

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

EVERETT M. ENOS and
MARGUERITE F. ENOS, 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 DR-3.5 zone to an DR-16 zone; for the following reasons:

There has been a change in the character of the neighborhood since the original zoning. Some areas in the vicinity have developed commercially and the re-classification of this property would not have an adverse effect on adjoining properties

(See attached brief)

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 offices

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

I, or we, agree to pay expenses of above re-classification 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: Rock Avenue
Randallstown, Md. 21133

Protestant's Attorney
Ralph E. Deltz
212 Washington Avenue
Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of July, 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 6th day of September, 1973, at 10:00 o'clock

Signature of Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
AND SPECIAL EXCEPTION : DEPUTY ZONING
Beginning 215' from the SW/S of :
Liberty Road, 400' S of Offutt Road : COMMISSIONER
2nd District :
Everett M. Enos - Petitioner : OF
NO. 74-50-RX (B-m No. 4) :
BALTIMORE COUNTY

This Petition represents a request for the Reclassification of a tract of ground containing .27 of an acre, more or less, from a D.R. 3.5 Zone to a D.R. 16 Zone, together with a request for a Special Exception for offices on said tract. The property in question is located on the southside of Liberty Road, approximately four hundred (400) feet east of Offutt Road, in the Second Election District of Baltimore County.

Plans submitted with the request and testimony by the Petitioner described the subject property as being, more specifically, located two hundred and fifteen (215) feet south of the south side of Liberty Road, at which point it binds on the rear of a small commercial parcel also owned by the Petitioner that has frontage and access directly on Liberty Road. The subject site is improved with two (2) dwellings, one (1) of which serves as the Petitioner's residence and the other being rented out for residential purposes. Access to these dwellings is presently by way of a twelve (12) foot lane along the north side of the property leading from Liberty Road. Said lane also provides access to one other residential dwelling located adjacent to and south of the Petitioner's property. However, if the Petitioner is successful in obtaining his Reclassification and Special Exception for office use, access to the two (2) converted dwellings would be by way of the driveway and parking areas that presently exist on his commercially zoned tract.

The Petitioner contends that the map is in error in that it did not place a buffer type residential zone on his property that lies immediately adjacent to a commercially zoned (B.R.) tract on which cars are stored in

connection with a new car agency. He further contends that these cars have parked and operated from a point within twelve (12) feet of his front porch, and that the general operation and use of this adjoining property renders his property undesirable for residential premises.

The Planning Board agrees, at least in part, with the Petitioner's contention and recommends that all but the rear forty-three (43) feet of the Petitioner's property be reclassified to D.R. 16. It should be noted, at this point, that the zoning location map that accompanies the Planning Board recommendation to the Zoning Commissioner does not correctly indicate the depth of the Petitioner's property in relation to the adjoining D.R. Zone. The property is indicated thereon as being more than twice its actual size, and as such, could have been misleading to the Planning Board in arriving at their recommendation.

The two (2) dwellings that are the subject of this Petition, along with a third dwelling located immediately to the rear of the Petitioner's property, represent the only three (3) dwellings in this immediate residential environment that obtain access through the commercially zoned uses or frontages along Liberty Road. All other dwellings are oriented to and have frontage on interior residential public roads and, more less, isolate the subject property from the rest of the residential community.

The County and State agencies who reviewed the Petitioner's proposed plans for compliance to their requirements and development standards, indicated that water and sewer was available to serve the proposed use and had no other adverse comments to offer with regard to traffic or other planning factors.

After reviewing the above testimony and other evidence presented, it is the opinion of the Deputy Zoning Commissioner that the zoning designation presently placed on the Petitioner's property is incorrect in that it does not

- 2 -

provide for transitional type uses between the commercially zoned property to the northwest and the residential uses to the east and south. It is also apparent that the conversion of the two (2) dwellings to office use together with the parking and access can be satisfactory tied in with the existing commercial use and, as such, will meet the requirements of Section 502.1 of the Baltimore County Zoning Regulations.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 17th day of September 1973, that the herein requested Re-classification from a D.R. 3.5 Zone to a D.R. 16 Zone be and the same is hereby Granted together with a Special Exception to convert the existing residential dwellings to office use. Said granting is subject to the following restrictions:

1. Other than the enclosure of the existing porches, there shall be no further exterior alterations or additions to the existing structures other than that required by normal maintenance.
2. Subject to approval of an overall functional site plan that includes the subject property as well as the Petitioner's adjoining commercial parcel that fronts Liberty Road by the State Highway Administration, Department of Public Works, Traffic Engineering and the Office of Planning and Zoning.

Signature of Deputy Zoning Commissioner of Baltimore County

- 3 -

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 13, 1973

COUNTY OFFICE BLDG.
101 E. Chesapeake Avenue
Towson, Maryland 21204

JOHN J. WILSON, 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

Ralph E. Deltz, Esq.,
212 Washington Avenue
Towson, Maryland 21204

RE: Reclassification Petition
Item 4
Everett M. and Marguerite F. Enos -
Petitioners

Dear Mr. Deltz:

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, which is located 400 feet southeast of Offutt Road, 215 feet southwest of Liberty Road, on a private lane, is in the 2nd District of Baltimore County. This property, which is zoned DR-3.5 is requesting a Reclassification to DR-16 with a Special Exception for offices. The total area of this site contains .27 acres. This property is currently improved with two existing dwellings, one is a two story structure and the other is a one story structure. These properties are located directly behind two commercial buildings that front on Liberty Road and whose parking lots are in the rear. Both of the dwellings, plus a third dwelling, front on a small 12 foot lane, which status is unknown at this time and should be clarified.

The Committee is frankly confused as to exactly how these dwellings were permitted to develop in this area, and as unusual as this seems, there is also at least two other dwellings that front on a similar lane immediately to the rear of these properties. The petitioner's site plan indicates parking at the rear of these dwellings with the access via the existing parking lot in the rear of the two commercial establishments fronting on Liberty Road. The petitioner should indicate exactly what rights he has to allow an access of this nature.

In general, the Committee feels that should this petition

Ralph E. Deltz, Esq.
Item 4
Page 2
April 13, 1973

receive a favorable decision that the petition be restricted to keeping these dwellings compatible with the other residences in this vicinity, and the only exterior changes that could be made to these sites would be in the area of painting, lighting, and landscaping. Also, that before either of these structures be removed from this site for a new office structure, that another hearing be held to review any proposed development.

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Friday, June 1, 1973 in order to allow time for final Committee review and shelving. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between September 1, 1973 and October 15, 1973 will be forwarded to you well in advance of the date and time.

Very truly yours,

Signature of John J. Wilson, Jr., Chairman, Zoning Advisory Committee

JJDjr:JD
(Enclosure)

cc: E. F. Rachel & Assoc.
201 Courtland Avenue
Towson, Maryland 21204

WILLIAM D. FROMM
DIRECTOR
B. ERIC DIENNA
ZONING COMMISSIONER



May 10, 1973

Mr. S. Eric Dienna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Dienna:

Comments on Item #4, V Zoning Cycle, April to October 1973, are as follows:

Property Owner: Everett and Marguerite Enos
Location: 400' SE of Offutt Road, 215' SW of Liberty Road on private lane
Present Zoning: D.R. 3.5
Proposed Zoning: Reclassification to D.R. 16; Special Exception for offices
District: 2
No. Acres: 0.27

This office feels that if the petition is given a favorable decision, it should be restricted to the existing structures; and before any new structures are to be considered a new hearing would be held to review the new proposals.

Very truly yours,

Signature of 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

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

April 16, 1973

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

Re: Item 4 (April to October 1973 - Cycle V)
Property Owner: Everett & Marguerite Enos
Liberty Road, S. of Offutt Road
Present Zoning: D.R. 3.5
Proposed Zoning: Reclass. to D.R. 16
District: 2nd No. Acres: 0.27 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:

Liberty Road is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

As this property binds on a State Highway Administration road and a private road, this office has no comment.

Water:

Public water is available to serve this property.

Sanitary Sewer:

Public sewer is available to serve this property.

Storm Drains:

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.

Liberty Road is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

Item 4 (April to October 1973 - Cycle V)
Property Owner: Everett & Marguerite Enos
Page 2
April 16, 1973

Sediment Control:

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

Very truly yours,

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

END:RAM/CIM:ss

NW 7 I Top Sheet
P-SW Key Sheet
26 NW 35 Pos. Sheet
77 Tax Map

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. DIRECTOR
Wm. T. MILLER DEPUTY TRAFFIC ENGINEER

April 26, 1973

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

Re: Item 4 - Cycle Zoning V - April to Oct. 1973
Property Owner: Everett & Marguerite Enos
Offutt Road SW of Liberty Road on private lane
reclass. to D.R. 16; S. E. for offices
District 2

Dear Mr. DiNenna:

The subject petition is requesting a change from DR 3.5 to DR 16 of .27 acres.

Due to the size of the property, the zoning change should not have any major effect on trip density. It should be pointed out, however, that serious capacity problems do exist all along Liberty Road with no relief in sight. Especially, in the area from Offutt Road to the Beltway.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM:nc

Maryland Department of Transportation
State Highway Administration

Mary R. Hughes
Secretary
James J. O'Donnell
Acting Administrator

April 25, 1973

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

Att. Mr. John J. Dillon

Dear Mr. DiNenna:

The existing entrance into the subject site is acceptable to the State Highway Administration.

The 1972 average daily traffic count for this section of Liberty Road is 13,900 vehicles.

RE: RECLASSIFICATION, April 1973
Property Owner: Everett & Marguerite Enos
Location: Liberty Rd. S of Offutt Rd.
(Route 26)
Present Zoning: D.R. 3.5
Proposed Zoning: Reclass to D.R. 16
District: 2
No. Acres: 0.27 acres

Very truly yours,

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

CLJ:mdp

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

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
878-7316

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

Attention: Mr. Jack Dillon
Zoning Advisory Committee

Re: Property Owner: Everett & Marguerite Enos
Location: Liberty Road, S. of Offutt Road

Item No. Reclassification Zoning Agenda Tuesday, April 10, 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 along feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *Paul H. Kavanagh* Noted and Approved: *Paul H. Kavanagh*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/25/73

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

April 9, 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 reclassification, Zoning Advisory Committee Meeting, April 4, 1973, are as follows:

Property Owner: Everett & Marguerite Enos
Location: Liberty Road, S of Offutt Road
Present Zoning: D.R. 3.5
Proposed Zoning: Reclass to D.R. 16
District: 2
No. Acres: 0.27

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:unc

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 25, 1973

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

Z.A.C. Meeting of:

Re: Item 4
Property Owner: Everett & Marguerite Enos
Location: Liberty Road, S of Offutt Road
Present Zoning: D.R. 3.5
Proposed Zoning: Reclass to D.R. 16

District: 2
No. Acres: 0.27 acres

Dear Mr. DiNenna:

Acres too small to adversely effect the student population.

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

WNP/ml

IN THE MATTER OF THE PETITION OF

EVERETT M. ENOS and MARGUERITE F. ENOS, his wife

REASONS FOR RE-CLASSIFICATION

1. There was a mistake in the original zoning.

At the time the subject property was placed on the original zoning map it was zoned as residential, immediately adjacent to a BR zone used as a storage lot for an automobile agency, and under good zoning practices, this property should have been used as a transition property from BR to residential. The division line between the BR zone and DR 3.5 runs directly through the residence building on the property which is also an obvious error.

2. There has been a change in the character of the neighborhood since the original zoning. The use of the BR zoning adjacent to the property has intensified, making this property undesirable for residential use.

3. Since the adoption of the original zoning map some areas in the vicinity have developed commercially. The re-classification of the property would not have an adverse effect on the adjoining properties.

Ralph E. Deitz
Ralph E. Deitz
Attorney for the Petitioners

11. ENGLISH PARKS, INC. 201
LUCILLE M. HUGHES 202
AND: ROBERT A. BERNICK

MARCUS M. BUTTS 203
JOSHUA M. WHEELER 204
ALVIN LUDWIG

T. MATTHEW WILLIAMS, JR. 205
RICHARD W. TRICKLEY, IV 206
MRS. MICHAEL A. GLENN

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

RESIDENCE: 771-4892

March 29, 1973

**DESCRIPTION TO ACCOMPANY PETITION FOR
 RECLASSIFICATION OF PROPERTY OF
 EVERETT M. ENOS AND WIFE
 LIBERTY ROAD, SOUTH OF OFFUTT
 BALTIMORE COUNTY, MARYLAND**

BEGINNING for the same at a point in the first line of the land which by deed dated April 5, 1957, and recorded among the Land Records of Baltimore County in Liber G.L.B.3135, Folio 1, was conveyed by John A. Keck Jr. to Everett M. Enos and wife, said point being located southeasterly 400' along the center line of Liberty Road and S38° W 215' from the intersection formed by the center line of Liberty Road, 80' wide, and the center line of Offutt Road, 80' wide; running thence N51°57' W 105' more or less, and S36°54' W 113.4', thence S52° 04' E 109.84', and N35°01' E 113.4' to the place of beginning.

CONTAINING 0.27 acres of land more or less.

BEING the property of Everett M. Enos and wife.

E.F. Raphael
 Eugene F. Raphael
 Registered Professional
 Land Surveyor #2246



PETITION MAPPING PROGRESS SHEET									
FUNCTION	Well Map	Original	Duplicate	Tracing	200 Sheet				
	date	date	date	date	date	date	date	date	date
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:	Map #								

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received this 30th day of March 1973.

[Signature]
 S. Eric D. Hanna
 Zoning Commissioner

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

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received and accepted for filing this 19th day of April 1973.

[Signature]
 S. Eric D. Hanna
 Zoning Commissioner

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

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

PETITION FOR RECLASSIFICATION OF PROPERTY
 The County of Baltimore, Maryland, do hereby certify that the following petition for reclassification of property was filed for record on the 16th day of August, 1973, and that the same was published in the Northwest Star, a weekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each of one time before the 16th day of August, 1973, the first publication appearing on the 16th day of August, 1973.

CERTIFICATE OF PUBLICATION

TOWSON, MD., August 16, 1973

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

[Signature]
 THE JEFFERSONIAN
 Manager

Cost of Advertisement, \$.....

PETITION FOR RECLASSIFICATION OF PROPERTY
 The County of Baltimore, Maryland, do hereby certify that the following petition for reclassification of property was filed for record on the 16th day of August, 1973, and that the same was published in the Northwest Star, a weekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each of one time before the 16th day of August, 1973, the first publication appearing on the 16th day of August, 1973.

CERTIFICATE OF PUBLICATION

02814

Pikesville, Md., Aug. 16, 1973

THIS IS TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each of one time before the 16th day of August, 1973, the first publication appearing on the 16th day of August, 1973.

THE NORTHWEST STAR

[Signature]
 Manager

Cost of Advertisement, \$ 25.38

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 2nd Date of Posting: August 17, 1973
 Poster: for Petition for Reclassification of Property
 Petitioner: Everett M. Enos
 Location of property: 215' from the S.W. corner of Liberty Rd. 400' S. of Offutt Rd.
 Location of Sign: On S.W. corner of Liberty Rd. 400' S. of Offutt Rd.
 Remarks: From the S.W. corner of Liberty Rd. 400' S. of Offutt Rd.
 Posted by: Thomas F. P. [Signature] Date of return: Aug. 24, 1973

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

No. 11186

DATE: 3/4/73 ACCOUNT: 01-662

AMOUNT: \$137.70

DISTRIBUTION: WHITE - CASHIER, YELLOW - CUSTOMER

Petitioner: Everett Enos, et ux
Case No. 74-50-RX
Liberty Road, south of Offutt Road
Advisory Posting

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

No. 8332

DATE: May 3, 1973 ACCOUNT: 01-662

AMOUNT: \$50.00

DISTRIBUTION: WHITE - CASHIER, YELLOW - CUSTOMER

Petitioner: Everett Enos
Case No. 74-50-RX
Pandallstown, Md. 21133
Petition for Reclassification and Special Exception

OFFUTT RD



LIBERTY

ROAD

GENERAL DATA
 AREA OF PROPERTY
 EXISTING ZONE DR 3.5
 PROPOSED ZONE DR 16-5P EX OFFICES
 EXISTING USE RESIDENTIAL
 PROPOSED USE OFFICES

PARKING DATA
 AREA OF BUILDINGS
 TOTAL 1st FLS. 1790 sq'
 TOTAL 2nd FLS. 360 sq'
 PARKING RATIO 1st FLS. 1 SPACE/300 sq' 6 SPACES
 2nd FLS. 1 SPACE/300 sq' 1 SPACE
 TOTAL REQUIRED 7 SPACES
 TOTAL PROVIDED 7 SPACES
 ALL SPACES 10x20

BUILDING SITE
 AREA BUILDING 400 sq'
 REQUIRED SPACE/2000 sq' 2 SPACES
 EXISTING SPACES 9

ZONE B.R.
 USE VACANT

USE COMMERCIAL

NOTE

LOT IN SAME OWNERSHIP
 AS PETITIONER

BL ZONE-LINE
 DR 3.5 ZONE-LINE

MAN 44
 10/27/75
 1-5-75
 1-5-75
 1-5-75
 1-5-75

PLAT TO ACCOMPANY ZONING PETITION
 E. M. ENOS & W.F.
 2nd ELECTION DIST. BALTO CO.
 SCALE 1" = 30' MARCH 29 1973

E. F. HAPHEL & ASSOC.
 REGISTERED PROFESSIONAL LAND SURVEYORS
 201 COURTLAND AVENUE
 TOWSON, MARYLAND 21204

