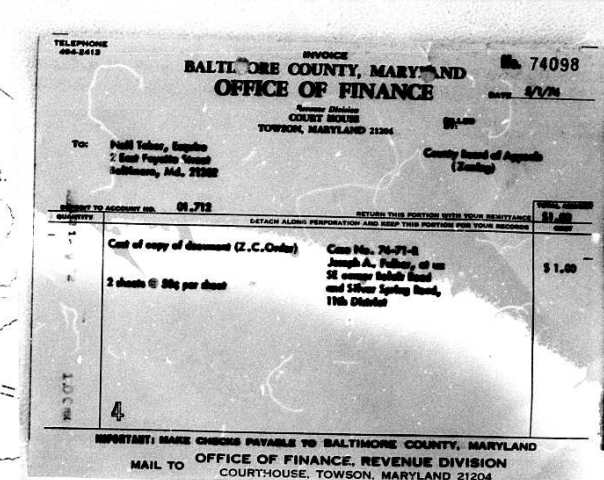
[illegible]

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Well Map		Original		Duplicate		Tracing		200 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: 
 Revised Plans: _____
 Change in outline or description _____ Yes
 _____ No
 Previous case: _____ Map # _____

BALTIMORE COUNTY, MARYLAND **No. 8348**
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Mar 3, 1973 **ACCOUNT** 01-662

AMOUNT \$50.00

DISTRIBUTION
WHITE - CASHIER **YELLOW - CHECKBOOK**
Revenue, Helen, J. Lambert and Williams
204 N. Penna. Ave.
Towson, Md. 21204
Petition for Reconciliation For Joseph A. Fulker

772600 3 500000

BALTIMORE COUNTY, MARYLAND **No. 15308**
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 10/9/74 **ACCOUNT** 01.712

AMOUNT \$5.50

DISTRIBUTION
WHITE - CASHIER **PINK - AGENCY** **YELLOW - CUSTOMER**
Richard T. Bombo, Esq.
25 S. Calvert Street
Baltimore, Md. 21202
Cast of copies of documents -
File #74-71-R -
Joseph A. Fulker, et ux

3887 2 42001 10 550000

BALTIMORE COUNTY, MARYLAND No. 13085
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE February 7, 1974 ACCOUNT 01-662

AMOUNT \$70.00

WHITE - CASHIER RECEIVED YELLOW - CUSTOMER
JAMES D. Nolan, Esquire
Cost of Filing of an Appeal on Case No. 74-71-R
SE/corner of Belair Road and Silver Spring Road - 11th
District
Joseph A. Fulker, et ux - Petitioners 7 0000

BALTIMORE COUNTY, MARYLAND No. 3117
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE March 1, 1974 ACCOUNT 01-662

AMOUNT \$10.00

JAMES D. Nolan, Esquire
WHITE - CASHIER RECEIVED YELLOW - CUSTOMER
Cost of Posting Process of Joseph A. Fulker, et ux, for
an Appeal Hearing
SE/corner of Belair Road and Silver Spring Road - 11th
District
Case No. 74-71-R 1 0000

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

No. 12431

DATE Sept. 24, 1973 ACCOUNT 01-662

AMOUNT \$14.32

PAYEE CASHIER	DISTRIBUTION	REMARKS
FORWARDING SERVICE, INC.	FIN. - AGENT	VEHICLE - CUSTOMER
1000-1070 Belair Road		
Baltimore, Md. 21206		
Advertising and posting of property - 7/1-7/2		
4000-0000 24		14232 REC

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
1114 Chestnut Ave.
Towson, Maryland 21204

JOHN J. DILLON, JR.
Chairman

MEMBERS

BUREAU OF
ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

INCREASING
FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE

OFFICE OF THE
CLERK

CLERK

April 13, 1973

James D. Nolan, Esq.,
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Reclassification Petition

Item 29

Joseph A. and Marie V. Fulker - Petitioners

Dear Mr. Nolan:

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 east side of Belair Road, south of Silver Spring Road, in the 11th District of Baltimore County. The subject property is currently zoned Business Local with a C-2 District along the frontage of the property, at a depth of approximately 180 feet to the center line of the street. The rear of the property is zoned D.R. 5.5 and both portions of the property are unimproved woods. However, there are several signs, including an outdoor advertising sign that front on Joppa Road. There are residential dwellings that exist along Silver Spring Road on the north, and there is a Meyers Seed Company on the southernmost extremity of the property. Curb and gutter does not exist along Belair Road at this location. The petitioner is indicating a proposed development for a new car sales agency with associated outdoor storage and display for new cars, and presumably a used car area. The area that is indicated for used cars appears to be somewhat insufficient from our experience in dealing with this type of use. Also, we are concerned with the location of any proposed identification signs in relation to the property. The petitioner is advised to indicate the height and sign of the identification signs on a revised site plan. Belair Road is a State highway and comments from State Highway Administration are contained in these comments.

James D. Nolan, Esq.
Item 29
Page 2
April 13, 1973

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to filings, descriptions, or plans, 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 advertising. 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,

John J. Dillon, Jr.
JOHN J. DILLON, JR.,
Chairman,
Zoning Advisory Committee

JJD:JJD

(Enclosure)

c/o Dellenberg Brothers
709 Washington Avenue
Towson, Md. 21204

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

Bureau of Engineering

ELLENWORTH N. DIVER, P.E. Chief

April 24, 1973

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

Re: Item #29 (April to October 1973 - Cycle V)
Property Owners: Joseph and Marie Fulker
Corner of Belair Rd., and Silver Spring Rd.
Project: 1.000 sq. ft. D.R. 5.5 and B.R.
1.000 sq. ft. D.R. 5.5 and B.R.
1.000 sq. ft. D.R. 5.5 and B.R.
1.000 sq. ft. D.R. 5.5 and B.R.

Dear Mr. DiMenna:

The following comments are in response to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This petition is for the partial reclassification of the property without showing plans or proposals for the residential, nor does it indicate the recent subdivisions of the property along the south property line. The plat shows the recent subdivisions of the property along the south property line. The plat does not indicate that the property is currently zoned Business Local with a C-2 District along the frontage of the property, at a depth of approximately 180 feet to the center line of the street. The rear of the property is zoned D.R. 5.5 and both portions of the property are unimproved woods. However, there are several signs, including an outdoor advertising sign that front on Joppa Road. There are residential dwellings that exist along Silver Spring Road on the north, and there is a Meyers Seed Company on the southernmost extremity of the property. Curb and gutter does not exist along Belair Road at this location. The petitioner is indicating a proposed development for a new car sales agency with associated outdoor storage and display for new cars, and presumably a used car area. The area that is indicated for used cars appears to be somewhat insufficient from our experience in dealing with this type of use. Also, we are concerned with the location of any proposed identification signs in relation to the property. The petitioner is advised to indicate the height and sign of the identification signs on a revised site plan. Belair Road is a State highway and comments from State Highway Administration are contained in these comments.

Development as proposed would void previous approval received from the Baltimore County Road Engineer for access to this tract for development of a road identified as Harold Avenue and shown on the plat of Silver Spring Road.

A residential road is approved, recorded and shown on the plat of Silver Spring Road. The south property line of the area identified for "Future Development" from Harfield Manor.

Highways:

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

Silver Spring Road is an existing road which is to be improved to collector standards on a 40-foot right-of-way. The proposed improvements will not conflict with this, however, a shift in alignment to the north is anticipated for improved conditions of intersection with Belair Road.

Item #29 (April to October 1973 - Cycle V)
Property Owners: Joseph and Marie Fulker
Page 2
April 24, 1973

Highways: (Cont'd)

Swathmore Road is a proposed residential road which will be constructed north of Silver Avenue north of this tract of land. (Ref: Harfield Manor D.T. 15/83)

Harold Avenue is an approved future road into this property from Belair Road which would be foreclosed by the proposal as submitted. (Ref: Silver Spring Manor, Plat Book 17-2)

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance 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.

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

This tract is traversed by a natural water course. A public storm drainage system will be necessary or an area of land publicly reserved for the continued conveyance of this drainage downstream.

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.

Water:

Public water is available to serve this property. There is an existing 12-inch water main in Belair Road.

Sanitary Sewer:

A sanitary sewer exists or is under construction to a point 1,500 feet more or less downstream of Belair Road through this site. Offsite right-of-way would be required for the extension of this sewer to the subject tract, approximately 1,000 feet, and onsite right-of-way, approximately 1,500 feet would be required to extend this facility to Belair Road. (Ref: Drawing #72-0261-1).

Very truly yours,

Ellenworth N. Diver, P.E.
ELLENWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END TRANSMISSION
1-000 Key Sheet
12-000 Key Map
NE 97 & 98 Type

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

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

April 27, 1973

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

Re: Item 29 - Cycle Zoning V - April to Oct. 1973
Property Owners: Joseph & Marie Fulker
Belair Road & Silver Spring Road
Reclass. to BR - District II

Dear Mr. DiMenna:

The subject petition is requesting a change from BL & DR 5.5 to BR. This is expected to increase the trip density from 1100 to 3000 trips per day. This increased trip density is not expected to overload Belair Road along the frontage of this property. However, serious capacity problems exist at the intersection of Belair Road and Joppa Road and this development can only compound these problems.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRMC

Maryland Department of Transportation State Highway Administration

April 13, 1973

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

Attn: Mr. John J. O'Han

Dear Mr. DiMenna:

The entrances proposed for the subject site are acceptable to the State Highway Administration; however, the site is seriously affected by one of the alternatives being studied for the proposed Whittemarsh Boulevard. The project is listed in the current Five-Year Highway Improvement Program with partial funding for right of way acquisition to be made available in Fiscal Year 1976.

Upon our receipt of four (4) additional copies of the plan, we will indicate the effects to the property and transmit copies to the Zoning Office and to the petitioner.

The plan should be revised to indicate the proposed highway improvement.

The 1972 average daily traffic count in this section of Belair Road is ... 24,000 vehicles.

Very truly yours,

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

Re: Reclassification
April, 1973
Property Owners: Joseph & Marie Fulker
Locations: E/S Belair Road
S/S Silver Spring Road
Present zoning: Reclass to
B.R.
District: II
W. Access: 4.01
Whittemarsh Boulevard

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204

823-7310

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

Attention: Mr. Jack Dillon
Chairman
Zoning Advisory Committee

Re: Property Owners: Joseph and Marie Fulker

Location: E/S of Belair Road, S/S of Silver Spring Road

Item No. Reclassification Zoning Agenda Tuesday, April 10, 1973

29

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 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead-end condition shown at

4. EXCEEDS the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
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.

Reviewed: *John J. O'Han* Noted and Approved: *John J. O'Han*
Special Inspection Division Deputy Chief
Fire Prevention Bureau

ml
4/25/73

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: Joseph and Marie Fulker
 Location: E/S of Belair Rd., S/S of Silver Spring Rd.
 Present Zoning: B.L. and D.R. S-5
 Proposed Zoning: Reclass to B.R.
 District: 11
 No. Acres: 6.01

Metropolitan water is available. Public sanitary sewer must be extended prior to issuance of building permit.

Very truly yours,

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

HVB:mn-

**BOARD OF EDUCATION
 OF BALTIMORE COUNTY**

TOWSON, MARYLAND 21204

Date: April 26, 1973

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

Z.A.D. Meeting of:

Re: Item 29
 Property Owner: Joseph and Marie Fulker
 Location: E/S of Belair Road, S/S of Silver Spring Road
 Present Zoning: B.L. and D.R. S-5
 Proposed Zoning: Reclass to B.R.

District: 11
 No. Acres: 6.01 acres

Dear Mr. DiNenna:

No adverse effect on student population.

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

WNP/ml

W. EMILIE PARKS, Assistant
 EUGENE C. HARRIS, Jr., Assistant
 MISS ROBERT L. BERNY

MARCUS W. ROTHSCHILD
 JOSEPH N. MUGGERIDGE
 ALYCE L. LORICK

T. MAYARD WILLIAMS, Jr.
 RICHARD W. FRAYER, Chairman
 MISS RICHARD K. JOHNSON

JOSEPH W. WATKINS, Clerk

WILLIAM D. FROMM
 DIRECTOR

S. ERIC DINENNA
 ZONING COMMISSIONER



May 23, 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 #29, V Zoning Cycle, April to October 1973, are as follows:

Property Owner: Joseph and Marie Fulker
 Location: SEC of Belair Road and Silver Spring Road
 Present Zoning: D-1, S-5 and B-1
 Proposed Zoning: Reclassification to B.R.
 District: 11
 No. Acres: 6.01

The site plan should be revised to relocate the northern most driveway on Belair Road to Silver Spring Road and to also create interior traffic circulation between the northern most parking area and the remainder of the site.

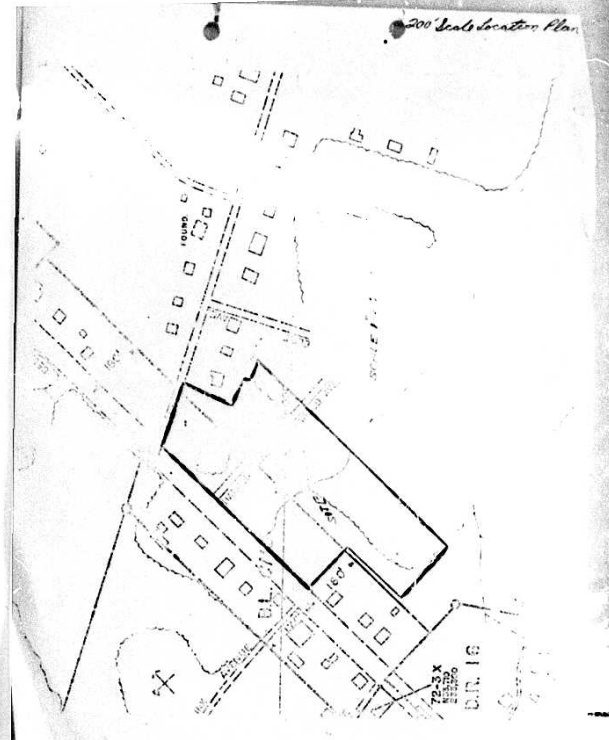
A revised site plan should be submitted showing the proposed use of the remainder of the petitioners property.

If the petition is granted the property will also be subject to the subdivision regulations of Baltimore County.

Very truly yours,

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
 AREA CODE 301 PLANNING 284-2211 ZONING 284-2281



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 29th day of April 1973.

S. Eric DiNenna
 S. ERIC DINENNA
 Zoning Commissioner

Petitioner Joseph A. and Marie H. Fulker
 Petitioner's Attorney James A. Baker Reviewed by John L. Wimbley
 and Baltimore Brothers Zoning Advisory Committee
 300 Washington Avenue (Baltimore)

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

Your Petition has been received* this 29th day of March 1973. Item # 29

S. Eric DiNenna
 S. ERIC DINENNA
 Zoning Commissioner

Petitioner Fulker Submitted by Wimbley
 Petitioner's Attorney Nolan Reviewed by John L. Wimbley

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

FULKER TOYOTA, INC.
AREA 2.60 ACRES ±

PLAT TO ACCOMPANY ZONING PETITION
LOCATED IN
11TH ELECTION DISTRICT OF BALTIMORE COUNTY, MD.
ZONING PETITION REQUESTING B.R. ZONING
OUTDOOR SALES AREA SEPARATED FROM SALES AGENCY BUILDING
PRESENT ZONE: B.L. C.N.S. + DR. S.S.
PRESENT USE: VACANT
PROPOSED USE: NEW AUTOMOBILE SALES & SERVICE - USED MOTOR VEHICLE OUTDOOR SALES

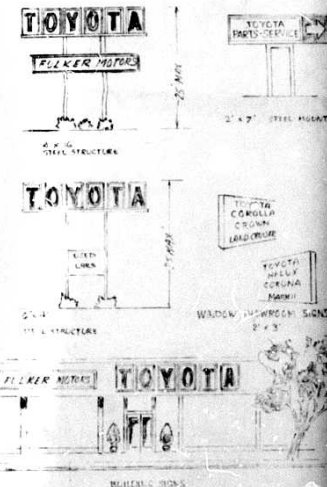
BUILDING AREA: BREAK DOWN OF USABLE FLOOR SPACE

SHOWROOM	1,830
SALES ROOMS (A)	272
GENERAL OFFICE	330
DEALER'S OFFICE	264
MANAGEMENT OFFICES (2)	270
CUSTOMER LOUNGE	430
CUSTOMER TOILETS	80
CONFERENCE ROOM	280
PARTS DEPARTMENT	1,168
1 ST FLOOR	2,240
TOTAL	6,318
SERVICE SHOP	5,164
MECHANICAL SHOP	274
COMPRESSOR ROOM	120
SERVICE DEPARTMENT	140
MECHANICS TOILET	130
LOCKER ROOM	130
MISCELLANEOUS AREAS (A.C. SETS ETC.)	1,170
USED CAR SALES OFFICE	800
2 ND FLOOR	2,745

PARKING DATA:
SPACES REQUIRED 1 PER 100 SF 17,643 SF 40 SPACES
SPACES SHOWN 99 SPACES
CUSTOMER PARKING AS SHOWN THIS

PARKING LOT SHALL BE AT LEAST 10' WIDE AND DUSTLESS SURFACE AND SHALL BE PROPERLY DRAINAGE
PERIMETER OF PARKING LOT SHALL HAVE A 2' X 6" CURB
PARKING AREA SHALL BE PROPERLY SIGNED AS NOTED ON PLAT
ALL LIGHTING USED TO ILLUMINATE PARKING SHALL BE SO ARRANGED AS TO REFLECT LIGHT AWAY FROM ADJACENT LOTS

SIGNS



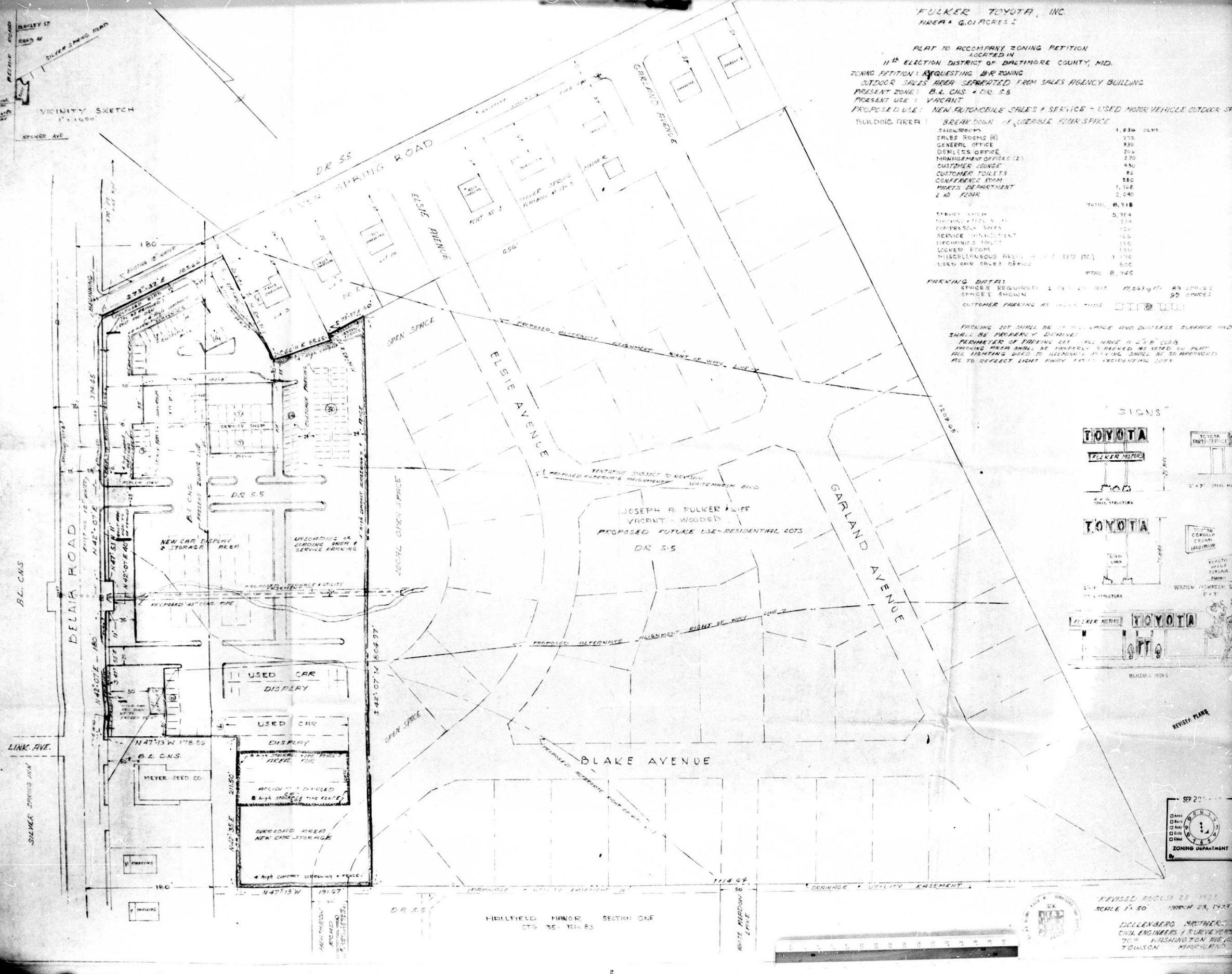
REVISION PLANS



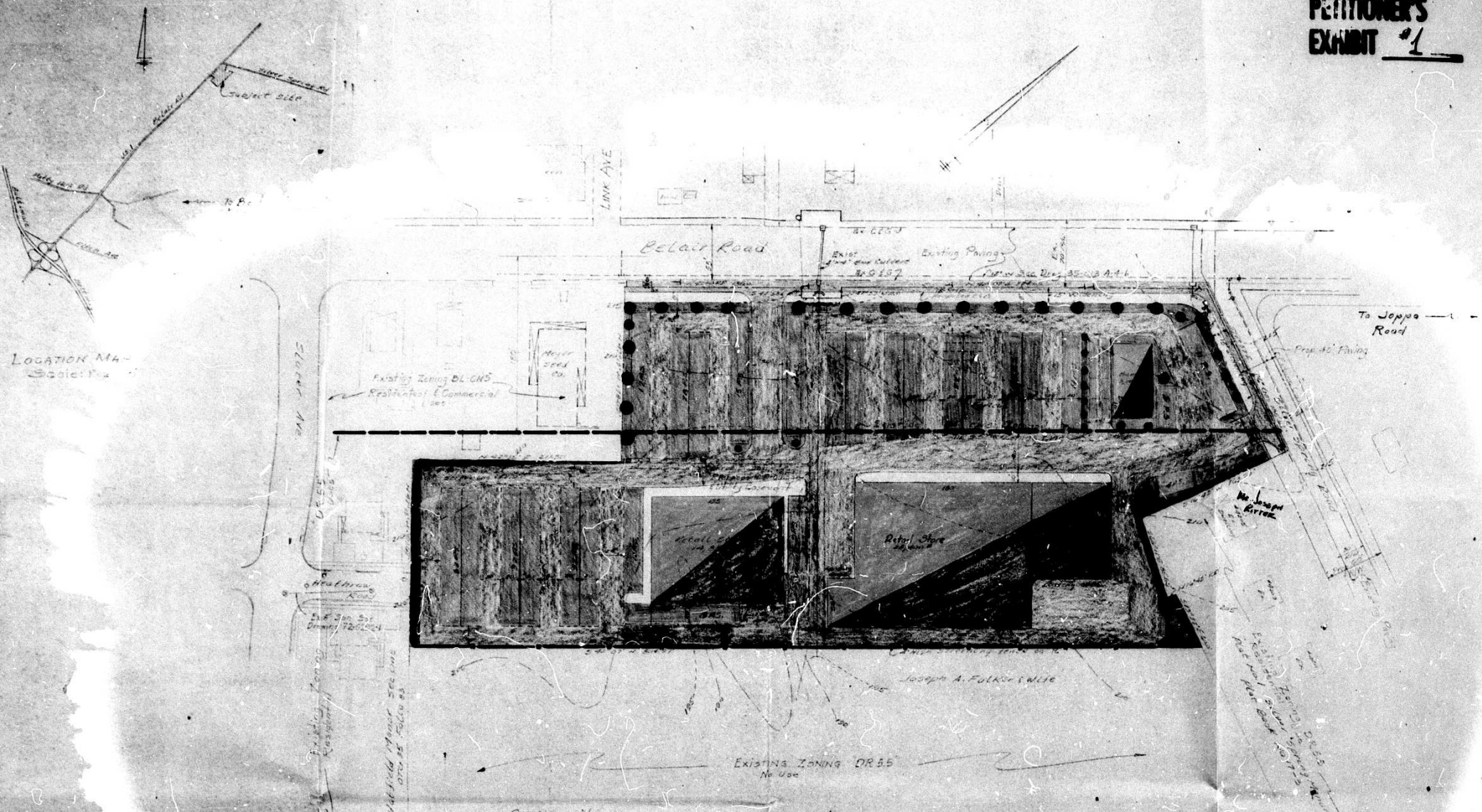
REVISED AUGUST 22, 1972
SCALE 1" = 50' NORTH 25, 1972

DOLLENBERG BROTHERS
CIVIL ENGINEERS & SURVEYORS
700 WASHINGTON AVENUE
TOWSON, MARYLAND

HOLLIFIELD MANOR SECTION ONE
OTS 35-121-83



PETITIONER'S EXHIBIT N^o 1
BOARD OF APPEALS
PETITIONER'S
EXHIBIT N^o 1



GENERAL NOTES

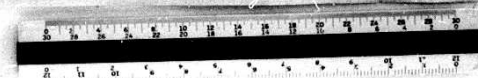
1. Area of Parcel Equals 2.01 Acres
2. Exist Zoning of Parcel "BL-CNS" (DR-55)
3. Exist Use of Parcel: Vacant Land
4. Area of Parcel Requesting Reclassification Equals 2.92 Acres
5. Proposed Zoning of Parcel "BL-CNS"
6. Proposed Use "Neighborhood Shopping Center"
7. Off-Street Parking Data:
 - A. Area of Bank = 3,000 Sq. Ft. requiring 10 Spaces
 - B. Retail Area = 51,250 Sq. Ft. requiring 257 Spaces
 - C. Total Spaces required = 267
 - D. Total Spaces proposed = 323

M.C.A. ENGINEERING CORP.
1020 CROMWELL BRIDGE RD.
BALTIMORE MARYLAND 21204

PLAT TO ACCOMPANY PETITION
RECLASSIFICATION OF PROPERTY
BEFORE ALB. SILVER SPRING RD.
District No. 11 Baltimore Co., Md.
Scale: 1" = 50'



Job No. 56157 K



FULKER TOYOTA, INC.
AREA: 6.01 ACRES ±

PLAT TO ACCOMPANY ZONING PETITION
LOCATED IN
11th ELECTION DISTRICT OF BALTIMORE COUNTY, MD.
ZONING PETITION REQUESTING B-1 ZONING
OUTDOOR SALES AREA SEPARATED FROM SALES AGENCY BUILDING
PRESENT ZONE: B.L. C.S. #1 R. 25
PRESENT USE: VACANT
PROPOSED USE: NEW AUTOMOBILE SALES & SERVICE - USED MOTOR VEHICLE OUTDOOR SALES

USE	AREA	PERMISSIBLE FLOOR SPACE
SALES AREA	1,836	30,000
SALES OFFICE	272	
GENERAL OFFICE	330	
SALES OFFICE	206	
MANAGEMENT OFFICE	270	
CUSTOMER LOUNGE	430	
CUSTOMER TOILETS	86	
CONFERENCE ROOM	180	
PARTS DEPARTMENT	168	
2 ND FLOOR	140	
TOTAL	6,118	
SERVICE SHOP	5,164	
MACHINING & TOOL ROOM	1,000	
COMPRESSOR ROOM	1,000	
SERVICE MANAGEMENT	1,000	
MECHANICS TOILET	1,000	
LOCKER ROOM	1,000	
MISCELLANEOUS AREAS (HALLS, CLOSETS, ETC.)	1,114	
ESTD. CAR SALES OFFICE	800	
TOTAL	8,745	

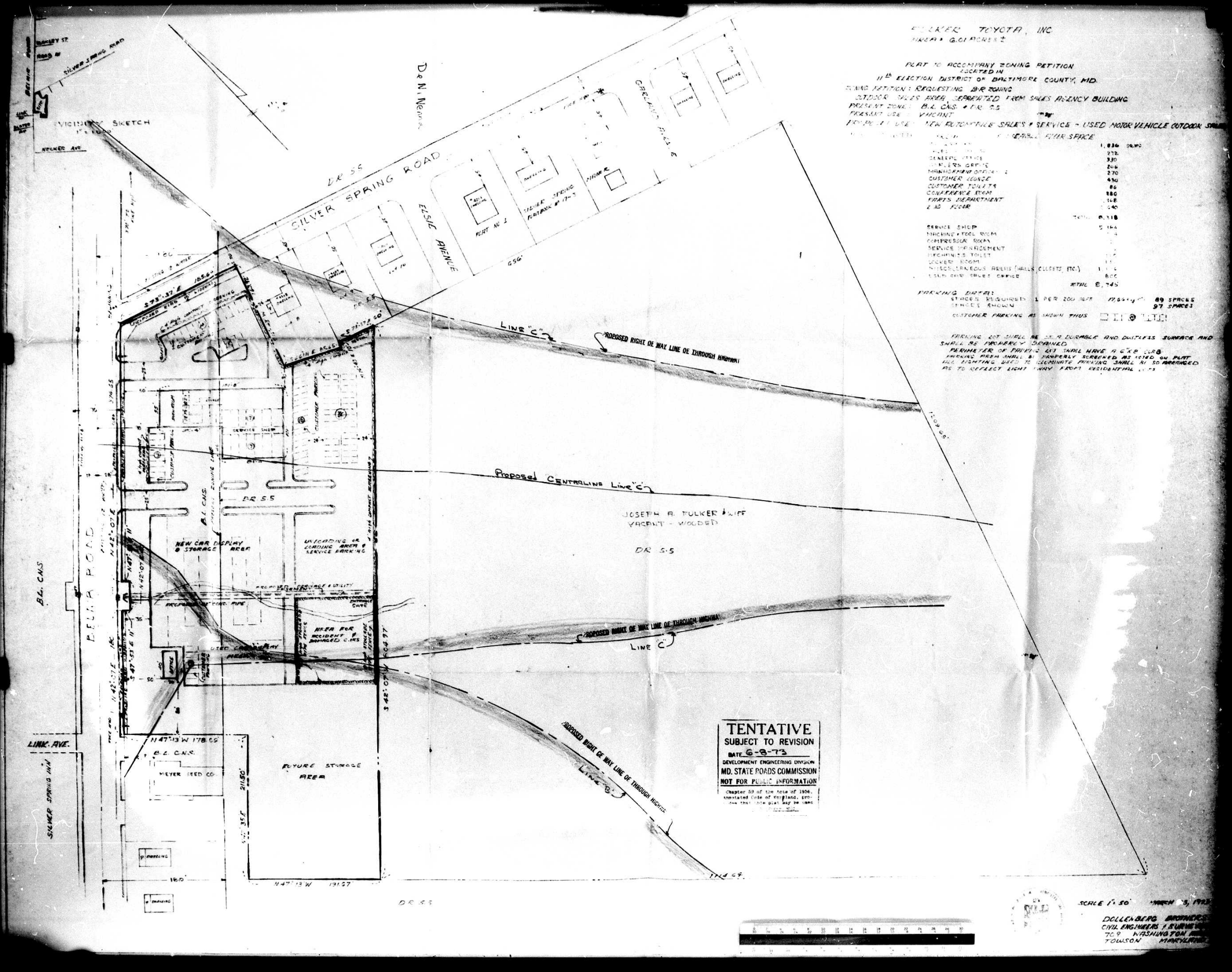
PARKING DATA:
SPACES REQUIRED: 1 PER 200 SQ. FT. 17,641 SQ. FT. 89 SPACES
SPACES KNOWN 97 SPACES
CUSTOMER PARKING AS SHOWN THUS

PARKING LOT SHALL BE ON A DRAINABLE AND DUSTLESS SURFACE AND SHALL BE PROPERLY DRAINAGE
PERIMETER OF PARKING LOT SHALL HAVE A 6" X 8" CURB
PARKING AREA SHALL BE PROPERLY SCREENED AND KEPT ON PLANT
ALL LIGHTING USED TO ILLUMINATE PARKING SHALL BE SO ARRANGED AS TO REFLECT LIGHT AWAY FROM RESIDENTIAL AREAS

TENTATIVE
SUBJECT TO REVISION
DATE: 6-8-73
DEVELOPMENT ENGINEERING DIVISION
MD. STATE ROADS COMMISSION
NOT FOR PUBLIC INFORMATION
Chapter 59 of the Code of 1966, Annotated Code of Maryland, provides that this plat may be used

SCALE 1" = 50' MARCH 25, 1973

DOLLENBERG BROTHERS
CIVIL ENGINEERS & SURVEYORS
709 WASHINGTON AVE.
TOWSON, MARYLAND



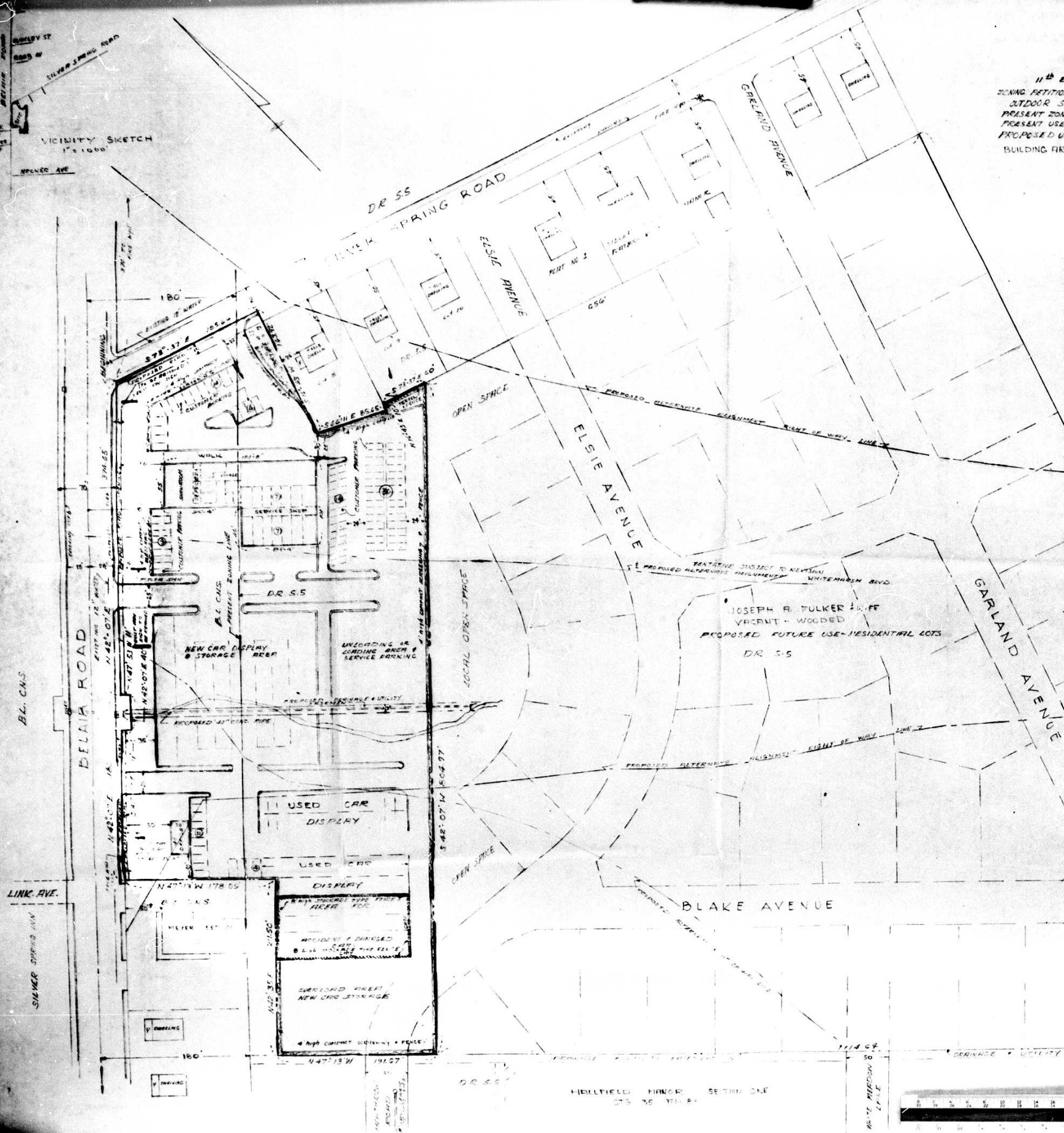
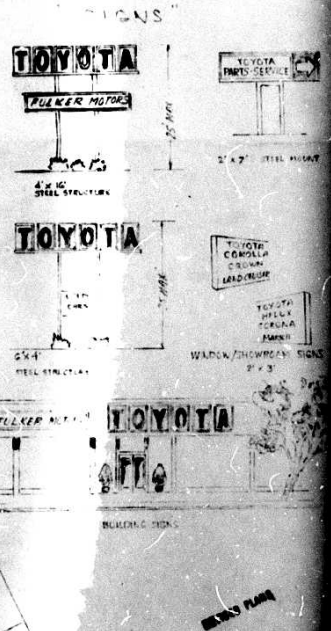
FULKER TOYOTA, INC.
AREA: 6.01 ACRES ±

PLAT TO ACCOMPANY ZONING PETITION
LOCATED IN
11TH ELECTION DISTRICT OF BALTIMORE COUNTY, MD.
ZONING PETITION: REQUESTING B.R. 5.5
OUTDOOR SALES AREA SEPARATED FROM SALES AGENCY BUILDING
PRESENT ZONE: B.L. C.S. & D.R. 5.5
PRESENT USE: VACANT
PROPOSED USE: NEW AUTOMOBILE SALES & SERVICE - USED MOTOR VEHICLE OUTDOOR SALES

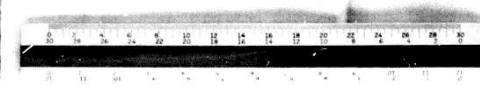
BUILDING AREA	BREAKDOWN OF USABLE FLOOR SPACE	
SHOWROOM	1,836	SQ. FT.
SALES ROOMS (H)	272	
GENERAL OFFICE	330	
DEALERS OFFICE	206	
MANAGEMENT OFFICES (2)	270	
CUSTOMER LOUNGE	420	
CUSTOMER TOILETS	80	
CONFERENCE ROOM	280	
WATER DEPARTMENT	1,108	
LAND 1,100	2,640	
	TOTAL	8,318
SERVICE SHOP	5,384	
MACHINE & TOOL ROOM	234	
COMPRESSOR ROOM	120	
SERVICE MANAGEMENT	100	
MECHANICS TOILET	150	
LOCKER ROOM	150	
TRUCKS, TRAILERS, PARTS (HALLS, CLERK, ETC.)	1,175	
USED CAR SALES OFFICE	500	
	TOTAL	8,745

PARKING DETAIL:
SPACES REQUIRED: 1 PER 200 SF. 17,663 SF. 88 SPACES
SPACES SHOWN: 99 SPACES
CUSTOMER PARKING AS SHOWN WITH 110 CARS

PARKING LOT SHALL BE OF A DRAINAGE AND DUSTLESS SURFACE AND SHALL BE PROPERLY DRAINAGE.
PERIMETER OF PARKING LOT SHALL HAVE A 4" X 8" CURB.
PARKING AREA SHALL BE PROPERLY SIGNAGED AND NOTED ON MAP.
ALL LIGHTING USED TO ILLUMINATE PARKING SHALL BE SO ARRANGED AS TO REFLECT LIGHT AWAY FROM ADJACENT LOTS.



HOLLIFIELD, MINOR SECTION ONE
CITY OF BALTIMORE



APPROVED FOR THE CITY OF BALTIMORE
MAY 23, 1973
DOLLENBERG BROTHERS
CIVIL ENGINEERS & SURVEYORS
709 WASHINGTON AVENUE
TOWSON, MARYLAND

(SHEET 40)

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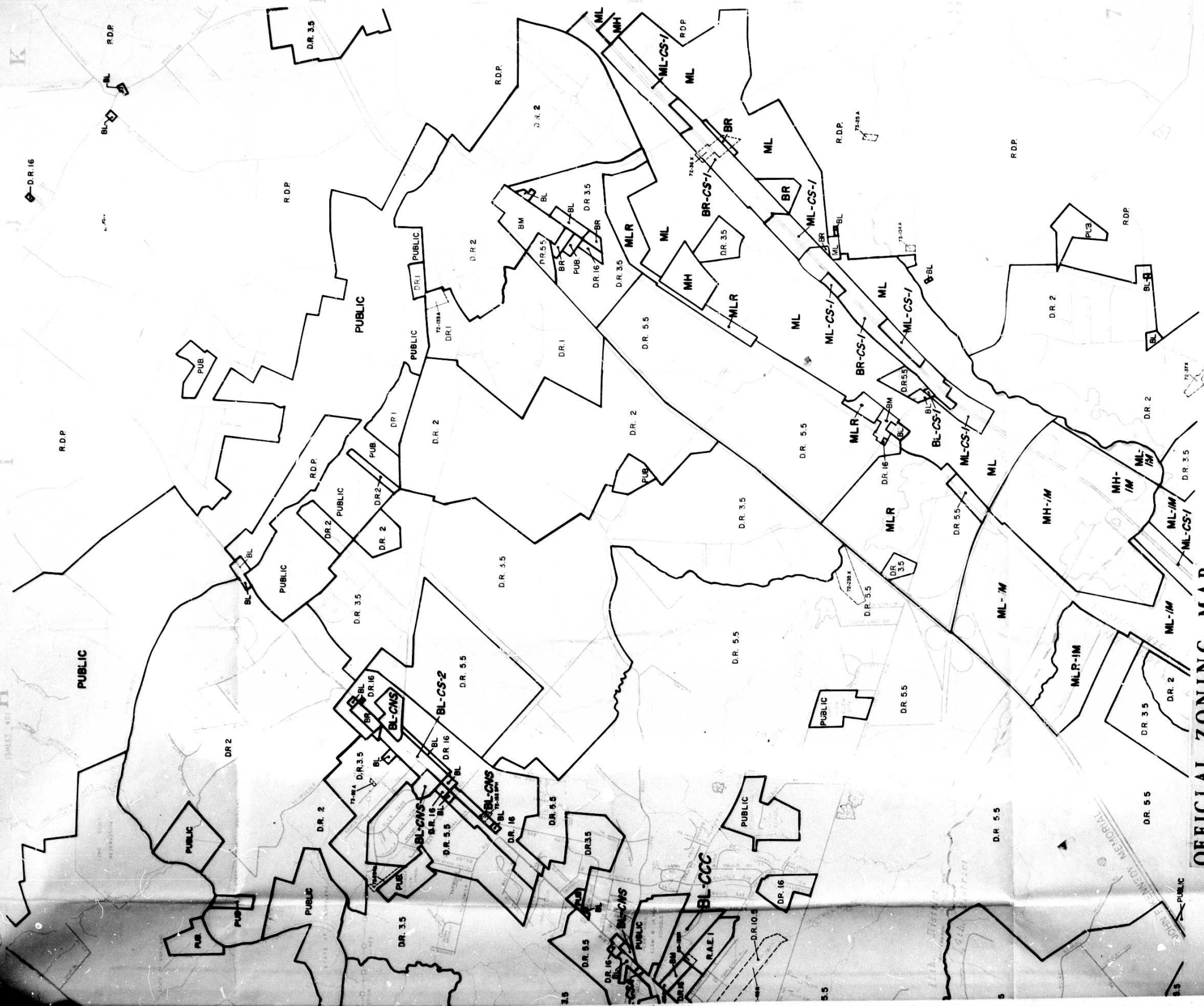
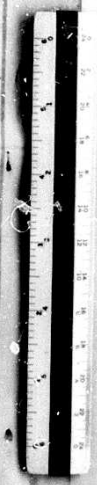
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JVIRLEA

LOCAL FINANCIAL COUNTY BASE MAP SERIES

OFFICIAL ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
MARCH 24, 1971
BY BILLS NOS. 28, 29, 30, 31, and 32



BELAIR (U.S. Route 1)

ROAD

LOCATION PLAN

Scale: 1" = 500'

Meyer
Seba

Existing Zoning BL-CMU
Residential Use

of Beginning 2.0710 Ac.

GENERAL NOTES

1. AREA OF PROPOSED LOT 100 AC
 2. EXISTING ZONING OF SITE IS C-2
 3. EXISTING USE OF SITE VACANT LAND
 4. PROPOSED USE OF SITE NEIGHBORHOOD
 SHOPPING CENTER
 5. OFF-STREET PARKING DATA
 A. AREA OF PARKING 1000 SQ. FT.
 B. REQUIRED 62 SPACES (1000)
 C. TOTAL AREA 1000 SQ. FT.
 D. REQUIRED 2000 SPACES (1000)
 E. PIZZA HUT: 2100 SQ. FT. REQUIRED
 F. 42 SPACES (1000)
 G. TOTAL PARKING REQUIRED: 414 SP
 H. TOTAL SPACES PROVIDED: 424

SITE F GRADING
R SPRING SHOPPING

7.15-85 R.V.'s PARKING SOUTH
SIDE OF SITE SHOWN
CONNECTION TO HEATHCROW RD.
12-30-80 Access to HIGH CHAIR LANE
Fence Along R.V. SITE, RAILROAD and F

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Case # 74-71-R