

**BALTIMORE COUNTY, MARYLAND**

JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERINGEUGENE J. CLIFFORD, P.E.
DIRECTORWM. T. MELZER
DEPUTY TRAFFIC ENGINEER

May 30, 1973

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

Re: Item 183 - ZAC - March 27, 1973
Property Owner: Charles and Mary E. Broderick, Jr.
N/E/S of Wabash Avenue and Chatsworth Avenue
Variance from Section 238.2 to permit a side yard of 2' instead
of required 30'
District 4

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to
the side yard.

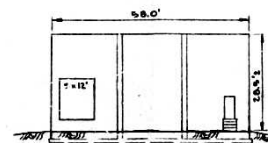
Very truly yours,

A handwritten signature in cursive script, reading "Michael S. Flanigan".

Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

CHARLES R. BRODERICK JR.
O.T.G. 525.0 ~ 191
Jan. 25, 1972



FRONT ELEVATION
Scale 1"=20'

CHATS WORTH AVE (50')

B-R
Vacant Lot

GENERAL NOTES

1. Existing Zoning BR
2. Total Area 0.9775 Ac.
3. Public Water is available
4. Public Sewerage is available
5. Best Reference Libar 3570-57
6. Entrance and Parking Area Paving Material Bit Conc.
7. Warehouse Parking requires one space for each three employees. Number Employees = 12
4 Parking Spaces Required
6 Parking Spaces Shown
8. 65.8 Spot Elev. (Exist Ground)
9. Contours shown are proposed Parking Lot Pavement Contours.

Notes:
Swale Pavement @ 1%
to Inlet from Loading
Docks.

PLANS APPROVED
OFFICE OF PLANNING & ZONING

BY _____
PLANNING
DATE _____
BY _____
ZONING COMMISSIONER
DATE _____

PLAT TO ACCOMPANY PETITION
FOR
ZONING VARIANCE
BEES DISTRIBUTING COMPANY
WABASH AVENUE
4TH ELECTION DISTRICT BALTO CO, MD
SCALE 1" = 30' AUG. 1972

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John W. Winkley
DATE 7-11-73

Rt. # 73-277A

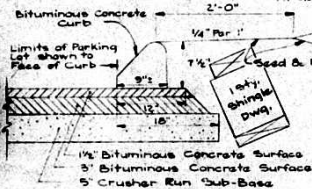
RTF, INC.

LAND SURVEYORS
REISTERSTOWN, MD.

Reg. Land Surveyor No. 6034

MICROFILMED

Revised 6/18/73
Revised 2/12/79



TYPICAL PARKING LOT
PAVEMENT SECTION

Scale: 1"=1'-0"

Residential
DR 3.5

1 1/2 Sty.
Shingle
Dwg.

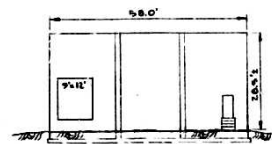
Ex. 1 Sty. Fr.
Machine Shop

Ex. 1 Sty. Fr.
Machine Shop

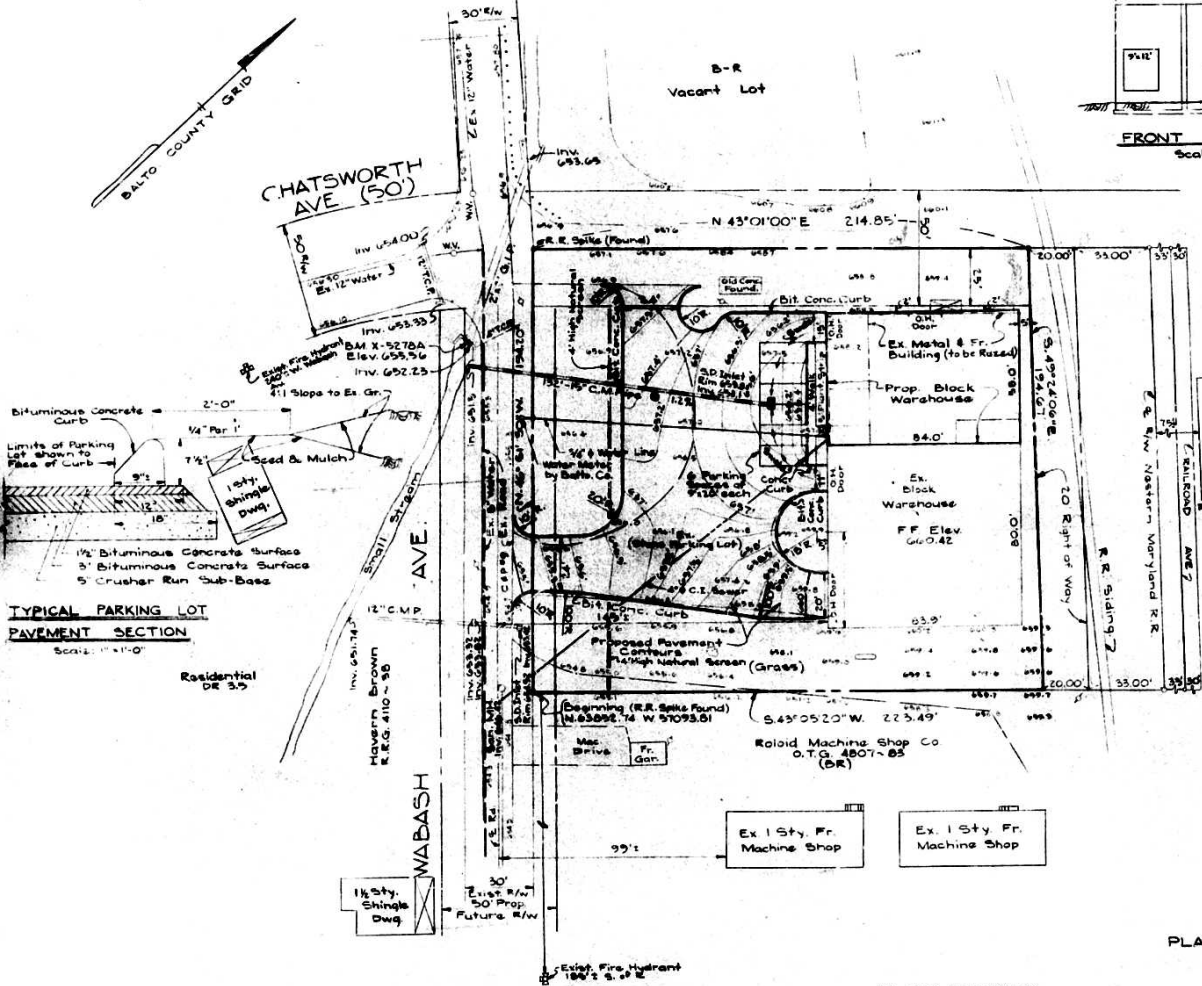
Roloid Machine Shop Co.
O.T.G. 4807-83
(BR)

Exist. Fire Hydrant
18 1/2' S. & E.

CHARLES R. BRODERICK JR.
O.T.G. 5253-191
Jan. 25, 1972



FRONT ELEVATION
Scale 1"=20'



GENERAL NOTES

1. Existing Zoning BR
2. Total Area 0.9775 Ac.±
3. Public Water is available
4. Public Sewerage is available
5. Deed Reference Liber 5570-57
6. Entrance and Parking Area Paving Material Bit. Conc.
7. Warehouse Parking requires one space for each three employees. Number Employees = 12. 4 Parking Spaces Required & Parking Spaces Shown
8. 6586 Spot Elev. (Exist. Ground)
9. Contours shown are proposed. Parking Lot Pavement Contours.

Note: Swale Pavement @ 1% to Inlet from Loading Decks.

PLANS APPROVED
OFFICE OF PLANNING & ZONING

BY: PLANNING
DATE: 7-11-73
BY: ZONING COMMISSIONER
DATE: 7-11-73

PLAT TO ACCOMPANY PETITION
FOR
ZONING VARIANCE
BEES DISTRIBUTING COMPANY
WABASH AVENUE
4TH ELECTION DISTRICT BALTO CO., MD
SCALE 1"=30' AUG. 1972

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: Charles R. Broderick Jr.
DATE: 7-11-73

R.T.# 73-277A

R.T.F., INC.

LAND SURVEYORS
REGISTERED TOWN MD.

Reg. Land Surveyor No. 6034

Revised 6/18/73
Revised 2/12/73

73-277-A #183 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

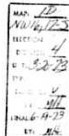
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

and Mary E. Broderick
Charles R. Broderick, Jr., legal owner of the property situated 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 438.2 to permit a side yard of two (2) feet instead of the required thirty (30) feet.

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

SEE ATTACHED LIST

See attached description



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

John A. Sweeney, Jr.
Petitioner's Attorney
Address: 1513 Fidelity Building
Baltimore, Maryland 21201
685-1141

Charles R. Broderick, Jr.
Charles R. Broderick, Jr.
Mary E. Broderick Legal Owners
Address: 28 Chatsworth Avenue
Glyndon, Maryland 21071

Address: _____
Petitioner's Attorney _____
Protestant's Attorney _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1973, at 10:00 o'clock.

Eric D. DiNenna
Zoning Commissioner of Baltimore County.

(over)

5/14/73

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS (Cont'd)

PETITIONERS & LEGAL OWNERS Charles R. Broderick, Jr. and Mary E. Broderick, his wife

REASONS

1. We desire to commence and complete new construction before, rather than after, the razing of the old warehouse facing the unpaved bed of Chatsworth Avenue.
2. Chatsworth Avenue is unimproved, unused and actually terminates at Wabash Avenue to the west of the subject property.
3. The unimproved Chatsworth Avenue is absolutely impassable beyond the railroad adjacent to the subject property, and the bed of the unpaved portion of Chatsworth Avenue is approximately fifteen (15') lower than the paved portion of Chatsworth Avenue east of the Western Maryland Railroad.
4. Applicants also own the land on the opposite side of Chatsworth Avenue, and they believe that the proposed improvements, which will cost from Forty to Fifty Thousand Dollars, would enhance the property values and appearance of the entire neighborhood.
5. The cost of extending the old construction, rather than erecting a new structure, would be prohibitive.
6. Chatsworth Avenue has never been utilized or developed as a County highway, and there are no present plans to improve, pave or develop the same.
7. It would be an unreasonable hardship and practical difficulty for the Petitioners if this variance was not granted to allow a side yard of two (2') feet.
8. Petitioners claim title to the bed of the unpaved portion of Chatsworth Avenue between Wabash Avenue and the Western Maryland Railroad, per Deed dated June 24, 1958 (Liber 3370, folio 57); but Baltimore County also claims title to said bed of Chatsworth Avenue, hence this Petition relating to a variance for a side yard two (2') feet from the southern edge of Chatsworth Avenue.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

John A. Sweeney, Jr., Esq.
1513 Fidelity Building
Baltimore, Maryland 21201

Item 183

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing

this _____ day of _____, 1973

Eric D. DiNenna
Eric D. DiNenna
Zoning Commissioner

Petitioner: Charles R. Broderick, Jr.

Petitioner's Attorney: John A. Sweeney, Jr.
c/o J.A. Sweeney, Jr.
1513 Fidelity Bldg., Baltimore, Md. 21201

Reviewed by: *John A. Sweeney, Jr.*
Chairman, Zoning Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 27, 1973

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

JOHN J. DILLON, JR.
Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

John J. Sweeney, Jr., Esq.
1513 Fidelity Building
Baltimore, Maryland 21201

RE: Variance Petition
Item 183
Charles & Mary Broderick, Jr. - Petitioners

Dear Mr. Sweeney:

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 on the northeast side of Wabash Avenue and Chatsworth Avenue, in the 4th District of Baltimore County. The subject property, which is zoned Business Roadside, is currently improved with an existing warehouse structure and is proposed to be improved with a building addition approximately 64'x58'. The proposed addition would eliminate two existing structures that currently exist at this location. The proposed addition would be within two feet of the northernmost side property line.

The petitioner, although he owns additional property to the north, is separated by the projected Chatsworth Avenue that would bisect his property. All indications are that Chatsworth Avenue is to be relocated and is no longer planned to be extended through this site. Therefore, the Committee is of the opinion that this Variance is only necessary to clear any possible problems with any deed restrictions with reference to Chatsworth Avenue. Petitioner's site plan indicates that water and sewer will be extended to the site and a workable parking pattern will be provided. Currently the surfaced area is not in keeping with the Baltimore County Zoning

John J. Sweeney, Jr., Esq.
Item 183
Page 2

April 27, 1973

Regulations, nor is there lined parking spaces. Curb and gutter does not exist along Wabash Avenue at this location.

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:JJD

(Enclosure)

cc: RTF, Inc.,
111 Brunk Road
Reisterstown, Md. 21136

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

839-7316

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

Attention: Mr. *John J. Dillon, Jr.*, Chairman
Zoning Advisory Committee

Re: Property Owner: Charles R. and Mary E. Broderick, Jr.

Location: N/E/S of Wabash Avenue, and Chatsworth Avenue

Item No. 183

Zoning Agenda Tuesday, March 27, 1973

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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 200 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____
- () 4. EXCEEDS the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *John J. Dillon, Jr.* Noted and Approved:
Planning Group Special Inspection Division Deputy Chief
Fire Prevention Bureau

mls
4/25/73

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 27, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21201

Z.A.C. Meeting of: March 27, 1973

Re: Item 183

Property Owner: Charles R. and Mary E. Broderick, Jr.
Location: N/E/S of Wabash Avenue and Chatsworth Avenue
Present Zoning: B.R.
Proposed Zoning: Variance from Section 238.2 to permit a side yard of 2' instead of required 30'

District: 4
No. Acres: 0.9775 acres

Dear Mr. DiNenna:

No hearing on student population.

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

WNP/ml

W. ENELLE PARKER, President
EDITH C. HARRIS, Vice President
MRS. ROBERT L. BERRY

MARCUS M. BROTHERS
JOSEPH N. MCGUIRE
JOSHUA H. WHEELER, Superintendent

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, V.M.O.
MRS. RICHARD K. WUENFEL

JUL 02 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

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

It is ORDERED by the Zoning Commissioner of Baltimore County this 19th day of May 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 State Highway Administration, Department of Public Works 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 1973, 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
March 30, 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 183, Zoning Advisory Committee Meeting
March 27, 1973, are as follows:

Property Owner: Charles R. & Mary E. Broderick, Jr.
Location: N/E/S Wabash Ave. & Chatsworth Ave.
Present Zoning: B.R.
Proposed Zoning: Variance from Section 238.2 to permit a side yard of 2' instead of required 30'
District: 4
No. Acres: 0.9775

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

Very truly yours,

Thomas R. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB:mas

William D. Fromm
DIRECTOR
Jefferson Building
Suite 201
Towson, Md. 21204
410-3211



S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 N. Chatsworth Ave.
Towson, Md. 21204
410-3231

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

April 17, 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 183, Zoning Advisory Committee Meeting, March 27, 1973, are as follows:

Property Owner: Charles R. and Mary E. Broderick, Jr.
Location: N/E/S of Wabash Avenue, and Chatsworth Avenue
Present Zoning: B.R.
Proposed Zoning: Variance from Section 238.2 to permit a side yard of 2' instead of required 30'
District: 4
No. Acres: 0.9775 acres

Chatsworth Avenue dead end at the Western Maryland R.R. road and the County does not have any intentions to carry the road across the tracks; therefore, the site plan would satisfy the requirements of this office.

Very truly yours,

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

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

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

30 April 1973

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

Re: Item 183

Property Owner: Charles R. and Mary E. Broderick, Jr.
1725 of Wabash Avenue, and Chatsworth Avenue
Present Zoning: B.R.
Proposed Zoning: Variance from Section 238.2 to permit a side yard of 2' instead of required 30'
District: 4 No. of Acres: 0.9775 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:

Chatsworth Avenue (Md. 127) is a State Road; therefore, all improvements, interventions, and entrances on this road will be subject to State Roads Commission requirements.

Baltimore County does not propose that Chatsworth Avenue be extended northerly through this property or to cross the W. Md. R.R. right-of-way.

Wabash Avenue, an existing public road is proposed to be improved in the future, northwesterly from Chatsworth Avenue to Butler Road (Md. 128) as a 40-foot closed-type roadway cross section on a 60-foot right-of-way and southwesterly from Chatsworth Avenue as a minimum 30-foot closed-type roadway cross section on a 50-foot right-of-way.

Highway improvements, including highway right-of-way widening and any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

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 COMMENTS:

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

March 7, 1973

DESCRIPTION OF A 0.9775 ACRE PARCEL

CHARLES R. BRODERICK JR. & WIFE

Beginning at a point on the northeast side of Wabash Avenue, at its intersection with the center line of the proposed Chatsworth Avenue and thence running the four (4) following courses and distances:

1. S 43° 01' 00" E 211.85'
2. S 49° 21' 06" E 191.67'
3. S 43° 05' 20" W 223.19'
4. N 46° 51' 30" W 191.20' to the place of beginning. Containing 0.9775 acres of land more or less.

Subject to the Southwesterly half of Chatsworth Avenue right-of-way (50 feet wide) which is unimproved.

Bearings are referred to the Baltimore County Coordinate System Grid Meridian.

Very truly yours,

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

END:SA/PW:mas

4 - S.W. - Key Sheet
65 N.W. 38 & 39 - Position Sheet
N.W. 15 & 17-J - Topo
48 - Map(Tax)

cc: J.J. Trenner

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: May 11, 1973

FROM: William D. Fromm, Director

SUBJECT: Petition #73-277-A, Northeast side of Wabash Avenue and Chatsworth Ave.
Petition for a Variance for side yard.
Petitioner - Charles R. Broderick, Jr. and Mary E. Broderick

4th District

HEARING: Monday, May 14, 1973 (10:00 A.M.)

The staff of the Office of Planning and Zoning will offer no comment on this petition at this time.

William D. Fromm
William D. Fromm
Director

WDF:REG:rw



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: April 18, 1973
Posted for: VARIANCE
Petitioner: CHARLES R. BRODERICK
Location of property: NE 1/4 OF WABASH AVE. AT ITS INTERSECTION WITH THE CENTER LINE OF THE PROPOSED CHATSWORTH AVE.
Location of signs: E/S OF WABASH AVE. AT THE INTERSECTION OF CHATSWORTH AVE.
Remarks:
Posted by: Charles R. Broderick Date of return: May 3, 1973

[illegible]

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 each at one time was published before the 11th day of May, 1973, the last publication appearing on the 26th day of April 1973.

THE JEFFERSONIAN

G. Frank Strickland
Manager.

Cost of Advertisement, \$.....

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received - this 14th day of 1923

March 1978: Item 1


S. Eric Dillard
Zoning Commissioner

Petitioner Bradwick Submitted by Sumner

Defendant's Attorney S. M. M. M. Reviewed by [Signature]

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

RANDALLSTOWN, MD. 21133 April 30 - 19 73

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric Dinenna
Zoning Commissioner of Baltimore County

was inserted in THE COMMUNITY TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one ~~to~~
week before the 30 day of April 1973, that is to say, the same
was inserted in the issue of April 26, 1973.

STROMBERG PUBLICATIONS, Inc.

By Ed Moya

[illegible]

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCIAL REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 8296

DATE April 19, 1973 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER
JOHN J. SWEENEY, JR., Mgr.
1513 Fidelity Building
Baltimore, Md. 21201
Fidelity for Charles L. Frederick, Jr.
7/26/71-A 1580 3 PAGE 23 250 C MS

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

No. 8361

DATE MAY 4, 1973 ACCOUNT 01-662

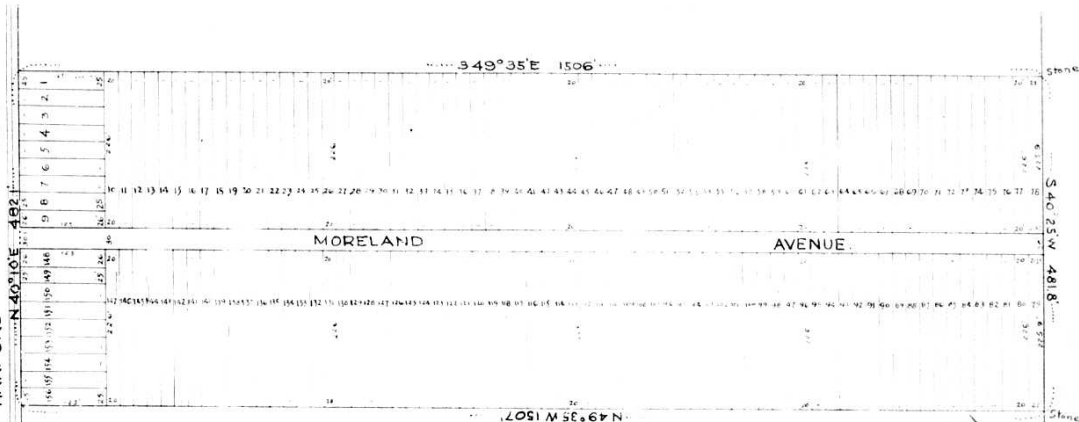
AMOUNT	\$45.50
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DISTRIBUTION
 WHITE - CASHIER
 JOHN J. BUCCHY, JR., Pres.
 1513 Fidelity Bldg.
 Baltimore, Md. 21201
 Advertising and posting of property for Charles
 M. Broderick - 673-277-4 4 4550
 YELLOW - CUSTOMER



ROAD

HARFORD



CALIFORNIA ORCHARD

SURVEYED & LAID OUT BY
— H. A. WHITTLE CO. —
SURVEYORS & ENGINEERS - HAMILTON.
Scale: 1" = 100' Nov 29, 1912.

7/37

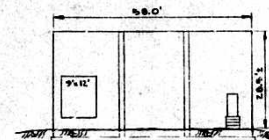
PUTTY HILL AVE.

Accompanying Deed
Mailed to Moreland
Filed for record
see IF 922

Dist. H. P. C. C. C.



CHARLES R. BRODERICK JR.
O.T.G. 5250-191
Jan. 25, 1972



FRONT ELEVATION
Scale 1"=20'

GENERAL NOTES

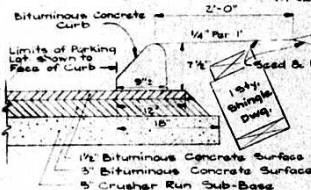
1. Existing Zoning: DR
2. Total Area: 0.9775 Ac ±
3. Public Water is available
4. Public Sewerage is available
5. Deed Reference: Liber 3570-57
6. Entrance and Parking Area: Paving Material: Bit. Conc.
7. Warehouse Parking requires one space for each three employees. Number Employees: 12. 4 Parking Spaces Required & Parking Spaces Shown
8. 656.6 Spot Elev. (Exist. Ground)
9. Contours shown are proposed. Parking Lot Pavement Contours.

Note:
Swals Payment @ 1%
to Inlet from Loading
Docks

MAN. 12
10/14/73
RECORD
BOOK 4
P. 324-25
FILE
INDEXED
17 JAN
MAILED 19 73
BY: MB

TYPICAL PARKING LOT PAVEMENT SECTION

Scale: 1"=14'-0"



Residential
DR 3.5



RTF, INC.
LAND SURVEYORS
REISTERSTOWN MD.

Reg. Land Surveyor No. 6034

PLAT TO ACCOMPANY PETITION
FOR
ZONING VARIANCE
BEES DISTRIBUTING COMPANY
WABASH AVENUE
4TH ELECTION DISTRICT BALTO CO, MD
SCALE 1"=30' AUG 1972

Revised 2/12/75