

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Car-Al-Bob, 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 for a Variance from Section 232.3 to permit a rear yard of 0 feet instead of the required 20 feet and to permit 40 parking spaces instead of the required 47 spaces (section 409.2.b.(6)) 409.2.c.(1) - To permit no screening instead of the required 4 foot high fence of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The present parking facilities are not being used to capacity since the parking for the cleaners in front of the store is sufficient. The tenants of the rear building use only one-half of the spaces. The tenants have indicated the need for additional floor space in their endeavors without the need for parking spaces.

MAP
ELECTION
POSTAGE
DUES
FUEL
TOLLS
TAXES
ETC.

see attached description
Property is to be posted and advertised as prescribed by Zoning Regulations. I, 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: Car-Al-Bob, Inc. Legal Owner
Address: 901 N. York Road
Towson, Md. 21284
By: Wallace Kleid Protestant's Attorney
Address: 102 W. Pennsylvania Avenue
Towson, Md. 21284

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of June, 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 106, County Office Building in Towson, Baltimore County, on the 18th day of June, 1973, at 10:30 o'clock.

DATE RECEIVED FOR FILING
DATE
BY
OFFICE OF THE ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND
73-305-A
#186

County Board of Appeals
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Car-Al-Bob, Incorporated
File # 73-305-A

Gentlemen:

Please be advised that I am not the attorney of record in the above captioned case. Jay Fred Cohen of 514 St. Paul Place, Baltimore, Maryland 21202 has entered his appearance as attorney of record for Car-Al-Bob, Incorporated.

However, my residential property abuts the property in question in this appeal. My interests are, I believe, substantial and would therefore request that notice be given to me of any scheduled hearing date.

Thank you for your kind consideration.

Very truly yours,
Wallace Kleid
Wallace Kleid

WK:and
cc: Car-Al-Bob, Incorporated
Attention: Alan Shulman
Jay Fred Cohen, Esquire

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Car-Al-Bob, 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 for a Variance from Section 232.3 to permit a rear yard of 0 feet instead of the required 20 feet and to permit 40 parking spaces instead of the required 47 spaces (section 409.2.b.(6)) 409.2.c.(1) - To permit no screening instead of the required 4 foot high fence of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

The present parking facilities are not being used to capacity since the parking for the cleaners in front of the store is sufficient. The tenants of the rear building use only one-half of the spaces. The tenants have indicated the need for additional floor space in their endeavors without the need for parking spaces.

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see attached description
Property is to be posted and advertised as prescribed by Zoning Regulations. I, 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: Car-Al-Bob, Inc. Legal Owner
Address: 901 N. York Road
Towson, Md. 21284
By: Wallace Kleid Protestant's Attorney
Address: 102 W. Pennsylvania Avenue
Towson, Md. 21284

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of June, 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 106, County Office Building in Towson, Baltimore County, on the 18th day of June, 1973, at 10:30 o'clock.

Mr. S. Eric DiNenna,
Zoning Commissioner
Baltimore County Office of
Planning & Zoning
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. DiNenna:

Please note an appeal in petition #73-305-A in behalf of Car-Al-Bob, Inc.

Enclosed please find a check for \$45.00 to cover the costs.

Very truly yours,
Melvin Schulman
Melvin Schulman
President

enclosure

73-305-A
SEP 25 1973
ZONING DEPARTMENT

RE: PETITION FOR VARIANCES FROM SECTIONS 232.3, 409.2.b.(6) AND 409.2.c.(1) OF THE BALTIMORE COUNTY ZONING REGULATIONS W/S OF REISTERSTOWN ROAD 160 FEET SOUTH OF MILFORD MILL ROAD 3RD DISTRICT

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY

Car-Al-Bob, Incorporated
Petitioner

No. 73-305-A

OPINION

This case comes before the Baltimore County Board of Appeals on an appeal from an Order of the Zoning Commissioner dated August 29, 1973 denying a petition for variances from Section 232.3 to permit a rear yard setback of 0' instead of the required 20'; Section 409.2.b.(6) to permit 40 parking spaces instead of the required 47 spaces, and Section 409.2.c.(1) to permit no screening instead of the required 4 foot high fence.

The Petitioner, Mr. Melvin Schulman, President of Car-Al-Bob, Incorporated, testified that the present parking spaces are not being used to their full capacity, since the parking for the cleaning business in front of the building is sufficient, and the existing tenants in the rear of the building are using approximately one-half of the 47 parking spaces. He further testified that his tenants have requested additional floor space for their operation, and that while indicating the need for additional floor space, they will require no additional parking spaces. He also testified that he has not complied with Section 409.2.c.(1) requiring screening for off-street parking because his neighbor and one of the Protestants, Mr. Wallace Kleid, requested that it not be put up. Mr. Kleid testified that if the 0' setback were allowed, he could not park his vehicle in his garage.

Mr. Schulman stated that if the building expansion were not permitted, his present tenants would probably move.

The Board must, by law, grant a variance only if it is in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without substantial injury to public health, safety and general welfare. The fact that existing tenants require additional floor space without the need for additional parking spaces does not justify the granting of a variance which would, in effect, have a permanent effect on the neighborhood which would be detrimental should

Car-Al-Bob, Incorporated - No. 73-305-A

there be a change in tenants, which is a very likely probability.

The Board feels that the Petitioner's case does not prove practical difficulty and/or unreasonable hardship, and therefore affirms the Zoning Commissioner's Order of August 29, 1973 denying the requested variances.

ORDER

For the reasons set forth in the foregoing Opinion, the Board affirms the Order of the Zoning Commissioner dated August 29, 1973, and ORDERS this 28th day of October, 1974 that the Variances petitioned for be and the same are hereby DENIED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Robert L. Gillard, Acting Chairman
John A. Miller
Walter C. Horn, Jr.

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

To: S. Eric DiNenna, Zoning Commissioner Date: June 14, 1973
FROM: William D. From, Director

SUBJECT: Petition #73-305-A, West side of Reisterstown Road 160 feet South of Milford Mill Road
Petition for a Variance for Rear Yard, Off Street Parking and Screening
Petitioner - Car-Al-Bob, Inc.
3rd District

HEARING: Monday, June 18, 1973 (10:30 A.M.)

The staff of the Office of Planning and Zoning has reviewed the above petition and has the following comment to make.

The variance to the set back requirements would be acceptable if the following conditions were imposed:

- No access would be allowed to the existing 10' alley to the rear of this property. The petitioner should be required to erect effective permanent barriers such as curbing.
- Effective screening must be provided. A combination of screening and the rear facade of the proposed building addition could be acceptable.

William D. From
William D. From, Director

WDF:NEG:rw

SEP 25 1973
ZONING DEPARTMENT

August 29, 1973

Mr. Melvin Schulman
President
Car-Al-Bob, Inc.
901 North York Road
Towson, Maryland 21204

RE: Petition for Variance W/S of Reisterstown Road, 160' S of Milford Mill Road - 3rd District Car-Al-Bob, Inc. - Petitioner NO. 73-305-A (Item #0, 185)

Dear Mr. Schulman:

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

Very truly yours,
S. Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

SED:mc
Attachment

cc: Wallace Kleid, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

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

the above Variance should be had; and it further appearing that by reason of

a Variance should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of August 1973, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order

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 failure to show practical difficulty or unreasonable hardship,

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this August 29, 1973, that the above Variance be and the same is hereby DENIED.

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

the above Variance should be had; and it further appearing that by reason of

a Variance should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of August 1973, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order.

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 failure to show practical difficulty or unreasonable hardship,

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this August 29, 1973, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BOUND DESCRIPTION FOR PARKING VARIANCE. LEGAL DESCRIPTION for the same on the westerman side of Reisterstown Road (60 feet wide) at a point distant 140 feet measured in a southeasterly direction from the southwest side of Milford Hill Road (40 feet wide)...

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE. PETITION AND SITE PLAN EVALUATION COMMENTS. Includes seal of Baltimore County and signature of David W. Dallas, Jr., Chairman.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING. Your Petition has been received and accepted for filing this 16th day of May 1973. Signed by Eric Dierna, Zoning Commissioner.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE. May 18, 1973. REs Variance Petition Item 186 Car-Al-Bob, Inc. - Petitioner. Includes list of members and a list of agencies reviewed.

Car-Al-Bob, Inc., Item 186 Page 2 May 18, 1973. This petition is accepted for filing on the date of the enclosed filing certificate. Very truly yours, John J. Dillon, Jr., Chairman Zoning Advisory Committee.

Baltimore County Fire Department. J. August Deitz, Chief. Office of Planning and Zoning, Baltimore County Office Building, Towson, Maryland 21204. Includes fire department seal and list of fire department comments.

1.20 P.M. *Sept. 98*
 73-305-A
 # 186
 Requested 9/25/73

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Car-A-Bob, 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,

herby petition for a Variance from Section 232.3 to permit a rear yard of 0 feet instead of the required 20-foot and to permit 40 parking spaces instead of the required 47 spaces (section 205.2.b.(6))

105.22 (2) to permit an accessory instead of the required 4-foot high fence. of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

The present parking facilities are not being used to capacity since the parking for the cleaners in front of the store is sufficient. The tenants of the rear building use only one-half of the spaces. The tenants have indicated the need for additional floor space in their endeavors without the need for parking spaces.

see attached description

MAP	<i>26</i>
SECTION	<i>232.3</i>
DISTRICT	<i>9</i>
DATE	<i>9/27/73</i>
TYPE	<i>✓</i>
REASON	<i>✓</i>
BY	<i>John</i>
FINAL	<i>10/27/73</i>
BY	<i>SH</i>

Property is to be posted and advertised as prescribed by Zoning Regulations. I, 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 Car-A-Bob, Inc. Legal Owner
 Address 901 N. York Rd.
Towson, Md. 21204
 Petitioner's Attorney _____ Protestant's Attorney _____
 Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of May, 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 106, County Office Building in Towson, Baltimore County, on the 18th day of June, 1973, at 10:30 o'clock

John
 Zoning Commissioner of Baltimore County.

(over)

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 _____

the above Variance should be had; and it further appearing that by reason of _____

a Variance _____ should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this _____ day of _____, 1973, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order.

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 failure to show practical difficulty or unreasonable hardship, _____

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 29th day of August, 1973, that the above Variance be and the same is hereby DENIED.

John
 Zoning Commissioner of Baltimore County

Baltimore County, Maryland
Department of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21284

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

April 13, 1973

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21284

Re: Item 186 (1-72-177)
Property Owner: Car-Al-Bob, Inc.
W/S of Reisterstown Road, 160' S/E of Milford Mill Road
Present Zoning: B.L.
Proposed Zoning: Variance from Section 232.3 to permit a rear yard of 0' instead of required 20' and to permit 40 parking spaces instead of required 47
District: 3
No. Acres: 0.6241 acres

Dear Mr. DiNenna:

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

Highway:

Reisterstown Road (Md. 140) is a State road; therefore, all improvements, alterations, and entrances on this road will be subject to State Highway Administration requirements.

Milford Mill Road, an existing County road, is proposed to be widened in the future as a 60-foot closed-type roadway cross-section with a 50-foot right-of-way. Highway improvements, including any right-of-way widening, will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering, Room 400, 700-0493, File 5.

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

As stated in prior comments concerning this site, the alleyways adjacent to the site are for residential use. The Petitioner shall provide means to prevent ingress or egress of vehicular traffic.

Setback Control:

Development of this property through stripping, grading and reclamation could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading

Mr. S. Eric DiNenna Item #186
Page 2
April 23, 1973

permit is therefore necessary for all grading, including the strip-plant of top soil.

Storm Drain:

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 & Sanitary Sewer:

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

Very truly yours,

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

END:HAM:PMR:bjh

Q-24 May Sheet
25 NW 19 Position Sheet
NW 7 S Topo
78 Tax Map

cc: G. A. Geier
J. J. Tranner



Harry R. Hughes
James J. O'Donnell
Acting Administrator

March 29, 1973

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

Attn: Mr. John J. Dillon

ITEM 186
Re: Z.A.C. Meeting 3/27/73
Property Owner: Car-Al-Bob, Inc.
Route 140 - Location: W/S of Reisterstown Road
160' S/E of Milford Hill Road
Present Zoning: B.L.
Proposed Zoning: Variance from Section 232.3 to permit a rear yard of 0' instead of required 20' and to permit 40 parking spaces instead of required 47
District 3 - No. Acres 0.

Dear Mr. DiNenna:

The existing entrances from Reisterstown Road are acceptable.

The proposed building should have no adverse effects on Reisterstown Road other than the increase in traffic generation.

The 1972 average daily traffic count on this section of Reisterstown Road is ... 24,600 vehicles.

Very truly yours,

Charles Lee, Chief
Development Engineering Section
John E. Mayers
John E. Mayers
Asst. Development Engineer

CL:JEN:bjk

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

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 186, Zoning Advisory Committee Meeting, March 27, 1973, are as follows:

Property Owner: Car-Al-Bob, Inc.
Location: W/S Reisterstown Rd., 160' S/E of Milford Mill Rd.
Present Zoning: B.L.
Proposed Zoning: Variance from Section 232.3 to permit a rear yard of 0' instead of req. 20' and 40 parking spaces instead of required 47
District: 3
No. Acres: 0.6241

Metropolitan water and sewer are available.

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.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVS:mgc

cc: L.A. Schuppert
W.L. Phillips

William D. Fromm
DIRECTOR
Baltimore County Office Building
Towson, Md. 21284
48-2311



S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21284
48-2311

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 186, Zoning Advisory Committee Meeting, March 27, 1973, are as follows:

Property Owner: Car-Al-Bob, Inc.
Location: W/S of Reisterstown Road, 160' S/E of Milford Mill Road
Present Zoning: B.L.
Proposed Zoning: Variance from Section 232.3 to permit a rear yard of 0' instead of required 20' and to permit 40 parking spaces instead of required 47
District: 3
No. Acres: 0.6241 acres

Loading areas must be clearly indicated on the site plan and no loading area may be served by the alley at the rear of the property.

Very truly yours,

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

WDP/ml

H. ENGLISH PARKS, M.D.
EUGENE C. HESS, M.D.
MRS. ROBERT L. BERNHEIM

MARION M. BOSTARIS
JOSEPH N. MIDGAN
ALVIN LORECK
JOSHUA W. WHEELER, M.D.

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, M.D.
MRS. RICHARD C. MURPHY

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 27, 1973

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

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

Re: Item 186
Property Owner: Car-Al-Bob, Inc.
Location: W/S of Reisterstown Road, 160' S/E of Milford Mill Road
Present Zoning: B.L.
Proposed Zoning: Variance from Section 232.3 to permit a rear yard of 0' instead of required 20' and to permit 40 parking spaces instead of required 47
District: 3
No. Acres: 0.6241 acres

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Hick Petrovich
W. Hick Petrovich
Field Representative

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Director
Wm. T. HALLINAN Deputy Traffic Engineer

May 30, 1973

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

Re: Item 186 - ZAC - March 27, 1973
Property Owner: Car-Al-Bob, Inc.
W/S of Reisterstown Road, 160' S/E of Milford Hill Road
Variance from Section 232.3 to permit a rear yard of 0' instead of required 20' and to permit 40 parking spaces instead of required 47
District: 3

Dear Mr. DiNenna:

The petitioner is requesting a variance to the rear yard and a variance to parking from the required 47 parking spaces to 40 parking spaces. The rear yard variance is not expected to cause any traffic problems, but the variance to parking may cause a hardship on the neighborhood.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/pk

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

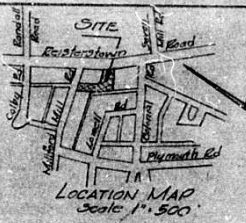
District: 3
Posted for: APPLICANT
Petitioner: CAR-AL-BOB, INC.
Location of property: W/S OF REISTERSTOWN RD. 160' S/E OF MILFORD MILL ROAD
Location of Signs: @ SW CORN. S. OF MILFORD MILL RD. 160' S/E OF REISTERSTOWN RD. @ W. SIDE PLAZA, GLASS STORE
Remarks: # 110 REISTERSTOWN RD.
Posted by: Thomas E. Roland
Signature: _____
Date of return: _____

It is also noted by the office that the required 4' high red wood closed fence (acoustic type) as shown on the plan approved on June 1, 1970, has not been erected on the site. I would therefore recommend that the petition be held until the fence is erected.
4/17/73

Zoned DR - CD District

REISTERSTOWN (State Road)

ROAD



BEGINNING OF ZONING DISTRICT

100 to South Side Milford Mill Rd

To Baltimore

ZONING DATA

- Existing Zoning of Tract B.L.
- Proposed Zoning B.L. with parking variance to permit 40 parking spaces instead of the required 47 spaces.
- Gross Acreage of Tract 0.6241 Acres
- Building Size and Area

Buildg A	43 x 34	3612 SF Retail
Buildg B	32 x 72.1	2307 SF Retail
Buildg C	23 x 72.1	2307 SF 2nd Floor Office
Buildg D	25 x 72.1	1802 SF Retail
Buildg E	25 x 72.1	1802 SF 2nd Floor Office
- Required Parking

Buildg A	3612 SF / 200	11.54
Buildg B	2307 SF / 200	4.62
Buildg C	2307 SF / 500	13.06
Buildg D	1802 SF / 200	3.60
Buildg E	1802 SF / 500	2.01
Total		46.83
- Proposed Parking 40 spaces
- All Utilities available at site

Texaco, Inc. o.d.d.88:Ac.

Texaco 3 Bay Service Station Existing

Existing Bldg 3612 SF Retail Areas A

Zoned B.L.

Existing Bldg 2307 SF 1st Floor Retail Tire Shop 2nd Floor Offices B

Proposed Bldg 1802 SF 1st Floor Retail Stores 2nd Floor Offices C

Ex Parking Area

BOARD OF APPEALS PETITIONER'S EXHIBIT #2

0.6241 Ac Zoned B.L.

Zoned DR 5.5

ZONING PLAT PROPERTY OF CAR-AL-BOB, INC.

501 York Rd Baltimore Md 21204

Phone 823-0857

3rd Election District Baltimore County, Md March 8, 1975

Frankie Palle BAVER IN DISTAS, II

