection of N/E Interstate 95 and S/E Benson Avenue

Location of Signs: Intersection of N/E Interstate 95 and S/E Benson Avenue

Remarks: Variance from Section 255-1 (238-2) to permit a side yard of 3' instead of required 30'

Posted by: John F. Rezendes

Date of return: April 2, 1973

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

MARCH 1973. Item #

S. Eric DiNenna
Zoning Commissioner

Petitioner: Rezendes Submitted by: E. Raphael

Petitioner's Attorney: Reviewed by: ETH

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 8244

DATE April 2, 1973 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER
CASH
201 Courtland Ave.
Towson, Md. 21204
Petition for Variance for John F. Rezendes
#73-259-A

25.00

GENERAL DATA

AREA OF PROP.	3.27 AC.
EXIST. ZONE	ML IM
EXIST. USE	OFFICE + STORAGE
PROP. ZONE	ML IM
PROP. USE	OFFICE + WAREHOUSE

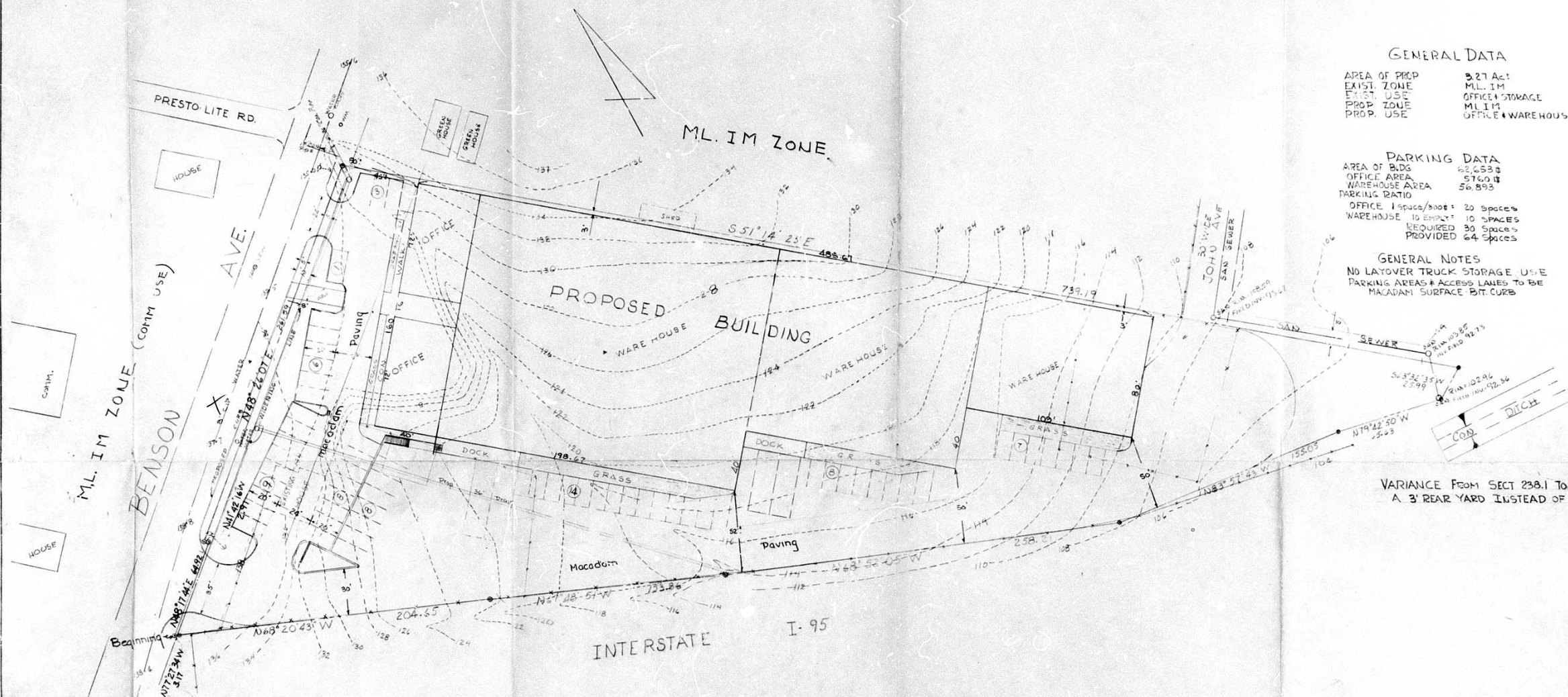
PARKING DATA

AREA OF BLDG.	12,653 sq
OFFICE AREA	5760 sq
WAREHOUSE AREA	56,893
PARKING RATIO	
OFFICE 1 space/900 sq	20 spaces
WAREHOUSE 10 empty/1000 sq	10 spaces
REQUIRED	30 spaces
PROVIDED	64 spaces

GENERAL NOTES

NO LAYOVER TRUCK STORAGE USE
PARKING AREAS + ACCESS Lanes TO BE
MACADAM SURFACE BIT CURB

VARIANCE FROM SECT 238.1 TO ALLOW
A 3' REAR YARD INSTEAD OF THE 30'



E. J. Raphael
E. J. RAPHAEL & ASSOC.
REGISTERED PROFESSIONAL LAND SURVEYORS
201 COURT LAND AVENUE
TOWSON, MARYLAND 21204

PROPERTY OF
SOUTHWESTERN CONTRACTORS
BALTIMORE COUNTY MD.
SCALE: 1" = 30' JAN. 23 1973
13th ELECTION DISTRICT

