

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **DOROTHY MAE JACKSON**, Albert G. Sew & Jean Sew, 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 special hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a parking permit for use of land in a residential zone for parking in conjunction with business use on P.L. zoned property adjoining under Section 409 as per plans filed.

/See attached description

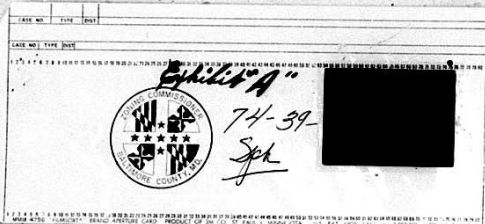
Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are bound by the zoning regulations and restrictions of Baltimore County.

Contract Purchaser & Legal Owner
Legal Owner
Address: 3606 Telmar Road, Baltimore, Maryland 21208
Protestant's Attorney
Address: 7 Church Lane, Pikeville, Md. 21208

ORDERED by the Zoning Commissioner of Baltimore County, this 4th 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 the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of June, 1973, at 10:15 a.m.

Soning Commissioner of Baltimore County

(over)



WILLIAM T. SADLER
 PROFESSIONAL LAND SURVEYOR
 11610 TERRYTOWN DRIVE
 REISTERSTOWN, MARYLAND 21116

Property Description to Accompany an Application for Special Exception for Parking in a Residential Area.

Description:

All that tract or parcel of ground situate, lying and being in the Fourth Election District, Baltimore County, Maryland, located approximately 197 feet from and parallel to the Southwest side of Reisterstown Road (U.S. Route 40), approximately 70 feet Northwest of the centerline of Highfalcon Road, extended, more particularly described as follows:

Beginning for the same at a point at the intersection of the division line between B.L. & D.R. 3.5 zoning and the 2nd. or South 61 degree 46 minute 10 second West 221.44 foot line of a deed for South Kendall Properties, Inc. to Albert G. Sew & Wf., dated December 22, 1972 and recorded among the Land Records of Baltimore County in Liber 4524, folio 262, said point of beginning also being South 61 degrees 47 minutes 19 seconds West 152.40 feet from the East line of said 2nd line and the Southwest side of Reisterstown Road and running thence along the remaining portion of said 2nd line

South 61 degrees 47 minutes 19 seconds West 33.46 feet to a point, thence running along the 4th. line of the above-mentioned deed South 35 degrees 43 minutes 23 seconds East 102.00 feet to a point, thence running with the 4th. line of said deed South 35 degrees 43 minutes 23 seconds East 51.60 feet to a point at a corner corner to the said Albert G. Sew land and lands of Dorothy M. Jackson as described in a deed recorded among the Land Records of Baltimore County, Maryland in Liber 4651, folio 224 and running thence with the South 35 degree 43 minutes 23 second West 435.25 foot line of said Jackson deed

South 61 degrees 35 minutes 23 seconds West 435.05 feet to a side found, thence running with a portion of the North 31 degree 04 minute West 397.06 foot line of said Jackson deed

North 33 degrees 06 minutes 00 seconds West 172.36 feet to a point, thence running with a line of division as now established through the lands of said Dorothy M. Jackson

North 54 degrees 11 minutes 52 seconds East 524.06 feet to a point on the South 35 degrees 47 minutes 19 second East 713.90 foot line of said Jackson deed and on the North 35 degree 49 minutes 40 second West 251.53 foot line of the above-mentioned deed for South Kendall Properties, Inc. to Albert G. Sew & Wf., thence running and ending on the division line between the Jackson lands and the Sew lands

North 35 degrees 45 minutes 02 seconds West 20.21 feet to the end of the said North 35 degree 49 minutes 40 second West 251.53 foot

WILLIAM T. SADLER
 PROFESSIONAL LAND SURVEYOR
 11610 TERRYTOWN DRIVE
 REISTERSTOWN, MARYLAND 21116

Line of the Sew deed, thence running along a portion of the last or North 61 degree 46 minute 10 second East 280.11 foot line of the said Sew deed

North 61 degrees 47 minutes 19 seconds East 90.15 feet to a point on the division line between B.L. & D.R. 3.5 zoning, thence running with a line of division through the Sew lands and along the said zoning division line

South 35 degrees 23 minutes 18 seconds East 152.40 feet to the place of beginning. Containing 2.469 acres of land, more or less, and intended to be the subject property in an application for a Special Exception for Parking in a Residential Area.

Being a portion of the property conveyed to Dorothy M. Jackson and Samuel H. Jackson, her husband, by deed recorded among the Land Records of Baltimore County, Maryland in Liber 4651, folio 224 and a portion of the land conveyed to Albert G. Sew and wife by deed dated December 22, 1972 and recorded among the Land Records of Baltimore County, Maryland in Liber 4524, folio 262.

The above-described land is subject to various drainage and utility easements of record.

By **William T. Sadler**, Date: **2-27-1973**
 William T. Sadler, P.L.S. #7793



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 9, 1973

Hillard P. Albert, Esq.,
 7 Church Lane
 Pikeville, Maryland 21208

RE: Special Hearing Petition
 Item 218
 Dorothy Mae Jackson, et al -
 Petitioners

Dear Mr. Albert:

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 187 feet from the southwest side of Reisterstown Road, 70 feet northwest of Highfalcon Road, in the 4th District of Baltimore County. This property is also directly behind an existing restaurant facility that is now closed. The property on the south side is used as a used car lot and service garage. The property on the north side is improved with a carpet store and there are several other stores currently under construction, under Building Permit C-545-72. There was a previous hearing to allow off street parking in a residential zone, under Petition #70-85, on the adjoining tract which was granted but not improved.

Under the current zoning petition for off street parking, the petitioner is indicating a sizable addition to the existing restaurant. The access to the property is via dual entrances off of Reisterstown Road. The northernmost entrance would be a service

Hillard P. Albert, Esq.
 Item 218
 Page 2
 July 9, 1973

drive, presumably for trucks servicing the rear of the restaurant for deliveries, etc. The southernmost entrance would be for the customers and would lead to the parking lots to the rear of the property.

The property in question is currently unimproved and is adjacent to other properties owned by Dorothy M. Jackson, the proposed use of which has not been indicated. There may be an element of subdivision and further information can be obtained from the Project Planning Division in this regard.

The Committee is concerned with the possibility of access to the adjoining properties to the north, and we are especially concerned about the relationship of the service drive to these other properties. The most desirable method that the Committee can recommend would be a singular entrance from Reisterstown Road and then a possible splitting off of two driveways.

The petitioner is advised to pay particular attention to the comments of the Project Planning Division, Bureau of Engineering, Dept. of Traffic Engineering and the State Highway Administration.

His 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
 cc: William T. Sadler, Land Surveyor
 11610 Terrytown Drive, Reisterstown (21116)

BALTIMORE COUNTY, MARYLAND
 JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

ROBERT J. CLYDE, P.E.
 County Office Building
 Towson, Maryland 21204

May 30, 1973

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

Re: Item 218 - ZAC - May 8, 1973
 Property Owner: Dorothy M. Jackson, et al
 187' from the S/W/S of Reisterstown Road, 70' N/W of Highfalcon Road
 Special Hearing to permit parking in a residential zone
 District 4

Dear Mr. Dillman:

On site inspection revealed that on the northside of the site there is a connecting driveway to the adjacent site (Corpet Barn). This entrance should be shown on the site plan and its future status be determined. The proposed service driveway can be used by trucks only with great difficulty, if at all. It cannot be used in the way traffic for vehicles of any type. This Department recommends the site be limited to one point of access and that point of access should be on the northside of the site.

Very truly yours,

Michael S. Flanigan
 Michael S. Flanigan
 Traffic Engineer Associate

MSF/pk

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 the Petitioner's plans meet the conditions set forth in Section 403.4 of the Baltimore County Zoning Regulations and that the health, safety and general welfare of the locality involved not being adversely affected.

the above Special Hearing for Off-Street Parking in a Residential Zone in accordance with the plat, dated February 20, 1973, revised August 16, 1973, and approved August 20, 1973, by John L. Wimbley, Planning Specialist II, Planning Project and Development Division, Office of Planning and Zoning for Baltimore County, said plat having been filed as Exhibit "A" in this proceeding and which is incorporated by reference hereto as a part of this Order, should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23rd day of August, 1973, that the herein Petition for Special Hearing should be and the same is granted, from and after the date of this Order, to permit Off-Street Parking in a Residential Zone, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works and the Office of Planning and Zoning, Commissioner of Baltimore County 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 Special Hearing should NOT BE GRANTED.

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

_____, Commissioner of Baltimore County

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: Dorothy M. Jackson, et al
Location: 187' from the S/W/S of Reisterstown Road, 70' N/W of Highfalcon Road
Item No. 218 Zoning Agenda Tuesday, May 8, 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 _____
- (X) 4. 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", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *John L. Wimbley* Plotted and Approved: *Paul H. Reinisch*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

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

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

June 1, 1973

Re: Item #218 (1972 - 1973)
Property Owner: Dorothy M. Jackson, et al
Location: 187' from the S/W/S of Reisterstown Rd., 70' N/W of Highfalcon Rd.
Present Zoning: D.R. 3.5
Proposed Zoning: Special Hearing to permit parking in a residential zone
District: 4th No. Acres: 2.469 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.

Highways:
Reisterstown Road (Md. 140) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road zone under the jurisdiction of the Maryland Highway Administration.

Sediment Control:
Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, causing private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drainage:
The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage 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:
Public water supply is available and serving this property.
It appears that additional fire hydrant protection may be required in the vicinity.

**BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH**

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

May 11, 1973

DONALD J. HOOP, 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 218, Zoning Advisory Committee Meeting May 8, 1973, are as follows:

Property Owner: Dorothy M. Jackson et al
Location: 187' from S/W/S Reisterstown Rd., 70' N/W of High Falcon Road
Present Zoning: D.R. 3.5
Proposed Zoning: Special Hearing to permit parking in a residential zone
District: 4
No. Acres: 2.469

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

Item #218 (1972 - 1973)
Property Owner: Dorothy M. Jackson, et al
Page 2
June 1, 1973

Sanitary Sewers:
Public sanitary sewerage is available and serving this site. There is an existing sanitary sewer through a portion of this property as shown on the submitted plan. The Petitioner is cautioned that no encroachment by construction of any structure, including footings will be permitted within County rights-of-way or utility easements. During the course of grading or construction of this site, protection must be afforded by the contractor to prevent damage to existing or proposed utilities. The protection thereof and any damage sustained would be the full responsibility of the Petitioner.

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

END:AM:PM:is
cc: J. Loos
T-44 Key Sheet
51 4 52 NW 35 Pos. Sheets
NW 13 1 Topo
58 Tax Map

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER

May 15, 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 #218, Zoning Advisory Committee Meeting, May 8, 1973, are as follows:

Property Owner: Dorothy M. Jackson, et al
Location: 187' from the S/W/S of Reisterstown Road 70' N/W of Highfalcon Road
Present Zoning: D.R. 3.5
Proposed Zoning: Special Hearing to permit parking in a residential zone
District: 4
No. Acres: 2.469 acres

A revised site plan showing an overall plan for the entire property must be submitted before this office can make complete comments.

All lighting of the parking area must be shown, limited to 8 feet in height and in compliance with section 409.

The northern most access point is not sufficient to serve the property.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planning Specialist II
Project Planning Division
Office of Planning and Zoning

Maryland Department of Transportation
State Highway Administration

May 10, 1973

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

RE: S.A.C. Meeting, May 8, 1973
Property Owner: Dorothy M. Jackson, et al
Location: 187' from the S/W/S of Reisterstown Rd. (Rte 140)
70' N/W of Highfalcon Rd.
Present Zoning: D.R. 3.5
Proposed Zoning: Special Hearing to permit parking in a residential zone
District: 4
No. Acres: 2.469 acres
Item: 218

Att: Mr. John J. Dillon

Dear Mr. DiNenna:

The subject plan indicates that proposed development would establish an extreme dogleg in the northerly entrance. The entrance could be moved somewhat, retaining a 5' tangent from the property line. However, the building should be located so as to eliminate the dog-leg. The plan should be revised prior to the hearing. The entrances will be subject to approval by the state Highway Administration.

The 1972 average daily traffic count on this section of Reisterstown Road is 22,200 vehicles.

Very truly yours,
Charles Lee, Chief
Development Engineering Section
John E. Meyers
John E. Meyers
Asst. Development Engineer

CLM:Kdp

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21213

**BOARD OF EDUCATION
OF BALTIMORE COUNTY**

TOWSON, MARYLAND - 21204

Date: May 10, 1973

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

Z.A.C. Meeting of: Tuesday May 8, 1973

Re: Item 218
Property Owner: Dorothy M. Jackson, et al
Location: 187' from the S/W/S of Reisterstown Road, 70' N/W of Highfalcon Rd.
Present Zoning: D.R. 3.5
Proposed Zoning: Special Hearing to permit parking in a residential zone

District: 4
No. Acres: 2.469 acres

Dear Mr. DiNenna:

No effect on student population.

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

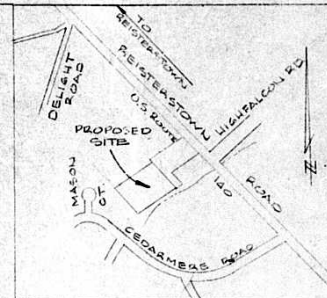
WNP/ml

MICHAEL PARKS, President
CAROLINE D. WEBB, Vice President
MRS. ROBERT L. BENNEY

MARCUS M. MCNEILS
JOSEPH N. MCGOWAN
ALVIN LORENZ
JOSHUA R. WHEELER, Treasurer

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD K. WUENFEL

SECRET



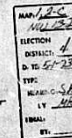
VICINITY MAP
SCALE 1"=500'

PARKING DATA:

TOTAL PROPOSED BUILDING AREA = 10,900 S.F.
PARKING REQUIREMENTS 1 SPACE FOR EA. 60 S.F.
TOTAL SPACES REQUIRED 216 PROVIDED 229
TYPICAL PARKING SPACE: 31'x20'
AREA WITHIN PARCEL PROPOSED FOR PARKING = 2.469 AC.

- PROPOSED PARKING ADJOINS PROPOSED RESTAURANT FACILITY.
- ONLY PASSENGER VEHICLES SHALL USE THE PARKING LOT (NO BUSES).
- NO LOADING, SERVICE, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
- LIGHTING SHALL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE, AND INTENSITY AS REQUIRED.
- SCAFFOLDING SHALL BE PROVIDED BY THE CONSTRUCTION OF A FOUR(4) FOOT HIGH STOCKADE TYPE FENCE.
- PARKING AREA SHALL BE PAVED WITH A MAINTAIN SURFACE, AND ADEQUATE DRAINAGE FACILITIES SHALL BE PROVIDED.

HIGHFALCON ROAD



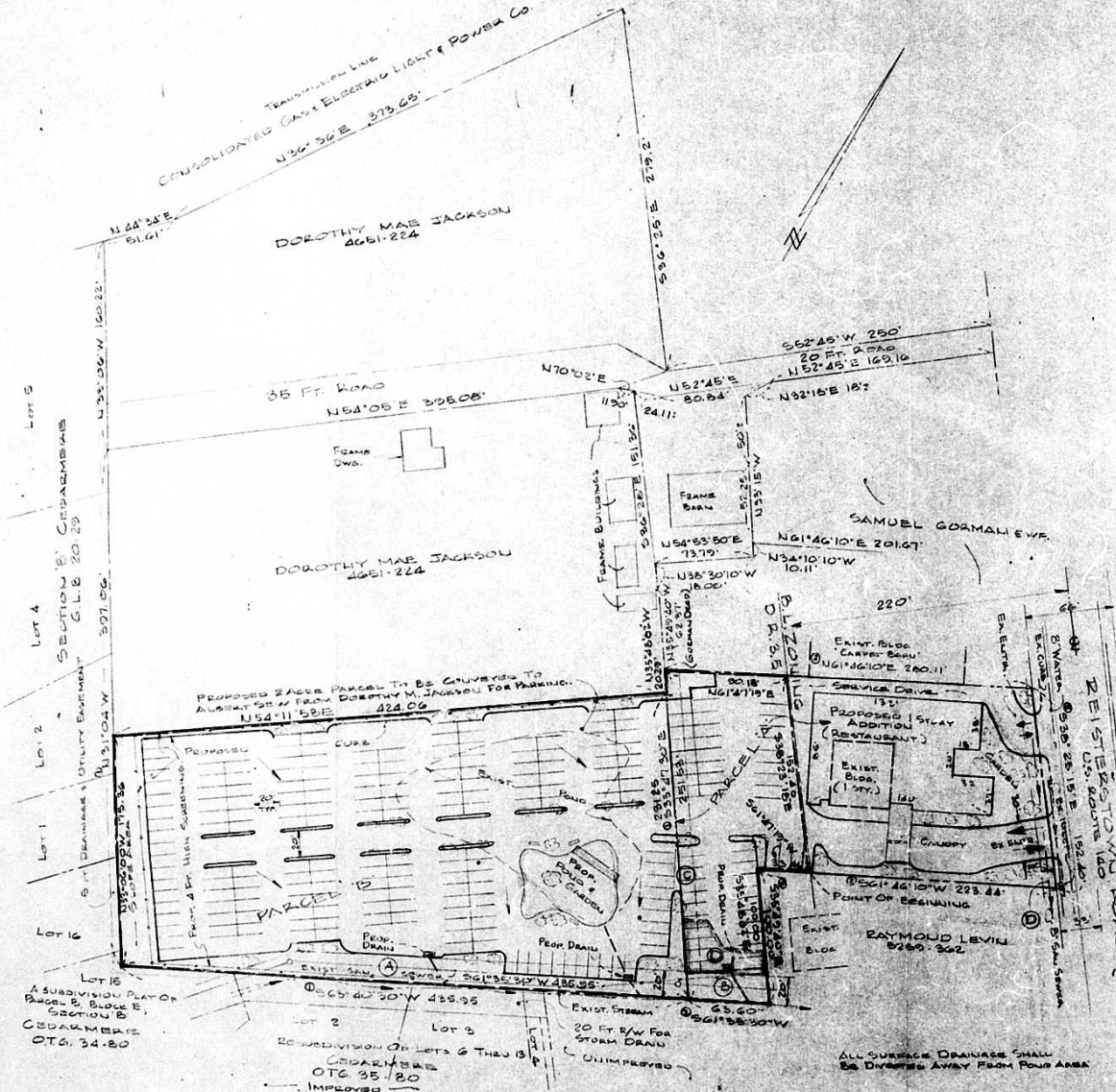
PLOT PLAN TO ACCOMPANY APPLICATION FOR SPECIAL EXCEPTION FOR PARKING IN A RESIDENTIAL AREA FOR

ALBERT SEWS, PAGOCA INN
FOURTH ELECTION DIST. BALTIMORE CO. MD.
SCALE 1"=50'

PREPARED BY:
WILLIAM T. SADLER
LAND SURVEYOR
REISTERSTOWN, MD.

DRAWING
NO.
50512

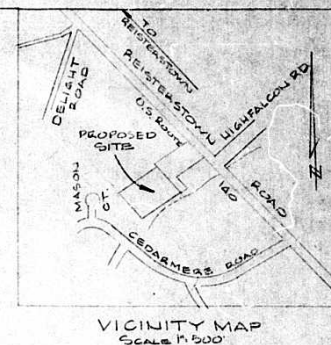
DATE: 2-24-1973
PL. S. NO. 1730



- UTILITY EASEMENT - R/W 66-012-2 CH. 2 OF 4
- 10 FT. WIDE EASEMENT FOR SANITARY SEWER 5016-540
- DRAINAGE (UTILITY EASEMENT) (REGULAR WIDTH) 10 FT. WIDE

NOTE:
BOUNDARY DATA COMPILED FROM DEEDS AND RECORDS
ARCHITECTURAL DATA PREPARED BY MARK BECK ASSOCIATES, TOWSON, MARYLAND
HORIZONTAL DATUM BASED UPON A SUBDIVISION OF SECTION B, CEDARMEARS, PLAT BOOK G.L.B. 20-20

PROPERTY DATA
PARCEL A OWNER - ALBERT SEW 5324-562 FORMERLY EDGER KING RESTAURANT
PARCEL B OWNER - DOROTHY MAE JACKSON LIBRA 4051-224 (SEE NOTE ON PLAN)
① BEARING FROM JACKSON DESCRIPTION
② BEARING FROM SEW DESCRIPTION



VICINITY MAP
SCALE 1"=500'

PARKING DATA:

TOTAL PROPOSED BUILDING AREA:
1ST FLOOR RESTAURANT = 10,300 S.F.
2ND FLOOR OFFICES = 10,000 S.F.
PARKING REQUIREMENTS:
1ST FL. 10,300 S.F. @ 50 S.F./SPACE = 210
2ND FL. 10,000 S.F. @ 50 S.F./SPACE = 200
TOTAL SPACES REQUIRED = 410
PROVIDED = 245
AREA WITHIN PARKING PROPOSED FOR PARKING = 2,469 A.C.
TYPICAL PARKING SPACE = 9'x20'

- a) PROPOSED PARKING ADJOINS PROPOSED RESTAURANT FACILITY.
- b) ONLY PASSENGER VEHICLES SHALL USE THE PARKING LOT (NO BUSES).
- c) NO LOADING SERVICE OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
- d) LIGHTING SHALL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE, AND INTENSITY AS REQUIRED.
- e) SCREENING SHALL BE PROVIDED BY THE CONSTRUCTION OF A FOUR(4) FOOT HIGH STOCKADE TYPE FENCE.
- f) PARKING AREA SHALL BE PAVED WITH A MACADAM SURFACE, AND ADEQUATE DRAINAGE FACILITIES SHALL BE PROVIDED.

NOTE:
THE TWO EXISTING ENTRANCES ON REISTERSTOWN ROAD TO BE REPLACED BY THE PROPOSED ENTRANCE SHOWN ON THIS PLAN.

FIRE HYDRANT



PLOT PLAN
TO ACCOMPANY APPLICATION FOR
SPECIAL EXCEPTION FOR PARKING
IN A RESIDENTIAL AREA
FOR

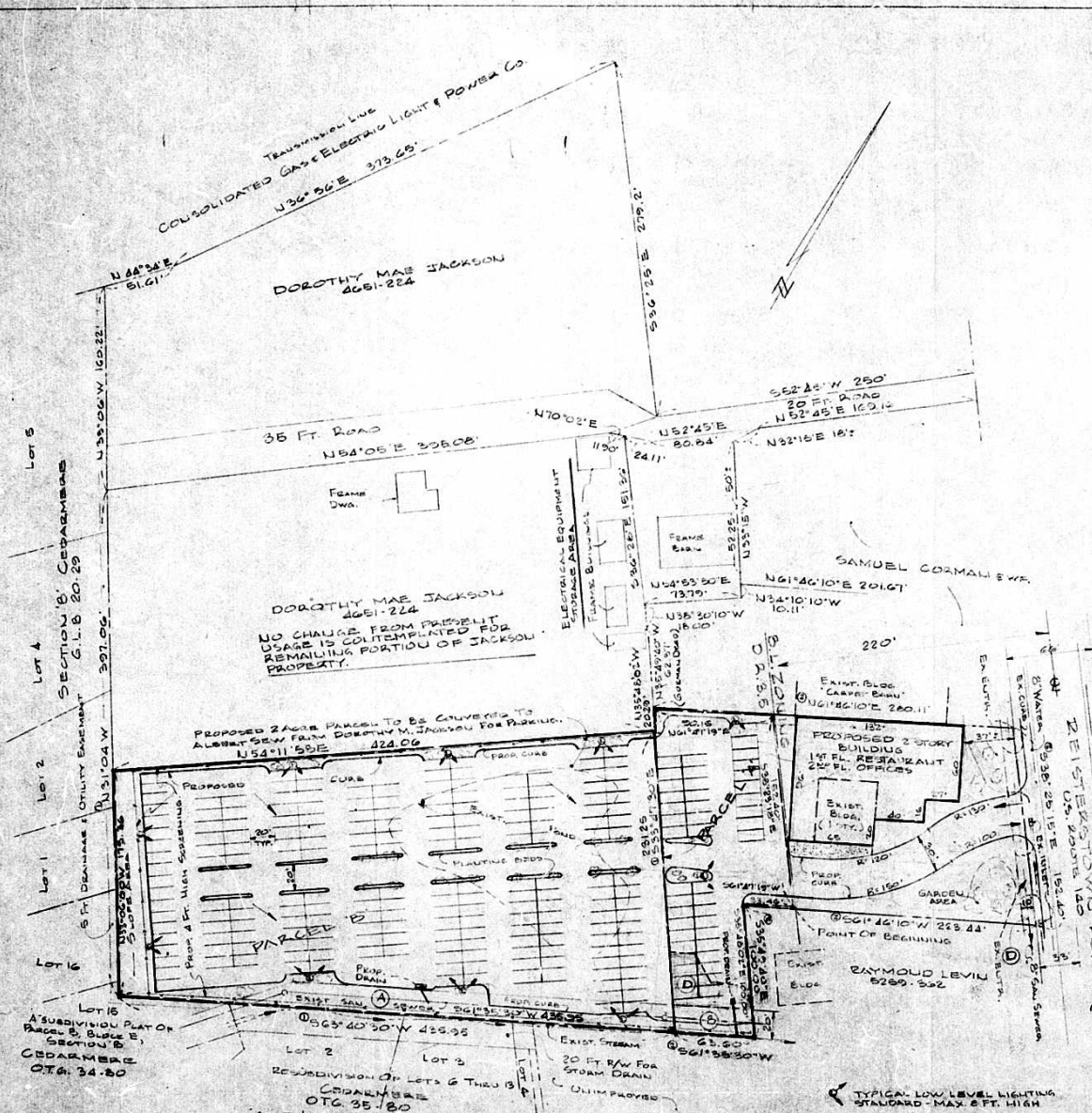
ALBERT SEW'S PAGODA INN
FOURTH ELECTION DIST. BALTIMORE CO. MD.
SCALE 1"=50'
FEBRUARY 20, 1973

BY: *W. T. S.* DATE: 2-20-1973
PL. & NO. 1730
REV. 5/4/73 VARIOUS CHANGES

REV. 4-10-73
REVISION
DIM. ADDED TO
PARK BUILDING

PREPARED BY:
WILLIAM T. SINDLER
LAWYER
BALTIMORE, MD.

DRAWING NO.
50513



1. UTILITY EASEMENT - R/W 68-012-2 SH. 2 OF 4
2. R/W 68-012-3 SH. 3 OF 4
3. 10 FT. WIDE EASEMENT FOR SANITARY SEWER 5015-540
4. DRAINAGE UTILITY EASEMENT (REGULAR WIDTH) R/W 68-012-1

NOTE:

BOUNDARY DATA COMPILED FROM
DEEDS AND RECORDS.
ARCHITECTURAL DATA PROVIDED BY
MARK BECK & ASSOCIATES, TOWSON,
MARYLAND.
HORIZONTAL DATUM BASED UPON A SUBDIVISION OF
SECTION 8, CEDARHURST, PLAT BOOK G.L.B. 20.20

DENOTES OUTLINE OF LAND DESCRIBED
IN APPLICATION FOR SPECIAL EXCEPTION
FOR PARKING IN A RESIDENTIAL AREA.

PROPERTY DATA

PARCEL A - OWNER - ALBERT SEW 5324.562
FORMERLY PROPOSED KINGS RESTAURANT
PARCEL B - OWNER - DOROTHY MAE JACKSON
LIES 4651-224 (SEE NOTE)
(OU PLAN)
2. BEARINGS FROM JACKSON DESCRIPTION
SEW DESCRIPTION



Transmission Line
CONSOLIDATED GAS ELECTRIC LIGHT & POWER CO.
N30°30'E 373.65'

DOROTHY MRS JACKSON
4651-224

35 FT. ROAD
N54°05'E 326.08'

DOROTHY MRS JACKSON
4651-224
NO CHANGE FROM PRESENT
USAGE IS CONTEMPLATED FOR
REMAINING PORTION OF JACKSON
PROPERTY.

PROPOSED 2 ACRES PARKING TO BE CONVEYED TO
ALBERT SEW'S PAGOODA INN FOR PARKING
N54°11'50"E 424.06'

LOT 8
SECTION 8, CEDARHURST
G.L.B. 20-29
LOT 4
LOT 2
LOT 1
LOT 16
LOT 15
LOT 14
LOT 13
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1

AS SUBDIVISION PLAT OF
PARCEL B, SECTION 8,
CEDARHURST
O.T.G. 34-20

RECONSTRUCTION OF LOTS 6 THRU 13
CEDARHURST
O.T.G. 35-20

- ① UTILITY EASEMENT R/W 66-012-2 SH. 2 OF 4
- ② 10 FT. WIDE EASEMENT FOR SANITARY SEWER 6015-540
- ③ DRAINAGE (UTILITY EASEMENT) (IRREGULAR WIDTH) R/W 66-035-1 10 FT. WIDE

NOTE:

BOUNDARY DATA COMPILED FROM
DEEDS AND RECORDS
ARCHITECTURAL DATA PREPARED BY
MARK BECK ASSOCIATES, TOWSON,
MARYLAND.
HORIZONTAL DATUM BASED UPON A SUBDIVISION OF
SECTION 8, CEDARHURST, PLAT BOOK G.L.B. 20-20

PROPERTY DATA
PARCEL A OWNER: ALBERT SEW, 5324-562
FORMERLY BOYD'S KING RESTAURANT
PARCEL B OWNER: DOROTHY MRS JACKSON
LIEB 4651-224 (SEE NOTE
ON PLAN)
① BEARINGS FROM JACKSON DESCRIPTION
② SEW DESCRIPTION

DEPOTES OUTLINE OF LAND DESCRIBED
IN APPLICATION FOR SPECIAL EXCEPTION
FOR PARKING IN A RESIDENTIAL AREA.

PLOT PLAN
TO ACCOMPANY APPLICATION FOR
SPECIAL EXCEPTION FOR PARKING
IN A RESIDENTIAL AREA
FOR

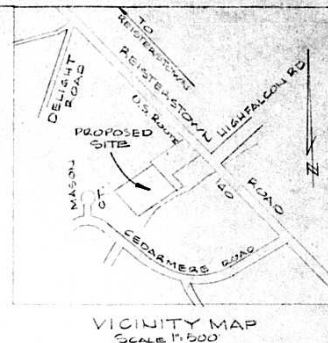
ALBERT SEW'S PAGOODA INN
FOURTH ELECTION DIST. BALTIMORE CO. MD.
SCALE 1" = 50'

BY: *W. J. S. E.* DATE: 2-20-73
P.L.S. NO. 1730

REV. 9/16/73 VARIOUS CHANGES

PREPARED BY
WILLIAM E. GADSDEN
LAND SURVEYOR
REGISTERED TOWSON, MD.

DRAWING
NO.
50573



PARKING DATA:

TOTAL PROPOSED
BUILDING AREA
1ST FLOOR RESTAURANT = 10,000 S.F.
2ND FLOOR OFFICES = 10,000 S.F.
PARKING REQUIREMENTS:
TOTAL 10,000 S.F. @ 50 S.F./SPACE = 210
2ND FL. 10,000 S.F. @ 50 S.F./SPACE = 22
TOTAL SPACES REQUIRED = 240
SPACES PROVIDED = 245
AREA WITHIN PARKING PROPOSED FOR
PARKING = 2.462 AC.
TYPICAL PARKING SPACE = 9'x20'

- a) PROPOSED PARKING ADJOINS PROPOSED
RESTAURANT FACILITY.
- b) ONLY PASSENGER VEHICLES SHALL USE
THE PARKING LOT (NO BUSES)
- c) NO LOADING SERVICE SHALL BE PERMITTED
THAT PARKING SHALL BE PERMITTED
- d) LIGHTING SHALL BE PROVIDED AS TO
LOCATION, DIRECTION, HOUSE OF
ILLUMINATION, CLARE, AND INTENSITY
AS REQUIRED.
- e) SCATTERING SHALL BE PROVIDED BY
THE CONSTRUCTION OF A FOUR(4)
FOOT HIGH STOCKING TYPE FENCE.
- f) PARKING AREA SHALL BE PAVED WITH
A MACADAM SURFACE, AND ADEQUATE
DRAINAGE FACILITIES SHALL BE
PROVIDED.

PLAN
OFFICE OF PLANNING & ZONING
BY: *John J. W. S. E.*
DATE: 8-22-73
HIGHFALCON ROAD

NOTE:
THE TWO EXISTING ENTRANCES
ON REGISTERED ROAD TO BE
REPLACED BY THE ONE ENTRANCE
SHOWN ON THIS PLAN.

REVISED PLANS

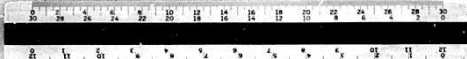


EXHIBIT "A"

VICINITY MAP
SCALE 1"=500'

PARKING DATA:

TOTAL PROPOSED
SOLAR AREA
1ST FLOOR RESTAURANT = 10,300 SF
2ND FLOOR OFFICES = 10,300 SF
PARKING REQUIREMENTS:
1ST FL 10,300 SF RESTAURANT = 210
2ND FL 10,300 SF OFFICES = 22
TOTAL SPACES REQUIRED = 240
SPACES PROVIDED = 240
AREA WITHIN PARKING PROPOSED FOR
PARKING = 2.469 AC.
TYPICAL PARKING SPACE = 9'x20'

- PROPOSED PARKING ADJOINS PROPOSED RESTAURANT FACILITY.
- ONLY PASSENGER VEHICLES SHALL USE THE PARKING LOT (NO BUSES)
- NO LOADING, UNLOADING, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED
- LIGHTING SHALL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE, AND INTENSITY AS REQUIRED.
- SCAFFOLDING SHALL BE PROVIDED BY THE CONSTRUCTION OF A FOUR (4) FOOT HIGH STOCKADE TYPE FENCE.
- PARKING AREA SHALL BE PAVED WITH A MACADAM SURFACE, AND ADEQUATE DRAINAGE FACILITIES SHALL BE PROVIDED.

**HIGHFALCON ROAD
PLANS APPROVED**

OFFICE OF PLANNING & ZONING
BY: *[Signature]*

NOTES:
THE TOP EARTHWORKS ON RESISTANT ROAD TO BE REPLACED BY THE SUB-ENTRANCE SHOWN ON THIS PLAN.

FIRE HYDRANT

RECORD PLANS



PLOT PLAN
TO ACCOMPANY APPLICATION FOR
SPECIAL EXCEPTION FOR PARKING
IN A RESIDENTIAL AREA
FOR

ALBERT SEW'S PAGODA INN
FOURTH ELECTION DIST. BALTIMORE CO. MD.
SCALE 1"=50'

BY: *[Signature]* DATE: 2-20-1978
P.L.S. NO. 7750 REV. 8/16/78 VARIOUS CHANGES

Rev. 8/16/78
Sew's Assoc.
Dm. Assoc. In
P.L.S. No. 7750
Various Changes

PREPARED BY:
WILLIAM T. SAGLE
LAND SURVEYOR
REGISTERED, MD.

DRAWING
NO.
50578

- UTILITY EASEMENT 1/2" GR. OR 2" SH. OR 2" W/ 6" OR 3" SH. 2' OR 4' 10 FT. WIDE BASEMENT FOR SAUTARY SEWER 20" DIA.
- DRAINAGE UTILITY EASEMENT 1/2" GR. OR 2" SH. OR 2" W/ 6" OR 3" SH. 2' OR 4' 10 FT. WIDE

NOTE:

BOUNDARY DATA COMPILED FROM DEEDS AND RECORDS
ARCHITECTURAL DATA PREPARED BY MARK BECK & ASSOCIATES, TOWSON, MARYLAND

HORIZONTAL DATUM BASED ON A SURVEY OF SECTION 8, GEORGETOWN, PLAT BOOK 418, 20-29

- BEARINGS FROM JACKSON DESCRIPTION
- SEW DESCRIPTION

PROPERTY DATA:
TYPICAL A. OWNER: ALBERT SEW 5324-562
FORMERLY KNOWN AS ALBERT SEW
PARCEL B. OWNER: DOROTHY MAE JACKSON
L.P.S. 2581-254 (SEE NOTE 2) (SEE NOTE 1)

