

# PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Gus L. Glava, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commission and/or Deputy Zoning Commissioner should approve Off-street parking in a residential zone (Sec. 409.4)

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 to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser Marlene J. Glava  
Address 216 German Hill Road  
Petitioner's Attorney Peter G. Angelos  
Address 400 Equitable Building

ORDERED By the Zoning Commissioner of Baltimore County, this 21st day of August, 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 15th day of October, 1973, at 10:00 A.M.

Zoning Commissioner of Baltimore County

(over)

## BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



### PETITION AND SITE PLAN

### EVALUATION COMMENTS

Peter G. Angelos, Esq.,  
Suite 400  
Equitable Building  
Calvert & Fayette Streets  
Baltimore, Maryland 21202

RE: Special Hearing Petition  
Item 49  
Gus Sam Glava & Marlene  
Glava - Petitioners

Dear Mr. Angelos:

This office is in receipt of your recent submittal of the Gus Glava petition (previously Item 165), currently Item 49.

The submitted site plan, while much improved, still does not indicate the correct location of the entrance onto the subject site. Furthermore, the Committee feels that a somewhat more suitable parking area can be obtained on the rear portion of this property.

I recommend that your engineer make an appointment to see me at his earliest convenience to resolve these issues.

In the meantime, because I feel these are minor problems that can be resolved, I am approving this petition for a hearing. However, I expect the revised site plan to be filed at the earliest possible moment.

I am including a copy of the most recent comments with regard to this petition for your review and convenience.

Very truly yours,

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

JJD:JSD  
Enclosures

cc: Mr. William C. Richmond  
7623 Merritt Point Road  
Baltimore, Md. 20222

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

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

September 20, 1973

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

Re: Item #49 (1973-1974)  
Property Owner: Gus L. Glava  
N/S German Hill Road opposite Woodwell Drive  
Existing Zoning: R.L. and D.R. 5.5  
Proposed Zoning: Off-street parking in a residential zone  
District: 12th No. Acres: 1.9184

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.

### General:

The submitted plan is a revision of the plan as requested in connection with Item #165 (1972-1973), comments for which remain valid and applicable to this Item #49 (1973-1974). Those comments are referred to for your consideration.

Very truly yours,

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

END:ENAM:ADRES

5-1/4 Key Sheet  
7 & 8 SE 22 & 23 Pos. Sheets  
SE 2 F Tone  
103 Tag Map

## Baltimore County Fire Department

J. Austin Dietz  
Chief



Towson, Maryland 21204  
872-7316

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

Attention: Mr. Jack Dillon, Chairman  
Zoning Advisory Committee

Re: Property Owner: Gus L. Glava

Location: N/S German Hill Road opposite Woodwell Drive

Item No. 49 Zoning Agenda Tuesday, September 4, 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 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 XXXXXX 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.
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: H. J. Tell  
Planning Group  
Special Inspection Division

Noted and  
Approved: Deputy Chief  
Deputy Chief  
Fire Prevention Bureau

mls  
4/16/73

## BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

September 7, 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 49, Zoning Advisory Committee Meeting  
September 4, 1973, are as follows:

Property Owner: Gus L. Glava  
Location: N/S German Hill Road opposite Woodwell Drive  
Present Zoning: B.L. and D.R. 5.5  
Proposed Zoning: Offstreet parking in a residential zone  
District: 12  
No. Acres: 1.9184

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:nn

## BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: Sept. 5, 1973

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

Re: Item 49

Property Owner: Gus L. Glava  
Location: See agenda  
Present Zoning: R.L. and D.R. 5.5  
Proposed Zoning: Off-street parking in a residential zone

District: 12  
No. Acres: 1.9184

Dear Mr. DiNenna:

No adverse effect on student population.

WNP/ml

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

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 15, 1973

FROM: William D. Fromm, Director

Office of Planning

SUBJECT: Petition #74-27-SPE... North side of German Hill Road opposite West Woodwell Rd.  
Petition for Special Hearing for Off-Street Parking  
Petitioners - Gus S. Glava and Marlene J. Glava

12th District

HEARING: Monday, October 15, 1973 (1:00 P.M.)

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

If this request is granted, the lighting standards should be restricted to 8' in height and the private road called White Avenue should be paved.

William D. Fromm  
William D. Fromm, Director  
Office of Planning and Zoning

WDN:REG:TW



JAN 25 1974

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 public 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 October 15, 1971 revised October 8, 1973, and approved by John L. Wimbley, Planning Specialist II, Project & Development Planning Division of the 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 October, 1967, that the herein Petition for Special Hearing should be and the same is granted, from and after the date of this order, subject to White Avenue being improved with a hard durable surface and approval of a site plan by the Department of Public Works and the Office of Planning 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 23rd day of October, 1967, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

# BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BUILDING  
110 W. CHESAPEAKE AVE.  
TOWSON, MARYLAND 21204

JOHN J. DILLON, JR.  
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF PUBLIC WORKS

STATE BOARD OF COMMISSIONERS

CLERK OF THE CIRCUIT COURT

OFFICE OF PLANNING AND ZONING

PLANNING DIVISION

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June 7, 1973

Peter G. Angelos, Esq.,  
400 Equitable Building  
Baltimore, Maryland 21202

RE: Special Hearing Petition  
Item 165  
Gus Sam Glava & Marlene  
Glava - Petitioners

Dear Mr. Angelos:

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 north side of German Hill Road opposite the intersection of Woodwell Road and is known as 214 to 216 German Hill Road. This property is located in the 12th District of Baltimore County and is currently improved with an existing restaurant and lounge. The petitioner has proposed to improve his restaurant and lounge, and in requesting a permit to do so it was determined that he did not meet the parking regulations of Baltimore County. Therefore, a petition for a Special Hearing to allow off street parking in a residential zone, which is directly behind the tavern, was submitted.

Peter G. Angelos, Esq.,  
Item 165  
Page 2  
June 8, 1973

Our field investigation indicated that some very serious problems may currently exist in this area. We are primarily concerned with the status of White Avenue and its standing insofar as a public road is concerned in connection with George Avenue, and that there are at least three dwellings that front on this street.

It is apparent that the only access to George Avenue is via White Avenue through the petitioner's property. This should be clarified prior to scheduling this petition for any hearing. If White Avenue is indeed a County public road, or if water and sewer are supplied to those properties at the rear of this site, this should be indicated on a revised site plan. Until such time as this plan is received and these problems are clarified, we are withholding this petition from a hearing.

Very truly yours,

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

JJDjr:JD  
(Enclosure)



WILLIAM D. FROMM  
DIRECTOR  
S. ERIC DINENNA  
ZONING COMMISSIONER

October 12, 1977

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 #49, Zoning Advisory Committee Meeting, September 4, 1973, are as follows:

Property Owners: Gus L. Glava  
Location: N/S German Hill Road opposite Woodwell Drive  
Existing Zoning: B.L. and D.R.5.5  
Proposed Zoning: Off-street parking in a residential zone  
No. of Acres: 1.9184  
District: 12

Since the time of the time of the field inspection, the petitioners engineer has been advised of the requirements by this office.

Very truly yours,

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204  
AREA CODE 301 PLANNING 486-3211 ZONING 486-3281

## Description for 214 to 216 German Hill Road For Off-Street Parking Residential DR 5.5 Zone

Beginning for the same on the North Side of German Hill Road and opposite West Woodwell Road 65 feet East of the Center line of West Woodwell Road and on the Northern edge of German Hill Road; thence, running South 72 51 minutes 0 Seconds West 158.07 feet to a point; thence, South 73 36 minutes 12 seconds West 51.93 feet to a point; thence, joining on the Western most edge of property North 17 33 minutes 40 seconds West 395.98 feet to a point at the Northern most edge of the property; thence, running North 71 56 minutes 20 seconds East 210 feet to a point on the Eastern most edge of the property South 17 33 minutes 40 seconds East 400 feet to the place of beginning; saving and excepting that area zoned Business Local. Said property being recorded among the Land Records of Baltimore County WPC 8/80 known as the George A. White property and containing a 1.9184 acres more or less

## CERTIFICATE OF PUBLICATION

TOWSON, MD., September 27, 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., commencing at one time immediately before the 15th day of October, 1973, the first publication appearing on the 27th day of September 1973.

THE JEFFERSONIAN  
S. L. Smith, Manager

Cost of Advertisement, \$.....

## PETITION FOR SPECIAL HEARING

THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing at one time immediately before the 15th day of October, 1973, the first publication appearing on the 27th day of September 1973.

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## CERTIFICATE OF PUBLICATION

OFFICE OF  
Dundalk Eagle

38 N. Dundalk Ave.  
Dundalk, Md. 21222  
October 5, 1973

THIS IS TO CERTIFY, that the annexed advertisement of Zoning Commissioner of Balto. County in matter of petition by Gus & Marlene J. Glava in 15th District was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, commencing at one time immediately before the 15th day of October, 1973, the first publication appearing on the 28th day of September, 1973; that is to say, the same was inserted in the issue of September 27, 1973

Kimbel Publication, Inc.

Kimbel Publication, Inc.

Kimbel Publication, Inc.

Kimbel Publication, Inc.

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Kimbel Publication, Inc.

Kimbel Publication, Inc.

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

#74-97-58H

District 12<sup>th</sup> Date of Posting 9/29/73  
Posted for: Heavy, Monday, Oct-15<sup>th</sup> 9:00 A.M.  
Petitioner: Ans S. Glava  
Location of property: N/S. of Sunrise Walk Road opp. W. Woodwell Wk  
Location of Signs: 1. Behind G. Labaree f. Property on District Appx  
300 ft. Back from Property House on Road  
Remarks:  
Posted by: Paul H. Hines Date of return: 10-4-73  
Signature

**BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING**

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

Your Petition has been received this Aug 21 day of Aug 1973, from # \_\_\_\_\_.

P. D. H.  
Zoning Commissioner

Petitioner: Ans S. Glava Submitted by Ans S. Glava  
Petitioner's Attorney: P. G. Hines Reviewed by P. D. H.

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

**BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING** Item 49  
Peter G. Angles, Esq.,  
Suite 400  
Equitable Building  
Calvert & Fayette Sts.,  
Baltimore, Md. 21202  
County Office Building  
111 W. Chapsapeake Avenue  
Towson, Maryland 21204

Your Petition has been received and accepted for filing

this 21st day of September 1973.

P. D. H.  
Zoning Commissioner

Petitioner: Ans S. Glava & Marlene Glava  
Petitioner's Attorney: Peter G. Angles Reviewed by P. D. H.  
Chairman  
cc: Mr. William C. Richmond  
7623 Harriet Pl. Rd., (26222)  
Zoning Advisory Committee

**BALTIMORE COUNTY, MARYLAND** No. 7039  
OFFICE OF FIN. & REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE Feb. 5, 1973 ACCOUNT 01-662  
AMOUNT \$25.00  
DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER  
Ans S. Glava  
Petition for Special Hearing for Ans S. Glava

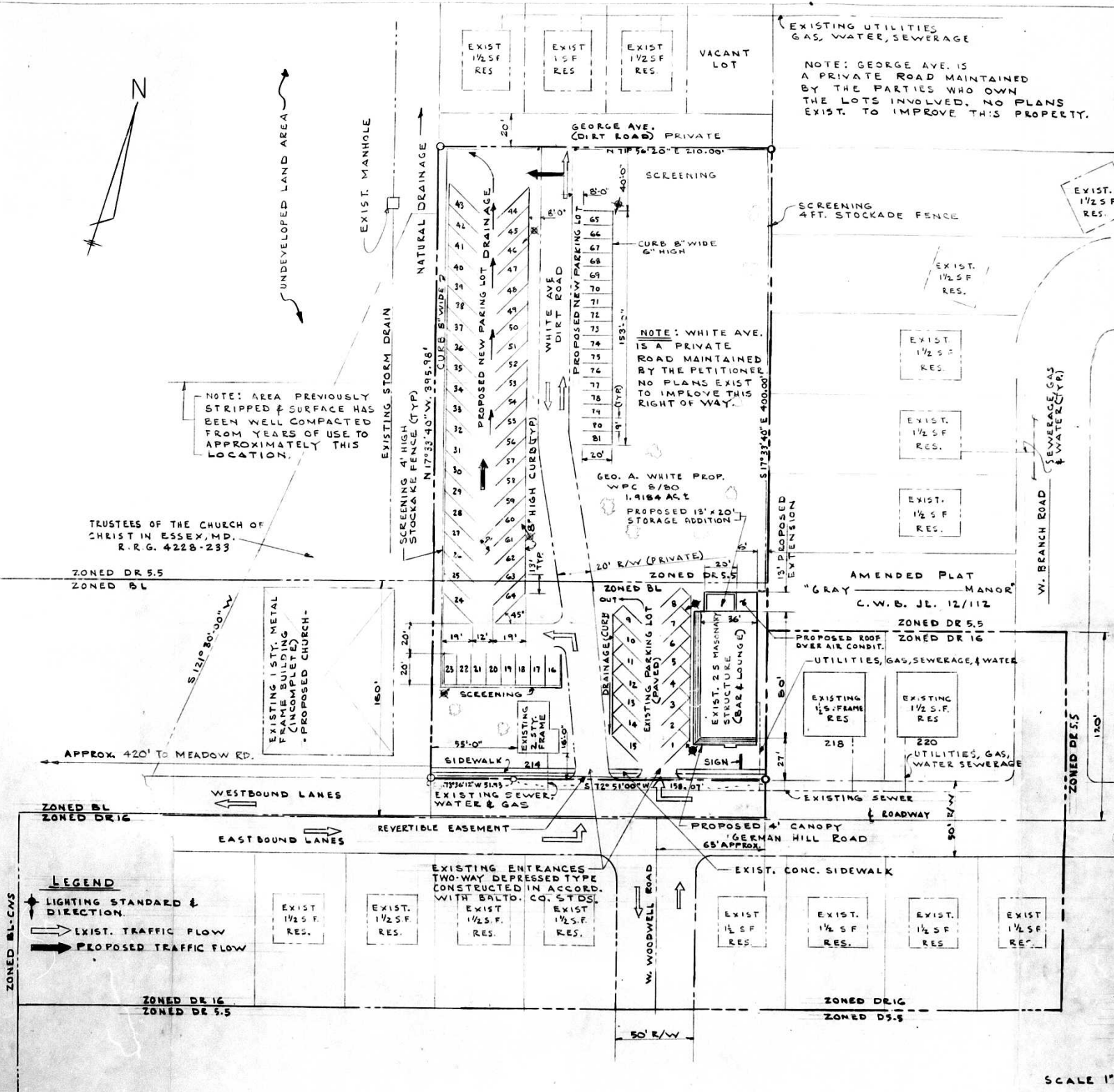
88705105 7 2500100

**BALTIMORE COUNTY, MARY. JND** No. 12470  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE October 12, 1973 ACCOUNT 01-662  
AMOUNT \$58.50  
DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER  
Ans S. Glava  
216 Gorman Hill Road  
Baltimore, Maryland 21222  
Petition for assignment hearing in residential zone  
for 74-97-62H 58.50

**BALTIMORE COUNTY, MARYLAND** No. 12429  
OFFICE OF FIN. & REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE Sept. 24, 1973 ACCOUNT 01-662  
AMOUNT \$25.00  
DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER  
Peter G. Angles, Esq.  
100 Equitable  
Calvert and Calvert Sts.  
Baltimore, Md. 21202  
Petition for Special Hearing for Ans S. Glava  
974-97-62H 25.00



# NOTES

## PARKING DATA

BUILDING 36'x80' + 20'x13' = 3140 S.F.  
ONE(1) PARKING SPACE FOR EA S.F.  
3140 + 50 = 63 SPACES REQUIRED  
PARKING SPACES 9'x18' & 9'x20'  
61 SPACES PROPOSED

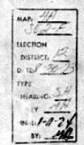
## ANSWERS TO SECTION 409.4 OF THE BALTIMORE CO. ZONING LAW

- LAND TO BE USED FOR PARKING ADJOINS BUSINESS.
- PARKING SHOWN IS FOR PASSENGER VEHICLES ONLY.
- FOR PARKING USE ONLY.
- LIGHTING IS PROVIDED IN ACCORDANCE WITH PROPER REGULATIONS.
- SCREENING PROVIDED - 4 FT. HIGH STOCKADE FENCE.
- MACADAM PAVING PROVIDED ON PARKING SURFACES.
- THIS PLOT PLAN SHOWS PARKING ARRANGEMENT & ACCESS.
- PARKING AREA TO BE USED BY CUSTOMERS OF EXISTING BUSINESS WHICH IS AUTHORIZED TO OPERATE BETWEEN THE HOURS 6:00 / 1 TO 2:00 AM. LOT WILL BE MAINTAINED BY OWNER AS FREE PARKING FOR CUSTOMERS.

PROPERTY ZONED BL & DR 5.5  
PROPERTY AREA = 1.9184 AC  
UTILITIES EXISTING  
GAS, CITY WATER, SEWERAGE,  
& ELECTRICITY.

NO UNDERGROUND UTILITIES EXIST IN THE AREA OF THE PROPOSED PARKING LOT.

TEMPORARY, OR PERMANENT IF NECESSARY, DRAINAGE CONTROL WILL BE PROVIDED BY PETITIONER.



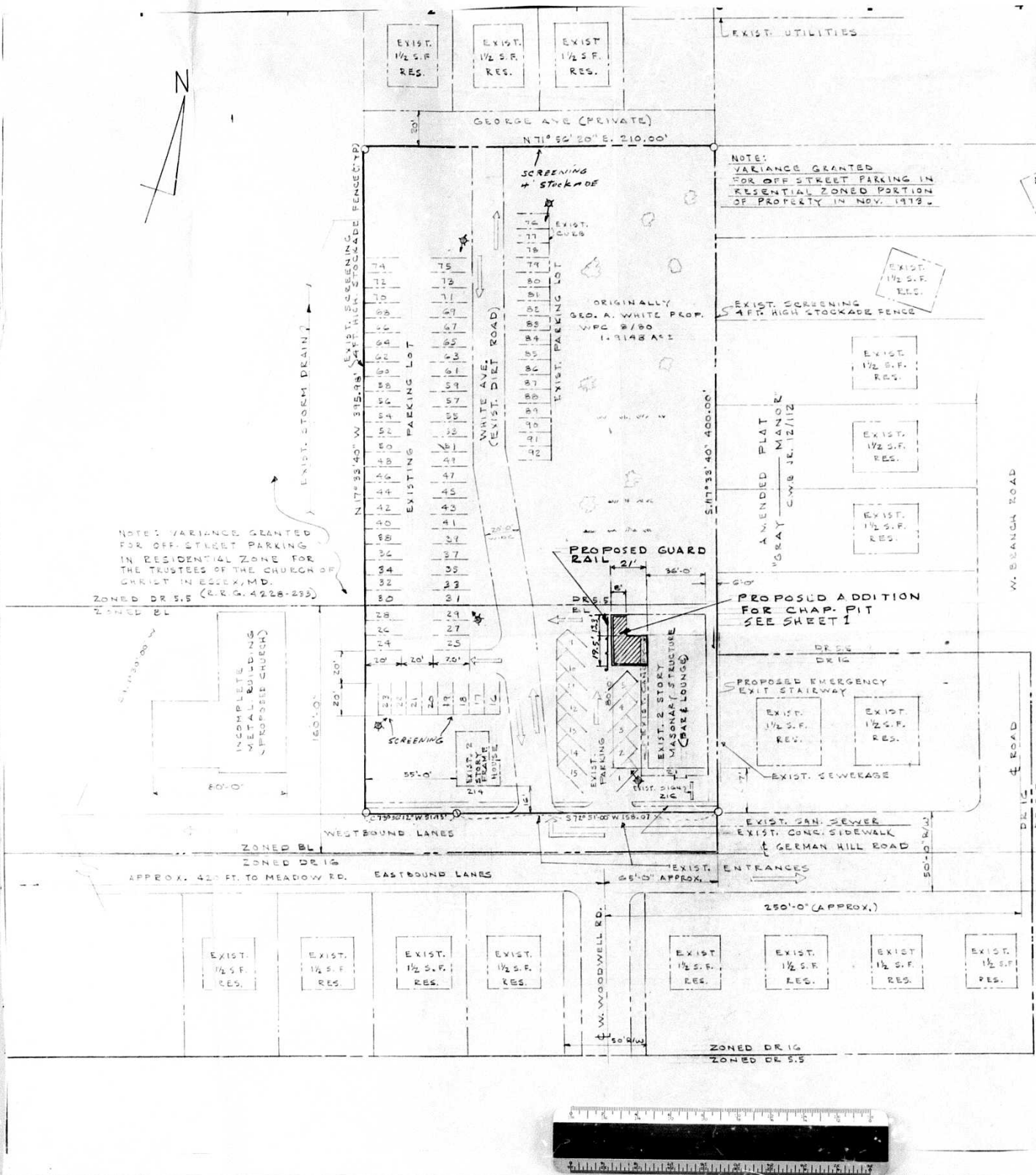
## PROPOSED SITE PLAN

FOR  
214-216 GERMAN HILL ROAD  
LOCATED IN THE 12TH ELECTION  
DISTRICT OF BALTIMORE COUNTY,  
DUNDALK, MARYLAND.  
M. & MRS. GUS S. GLAVA, OWNERS

SCALE 1" = 30 FT.

old plot





PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: *John J. Williams*  
DATE: *6-5-74*  
74-97

NOTES

1. PARKING DATA:  
A. BUILDING FIRST FLOOR  
EXISTING AREA 3413 FT<sup>2</sup>  
PROPOSED ADDITION 19.5' X 21' + 8' X 13.3' = 516 FT<sup>2</sup>  
ONE (1) SPACE FOR EACH 50 FT<sup>2</sup>  
3929 ÷ 50 = 79 PARKING SPACES  
B. BUILDING SECOND FLOOR  
TWO (2) 1-BED ROOM APARTMENTS  
PARKING SPACE FOR EACH APARTMENT  
C. TOTAL PARKING SPACES  
REQUIRED = 79 + 2 (81)  
D. PARKING SPACES PROVIDED  
= 89  
E. PARKING SPACES 7' X 20' & 8' X 15'
2. PROPERTY DATA:  
A. PROPERTY ZONED BL & DR-5  
B. AREA - 1.9148 AC.  
C. UTILITIES - GAS, CITY WATER, SEWERAGE & ELECTRICITY  
D. VARIANCE GRANTED IN NOV. 1973 FOR OFF STREET PARKING IN RESIDENTIAL ZONE ON EXIST. PROPERTY.
3. LEGEND  
→ EXISTING TRAFFIC FLOW  
→ EXISTING UTILITIES  
★ EXIST. LIGHTING STANDARD & DIRECTION, HEIGHT = 12'0"
4. LOCATION  
12TH ELECTION DISTRICT  
BALTIMORE COUNTY  
ON THE NORTH SIDE OF GERMAN HILL ROAD OPPOSITE W. WOODWELL ROAD & BETWEEN MEADOW ROAD & W. BRANCH ROAD
5. PARKING - SPECIAL VARIANCE GRANTED FOR OFF-STREET PARKING IN RESIDENTIAL ZONE.

PROPOSED PLOT PLAN  
FOR  
214-216 GERMAN HILL ROAD  
LOCATED IN THE 12TH  
ELECTION DISTRICT OF  
BALTIMORE COUNTY  
DUNDALK, MARYLAND  
MR. & MRS. G. G. CLAVA, OWNERS

SCALE 1" = 30 FT  
BY: W. G. RICHMOND

EXIST.  
1/2 S.F.  
RES.

EXIST.  
1/2 S.F.  
RES.

EXIST.  
1/2 S.F.  
RES.

EXIST. UTILITIES

NEW 10" DRAIN  
NEW 16" x 16"  
CATCH BASIN

EXIST. STORM DRAIN  
MAN HOLE

#### PAVING DATA

ASPHALT OR EQUAL SHALL  
BE 6 MIN. OF 2" THK. &  
PLACED ON A WELL  
COMPACTED SLAG BASE.  
CURBS SHALL BE INSTALLED  
IN ACCORDANCE WITH BALTO.  
CO. STANDARDS.

AREA TO BE PAVED  
= 40,000.50 SQ. FT. (APPROX.)

ZONED DR 5.5 (R.R.G. 4428-215)  
ZONED BL

LES ROYALE  
BEAUTY ACADEMY

FILL ROAD IN  
THIS AREA

EXIST. 2-STD. HOUSE FLOOR  
IN AUG. 1974 UNDER  
SEPARATE PERMIT

ZONED BL  
ZONED DE 16  
APPROX. 620 FT. TO MEADOW RD.  
SCREENING (HEDGE)  
EASTBOUND LANES  
WESTBOUND LANES  
CONCRETE CURB

AREA OUTLINED TO BE  
PAVED & SLOPED TO DRAIN  
AS INDICATED

EXIST.  
1/2 S.F.  
RES.

EXIST.  
1/2 S.F.  
RES.

EXIST.  
1/2 S.F.  
RES.

EXIST.  
1/2 S.F.  
RES.

EXIST.  
1/2 S.F.  
RES.

EXIST.  
1/2 S.F.  
RES.

EXIST.  
1/2 S.F.  
RES.

EXIST.  
1/2 S.F.  
RES.

DRAWING SUBMITTED FOR  
PROPOSED NEW ENTRANCE  
DATE: 11-6-78

DWG. SUBMITTED FOR  
ENCLOSING EXISTING  
COVERED ENTRANCE.  
DATE: 3-28-77

DWG. REVISED 5/11/79 TO  
SHOW PROPOSED COVERED  
ENTRANCE

SCALE 1" = 30 FT

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: *John E. Smith*  
DATE: 12-14-78  
74-97 SPH  
C-HUG 78

#### NOTES

1. PARKING DATA:  
A. BUILDING FIRST FLOOR  
EXISTING AREA 3929 FT.<sup>2</sup>  
PROPOSED ADDITION (COVERED ENT.)  
AREA 567 FT.<sup>2</sup>  
PROPOSED ENTRANCE 480 FT.<sup>2</sup>  
ONE (1) SPACE FOR EA 50 FT.<sup>2</sup>  
4935 ± 50 ± 100 PARKING SPACES
2. BUILDING SECOND FLOOR  
TWO (2) 1-BED ROOM APARTMENTS  
PARKING SPACE FOR EACH  
APARTMENT
3. TOTAL PARKING SPACES  
REQUIRED 100 ± 2 ± 102
4. PARKING SPACES PROVIDED:  
103 SPACES
5. PARKING SPACES 9' x 20' ± 9' x 18'
6. PROPERTY DATA:  
A. PROPERTY ZONED BL & DE 5.5  
B. AREA - 1.1143 AC.  
C. UTILITIES:  
GAS, CITY WATER, SEWERAGE &  
ELECTRICITY
7. VARIANCE GRANTED IN  
NOV. 1973 FOR OFF STREET  
PARKING IN RESIDENTIAL  
ZONE ON EXIST. PROPERTY.
8. LEGEND  
→ EXISTING TRAFFIC FLOW  
— EXISTING UTILITIES  
♦ EXIST. LIGHTING STANDARD  
& DIRECTION, HEIGHT 12'-0"
9. LOCATION:  
12TH ELECTION DISTRICT  
BALTIMORE COUNTY  
ON THE NORTH SIDE OF GERMAN  
HILL ROAD OPPOSITE W. WOODWELL  
ROAD & BETWEEN MEADOW ROAD  
& W. BRANCH ROAD
10. PARKING - SPECIAL VARIANCE  
GRANTED FOR OFF STREET  
IN RESIDENTIAL ZONE.

PLOT CHANGES 10/11/79  
PARKING DATA & AREA C/LC  
REVISED HEDGE SCREENING ADDED  
PROPOSED PLOT PLAN

FOR  
214-216 GERMAN HILL ROAD  
LOCATED IN THE 12TH  
ELECTION DISTRICT OF  
BALTIMORE COUNTY  
DUNDELL, MARYLAND  
MRS. G.D. CLAVA, OWNERS

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