

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, the undersigned, Phyllis M. Gebhardt, 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 _____ zone to an _____ zone, for the following reasons:

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 _____ Office Building.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above reclassification 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.

Contract purchaser _____ Address _____
Legal Owner _____ Address _____
Petitioner's Attorney _____ Protester's Attorney _____
Address _____

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 July, 1973, at 11:00 o'clock.

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
N/S of Golden Ring Road - 761.31' NW : DEPUTY ZONING
of Philadelphia Road - 14th District : COMMISSIONER
William F. Gebhardt, et ux :
Petitioner's :
NO. 74-23-X (Item No. 244) : OF
: BALTIMORE COUNTY

This Petition represents a request for a Special Exception for an office in an apartment building. The property is located on the north side of Golden Ring Road, 761.31 feet northwest of Philadelphia Road, in the Fourteenth Election District of Baltimore County, and is presently improved with two (2) apartment buildings: one (1) containing twelve (12) units facing Golden Ring Road and the second containing eight (8) units situated along the south-eastermost property line. A parking lot containing thirty-nine (39) off-street parking spaces is also located on the site.

Mr. William F. Gebhardt, Petitioner and owner of the apartment, testified in his own behalf. His testimony was to the effect that he planned to convert one (1) apartment unit, in the twelve (12) unit building, to office use for his real estate business. He felt that the conversion would be beneficial to all concerned since it would enable him to personally oversee both operations on a full-time basis. Other than he and his wife, he would have one (1) paid employee in the office at all times. Total employment would consist of himself, his wife, one (1) office employee, seven (7) full-time sales people, and two (2) part-time sales people.

Four (4) parking spaces would be required for the nine hundred and fifty-four (954) square feet of office area and an additional twenty-nine (29) spaces for the remaining nineteen (19) apartment units, making a total of thirty-three (33) spaces as compared to the thirty-nine (39) presently provided.

Three (3) area residents were in attendance at the hearing. Mr. Robert Diegel, who resides at 6708 Golden Ring Road immediately adjoining the subject property, appeared in favor of the requested Special Exception. Mr. William J. Burgess, President of the Rosedale Greater Community Council, and Mr. John Pickett, Jr., who resides at 8618 Deleage Road, appeared in protest to the Special Exception.

Mr. Burgess and Mr. Pickett testified that they had measured the actual width of the parking area and found it to be smaller than indicated on the Petitioner's site plan that had been prepared by a consulting engineering firm. They were concerned that the parking area would not accommodate the number of cars indicated on the plan resulting in cars parking on Golden Ring Road which would cause interference with traffic flow and sight distance. The fire station, situated immediately east of the subject property, was also of great concern. Later testimony indicated that while this type of parking had been a problem in the past, there has not been a problem in the past six (6) months, as the frontage along Golden Ring Road has been posted for no parking.

After all testimony had been given, the hearing was adjourned to the site at which time it was determined that the building, parking layout, and number of spaces coincided with the site plan submitted. No attempt was made to measure the parking area, however, all spaces were demonstrated as being usable with the exception of three (3) parallel spaces along the north-eastermost property line that prevented utilization of several spaces located in the center core of the parking area. Based on this finding, it was agreed that the Order would be held sub curia pending submittal of a revised plan indicating the proper number of spaces with adequate circulation and maneuvering areas.

Said site plan has been received and approved by the Office of Planning and Zoning as being acceptable and meeting all requirements of the Baltimore County Zoning Regulations insofar as parking is concerned, and, for this reason, the Order is not being written.

Other County and State agencies, who reviewed the Petitioner's proposed plans, had no adverse comment with regard to the operation.

In view of the above comments and testimony, it is the opinion of the Deputy Zoning Commissioner that the Petitioner has met all of the requirements of Section 502.1 of the Baltimore County Zoning Regulations, and that with certain restrictions, the granting of the Special Exception will not be detrimental to the health, safety, and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this _____ day of August, 1973, that the herein requested Special Exception for office use should be and the same is hereby GRANTED, subject, however, to the following restrictions:

1. With the exception of the owner and his wife, no more than ten (10) employees shall be employed in the Petitioner's real estate business granted by this Special Exception. Said employees shall consist of seven (7) full-time salesmen, two (2) part-time salesmen, and one (1) office secretary.
2. No general meetings involving all employees of the firm shall take place before 9:00 A. M. or after 5:00 P. M.
3. No additional request for office use shall be made for either of the apartment buildings for a period of ten (10) years.
4. Final approval of a site plan by the State Highway Administration, Department of Public Works and the Office of Planning and Zoning.
5. Strict compliance with said approved site plan.

Deputy Zoning Commissioner of Baltimore County

MCA
MATE, CHILDS & ASSOCIATES, INC.
CONSULTING ENGINEERS
1080 Cromwell Bridge Rd., Baltimore, Md. 21204 Tel. 301-823-0900

DESCRIPTION

954 SQUARE FOOT PARCEL, PART OF THE APARTMENT BUILDING
NO. 6800 - 6802 GOLDEN RING ROAD, NORTHEAST OF GOLDEN RING
ROAD, NORTHWEST OF PHILADELPHIA ROAD FOURTEENTH ELECTION
DISTRICT, BALTIMORE COUNTY, MARYLAND.

THIS DESCRIPTION IS FOR SPECIAL EXCEPTION.

Beginning for the same at a point located N 36° 47' 15" E 45.00 feet from a point on the northeast side of Golden Ring Road, forty feet wide, said last mentioned point being N 53° 12' 45" W 761.31 feet, more or less, from the intersection of said northeast side of Golden Ring Road and the northwest side of Philadelphia Road, sixty feet wide, said beginning point being on the southwest face of the outside wall of the apartment building known as No. 6800 - 6802 Golden Ring Road and at the center of a partition wall in said building, running thence binding on the center line of said partition wall, (1) N 36° 47' 15" E 38.83 feet, more or less, thence binding on the northeast and southeast face of another outside wall of said building three courses: (2) N 53° 12' 45" W 19.03 feet, more or less, (3) N 36° 47' 15" E 6.33 feet, more or less, and (4) N 53° 12' 45" W 6.00 feet, more or less, to the center line of another partition wall in the building herein referred to, thence binding on the

HGW:ejg

J.O.# 70151

May 29, 1973

center line of said last mentioned partition wall, (5) S 36° 47' 15" W 30.14 feet, more or less, thence along the southwest and northwest faces of walls in said building two courses: (6) S 53° 12' 45" E 3.72 feet, more or less, and (7) S 36° 47' 15" W 15.02 feet, more or less, and thence binding on the southwest face of the outside wall first herein mentioned, (8) S 53° 12' 45" E 21.31 feet, more or less, to the place of beginning.
Containing 954 square feet of land, more or less.

MCA
MATE, CHILDS & ASSOCIATES, INC.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: July 12, 1973
FROM: William D. From, Director
Office of Planning and Zoning
SUBJECT: Petition 74-23-X, North side of Golden Ring Road 761.31 feet Northwest of Philadelphia Road
Petition for Special Exception for Office and Office Building
Petitioner - William F. & Phyllis M. Gebhardt

14th District

HEARING: Wednesday, July 25, 1973 (11:00 A.M.)

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

The older homes on the opposite side of Golden Ring Road were zoned D.R. 16 in anticipation of them being converted to office uses.

However, it is not clear what the impact of conversion, even of one apartment unit to an office in an apartment development designed solely for residential uses will be. For instance, while the number of parking spaces provided somewhat exceeds the minimum zoning requirements, it is not clear what may happen during periods of peak parking needs (i.e. heavy use of offices, perhaps combined with peak parking requirements of the apartment residents). Because the apartment project was designed as a residential unit, potential office users could wander all over the parking areas causing undue shortages of parking spaces to the residents of the development. On the other hand, offices in buildings on separate parcels define very clearly how much and where parking is available for customers of the office. It is true the owners of the Golden Arms Apartment could post signs and utilize paint, however, it would be very difficult and costly to enforce their regulations.

It is the staff's opinion that conversion of apartment units to offices in apartment projects which are not pre-designed for office use could have a detrimental effect on the continued use of the remaining apartment units within that project.

William D. From, Director
Office of Planning and Zoning

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: July 5, 1973
Posted for: William F. & Phyllis M. Gebhardt
Petitioner: William F. & Phyllis M. Gebhardt
Location of property: N/S of Golden Ring Rd. 761.31' N.W. of Phila. Rd.
Location of signs: Signs posted on the N.W. corner of the property.
Remarks: None
Posted by: William D. From Date of return: 7/12/73



OCT 10 1973

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

CITY OFFICE BLDG.
112 CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

July 12, 1973

JOHN J. DILLON, JR.
CHAIRMAN

MEMBERS

BUREAU OF
ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF
FIRE PREVENTION

HEALTH DEPARTMENT

URBAN PLANNING

PLANNING DEPARTMENT

DEPARTMENT OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

Mr. William F. Gebhardt
1215 Brook Meadow Drive
Towson, Maryland 21204

RE: Special Exception Petition
Item 244
William and Phyllis Gebhardt

Dear Mr. Gebhardt:

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 Golden Ring Road, 761 feet northwest of Philadelphia Road, in the 14th District of Baltimore County. This property is also known as 6800 to 6802 Golden Ring Road.

This property is currently improved with an existing apartment development, and is directly adjacent to existing houses on the west, a Baltimore County Fire Department on the east, and residential dwellings on the south.

The petitioner proposes to convert a middle level 954 square foot apartment unit to office space. This Committee finds no particular problem with this request, and the density calculations have been

Mr. William F. Gebhardt
Item 244
July 12, 1973

Page 2

adjusted to reflect the elimination of one apartment unit. We do, however, feel that this should be considered an isolated case and should not open the door for the entire apartment complex to be converted to office space.

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.
JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJDjr.:JD

Enclosure

cc: Matz, Childs & Associates, Inc.
1020 Cromwell Bridge Road
Baltimore, Maryland 21204



Harry R. Hughes
Secretary
Edward M. Evans
Administrator

June 22, 1973

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

RE: Z.A.C. Meeting, June 19, 1973
Property Owner: Wm. & Phyllis Gebhardt
Location: 6800-6802 Golden Ring Rd. (Rte. 50R)
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for Office
District: 14
Ac. Acres: 954 Sq. Ft.
Item: 244

Dear Mr. DiNenna:

The State Highway Administration anticipates no problems resulting from the subject proposal, providing that there will be sufficient off street parking.

The 1972 average daily traffic count for this section of Golden Ring Road is 8,100 vehicles.

Very truly yours,

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

P.O. Box 717 / 200 West Preston Street, Baltimore, Maryland 21203

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
827-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: William and Phyllis Gebhardt

Location: 6800-6802 Golden Ring Road

Item No. 244 Zoning Agenda June 19, 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.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ 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. _____ the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1973 Edition prior to occupancy.
- (x) 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

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

mls
4/16/73

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

June 20, 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 244, Zoning Advisory Committee Meeting June 19, 1973, are as follows:

Property Owner: William and Phyllis Gebhardt
Location: 6800-6802 Golden Ring Road
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for office
District: 14
No. Acres: 954 sq. ft.

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

Very truly yours,

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

HVB:un6

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



June 26, 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 244, Zoning Advisory Committee Meeting, June 19, 1973, are as follows:

Property Owner: William and Phyllis Gebhardt
Location: 6800 - 6802 Golden Ring Road
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for office
District: 14
No. Acres: 954 square feet

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

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

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Dates: June 19, 1973

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

RE: Item 244
Property Owner: William and Phyllis Gebhardt
Location: 6800 - 6802 Golden Ring Road
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for office

Z.A.C. Meeting of: Tuesday June 19, 1973

District: 14
No. Acres: 954 square feet

Dear Mr. DiNenna:

No effect on student population.

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHEESAPEAKE AVENUE TOWSON, MARYLAND 21204
EXEC. CODE 301 PLANNING 301-321 ZONING 301-331

ORIGINAL
CERTIFICATE OF PUBLICATION
 OFFICE OF
Essex Times
 200 Eastern Blvd
 Essex, Md. 21221
 July 16 - 1973

THIS IS TO CERTIFY, that the annexed advertisement of
 Eric Dinenna
 Zoning Commissioner of Baltimore County
 was inserted in **ESSEX TIMES** a weekly newspaper published in Baltimore County, Maryland, once a week for one successive week before the 16th day of July 1973; that is to say, the same was inserted in the issue of July 12, 1973.

Stromberg Publications, Inc.
 Publisher.
 By *Rich Morgan*

ORIGINAL
CERTIFICATE OF PUBLICATION

OFFICE OF
Essex Times

200 Eastern Blvd
 Essex, Md. 21221

July 16 - 1973

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Stromberg Publications, Inc.
 Publisher.
 By *Rich Morgan*

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 5, 1973

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once a week for one time, successive weeks before the 16th day of July 1973, the first publication appearing on the 16th day of July 1973.

THE JEFFERSONIAN
H. L. L. L. L.
 Manager.

Cost of Advertisement, \$.....

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received on this 7th day of June 1973.

[Signature]
 Zoning Commissioner

Submitted by *[Signature]*
 Petitioner's Attorney Reviewed by *[Signature]*

This is not to be interpreted as acceptance of the Petitioner's assignment of a hearing date.

Mr. William F. Gohhardt
 3135 South Meadow Drive
 Towson, Md. 21204 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 22nd day of June 1973

[Signature]
 Zoning Commissioner

Submitted by *[Signature]*

Petitioner's Attorney Reviewed by *[Signature]*

This is not to be interpreted as acceptance of the Petitioner's assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND No. 10880

OFFICE OF PUBLIC REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE July 2, 1973 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER
 W. F. Gohhardt & Co.
 3805 Redman Ave.
 Baltimore, Md. 21213
 Petition for Special Exception - #74-23-X

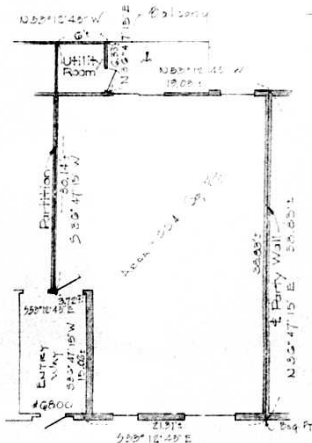
BALTIMORE COUNTY, MARYLAND No. 11132

OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

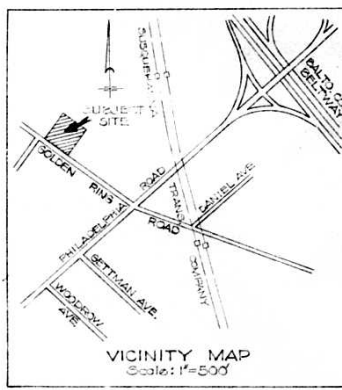
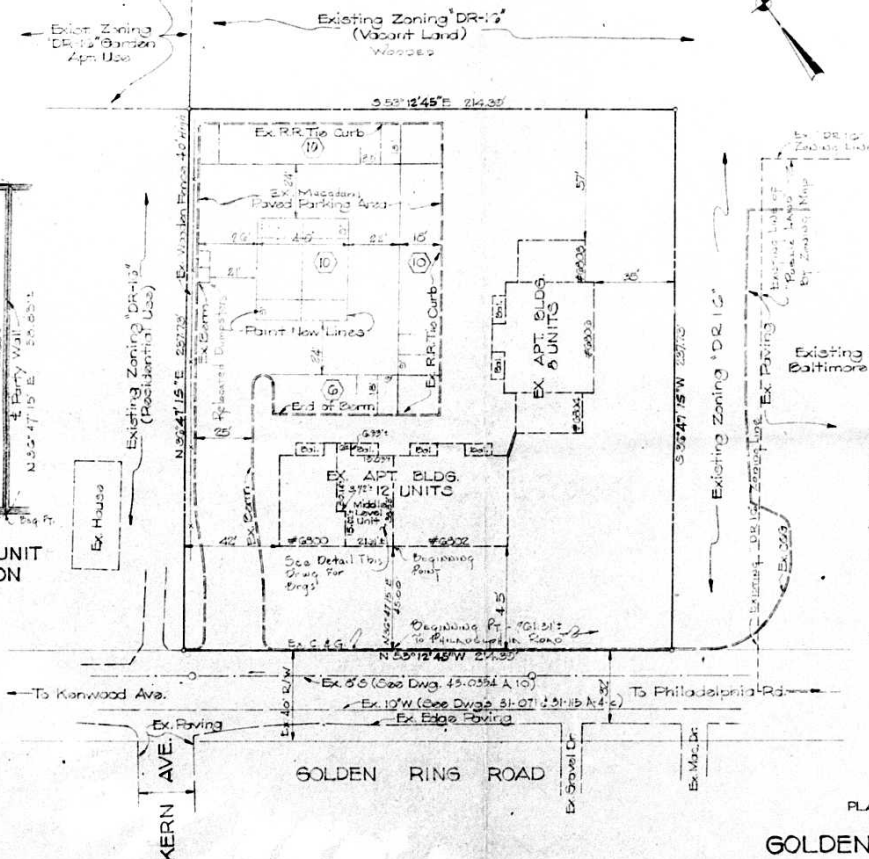
DATE July 25, 1973 ACCOUNT 01-662

AMOUNT \$56.75

WHITE - CASHIER
 W. F. Gohhardt & Co.
 3105 Redman Ave.
 Baltimore, Md. 21213
 Advertising and printing of property - #10880



DETAIL OF APARTMENT UNIT
FOR SPECIAL EXCEPTION
Scale: 1/8"=1'-0"



GENERAL NOTES

1. Area of Property = 1.16 Acres
2. Existing Zoning of Property = DR-15
3. Existing Use of Property = "Garden Apartments"
4. Proposed Zoning of Property = DR-15 with Special Exception for Portion of #6300 Golden Ring Rd.
5. Proposed Use of Property = "Garden Apartments" and Offices in Portion of #6300 Golden Ring Rd.
6. Density Calculations:
 - A. Gross Area = 1.25 Ac.±
 - B. NP of Density Units Allowed = 23
 - C. NP of Density Units Existing = 20
 - D. NP of Density Units Proposed = 13
 - E. Area of Unit to be Converted to Offices = 754'±
7. Parking Data:
 - A. Required for Autos = 20 Spaces (153 x 10)
 - B. Required for Offices = 4
 - C. Total Required = 33
 - D. Total Existing on Site = 36

REVISED PLANS

FLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION GOLDEN ARMS APARTMENTS GOLDEN RING ROAD

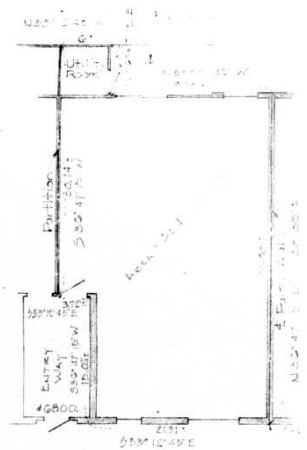
Election Dist. No. 14 Baltimore Co., Maryland
Scale: 1"=30'
May 7, 1973
Revised: July 21, 1973



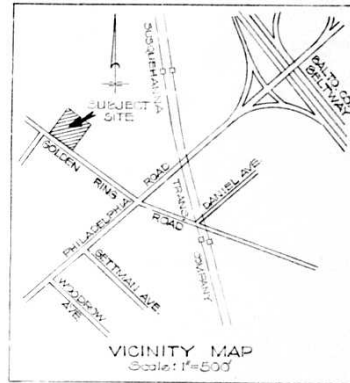
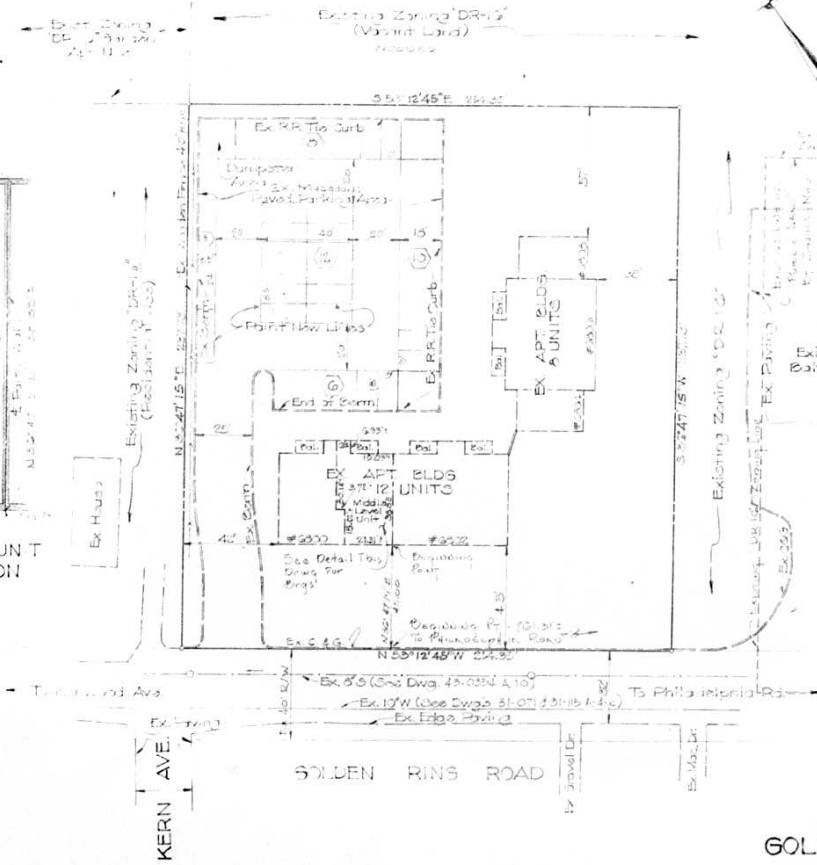
MCA CONSULTING ENGINEERS

1020 Cranwell Bridge Rd. Baltimore, Md.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE 8-4-73



DETAIL OF APARTMENT UNIT
FOR SPECIAL EXCEPTION
Scale: 1/8"=1'-0"



Existing Zoning "Public Land"
Baltimore Co. Fire Dept. Station

GENERAL NOTES

1. Area of Property = 1.10 Acres
2. Existing Zoning of Property = DR-13
3. Existing Use of Property = "Garden Apartments"
4. Proposed Zoning of Property = DR-13 with Special Exception for Portion of #3300 Golden Ring Rd.
5. Proposed Use of Property = "Garden Apartments" and "Office" in Portion of #3300 Golden Ring Rd.
6. Density Calculations:
 - A. Gross Area = 125 Ac.
 - B. Net Density Units Allowed = 23
 - C. Net Density Units Existing = 23
 - D. Net Density Units Proposed = 13
 - E. Area of Unit to be Converted to Office = 354'
7. Marking Data:
 - A. Required for Apts. = 23 Spaces (153 x 12)
 - B. Required for Offices = 4
 - C. Total Required = 23
 - D. Total Existing on Site = 23

MAP	FILED
SECTION	FILED
DISTRICT	FILED
DATE	FILED
BY	FILED
HEARING	FILED
DATE	FILED
BY	FILED

PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION

GOLDEN ARMS APARTMENTS

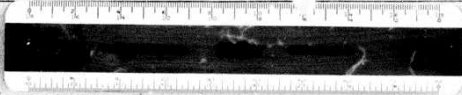
GOLDEN RING ROAD

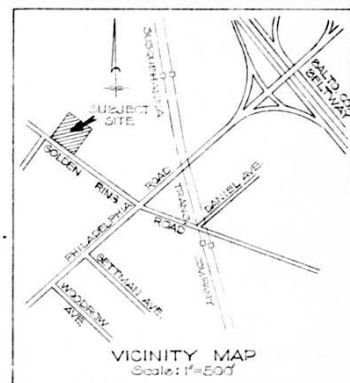
Election Dist No. 14 Baltimore Co., Maryland
Scale: 1"=30'

May 7, 1973

ed. Post

MCA  
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
1020 Cromwell Bridge Rd. Baltimore, Md.





2. Existing Zoning of Property: "DR-10"
3. Existing Use of Property: "Garden Apartments"
4. Proposed Zoning of Property: "DR-10" with Special Exception for Portion of #5400 Golden Ring Rd.
5. Proposed Use of Property: "Garden Apartments" and Office in Portion of #5400 Golden Ring Rd.
6. Density Calculations:
 - A. Gross Area = 125 Acre±
 - B. Net Density Units Allowed = 23
 - C. Net Density Units Existing = 23
 - D. Net Density Units Proposed = 13
 - E. Area of Unit to be Converted to Offices = 2545'
7. Parking Data:
 - A. Required for Apts. = 29 Spaces* (1.53 x 19)
 - B. Required for Office = 9
 - C. Total Required = 38
 - D. Total Existing on Site = 30

Baltimore Co., Maryland
May 7, 1973
Revised: July 31, 1973

1020 Cramoell Bridge Rd. Baltimore, Md.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: John W. Ambler
DATE: 11-8-78

74-23-x