

APPLICATION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

GILBERT K. SMITH and
I, or we, WILLIAM W. SMITH, legal owner.s 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 BL zone to an

BM zone; for the following reasons:

See attached brief.

MAP
SECTION
DISPATCH
DATE
TIME
BY

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore
County, to use the herein described property, for:

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.

Gilbert K. Smith
Contract purchaser
William W. Smith
Legal Owners
Address: White Marsh, Maryland

William W. Smith
Petitioner's Attorney
William W. Smith
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day

October, 1974, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out Baltimore County, that property be posted, and that the public hearing be had before the Zoning
Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore
County, on the 22nd day of March, 1974, at 10:00 o'clock

James E. Lynch
Zoning Commissioner of Baltimore County

(over)

DESCRIPTION

Beginning for the same at a point in the center of
Ebenezer Road at a point distant, South 50 degrees 41
minutes 00 seconds East 141.26 feet from the
intersection of centerline of Philadelphia Road and
the centerline of Ebenezer Road, thence leaving the
centerline of Ebenezer Road and running for lines of
division the four following courses and distances:
North 39 degrees 55 minutes 00 seconds East 158.50 feet;
South 53 degrees 55 minutes 00 seconds East 114.20 feet;
South 53 degrees 34 minutes 00 seconds East 139.40 feet;
South 43 degrees 11 minutes 00 seconds West 172.10 feet
to the center of Ebenezer Road and thence running and
binding along the center of Ebenezer Road North 50
degrees 41 minutes 00 seconds West 260 feet more or
less to the place of beginning. Saving and excepting
that portion which is currently zoned BM.

Containing 1.03 acres of land more or less.



B. D. LYNCH CO., INC.
8203 HARFORD ROAD
BALTIMORE, MD. 21234

Scale: 1" = 100' Date: 9-19-73

BRIEF ACCOMPANYING PETITION FOR ZONING RECLASSIFICATION OF GILBERT K. SMITH AND WILLIAM W. SMITH

The requested change in zoning is the reclassification
of the area of the parcel in question now zoned for use as
Business, Local (BL) to the classification Business, Major (BM).
The basis for this Petition for Reclassification is that there
is error in the current zoning. The property immediately
surrounding the parcel in question on the north, west and
east is zoned BM. The property to the south, across
Ebenezer Road, is zoned BL.

Gilbert K. Smith and William W. Smith are the owners
of the subject parcel and the land immediately surrounding it
as shown on the Plat. These individuals are part owners
of the Smith Motor Company and they have plans to construct a
new car sales showroom on the subject property. The Smith
family has conducted an automobile business at this location
for approximately sixty years. The property in question is
currently improved by a two story frame dwelling and several
outbuildings.

It was clearly erroneous to classify the parcel in question
BL considering the use of the land on three sides. The area
to the west is used as a used car display area, the area to
the north is a service garage and the area to the east is
used for new car storage. Considering the length of time for
which the Smith Motor Company has conducted an automobile
business at this location and their past pattern of expansion,
it is both logical and reasonable that the parcel in question
should be zoned BM.

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
NE/S of Ebenezer Road, 141.26' E of : DEPUTY ZONING
Philadelphia Road - 11th District : COMMISSIONER
Gilbert K. Smith, et al - Petitioners :
NO. 74-208-R (Item No. 9) :
OF :
BALTIMORE COUNTY

This Petition represents a request for a Reclassification from a Busi-
ness, Local (B. L.) Zone to a Business, Major (B. M.) Zone for a 1.03 acre
parcel of land located on the northeast side of Ebenezer Road, 141.26 feet
southeast of the center line of Philadelphia Road, in the Eleventh Election
District of Baltimore County.

The Petitioners, Mr. Gilbert K. Smith and Mr. William W. Smith to-
gether with their father, have operated a new car agency on property surround-
ing the subject property for approximately 60 years. They have recently pur-
chased the subject property and intend to incorporate it within their existing
operation.

Testimony indicated that the B. M. Zone line, as established by the pre-
sent Comprehensive Zoning Map, did not correctly follow adverse property
lines and resulted in two separate zoning categories (B. M. and B. L.) being
placed on the property in question. The Petitioners further contend that the
subject property, which is bounded on three sides by their new car agency,
should have been placed entirely within a zoning category (B. M.) similar to
that that surrounds it.

After reviewing the above testimony and evidence presented in this case,
it is the opinion of the Deputy Zoning Commissioner that the Petitioners have
proven error and that the subject property should be placed in a zoning classi-
fication that is compatible with the predominate surrounding zoning.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of
Baltimore County, this 10th day of April, 1974, that the herein des-

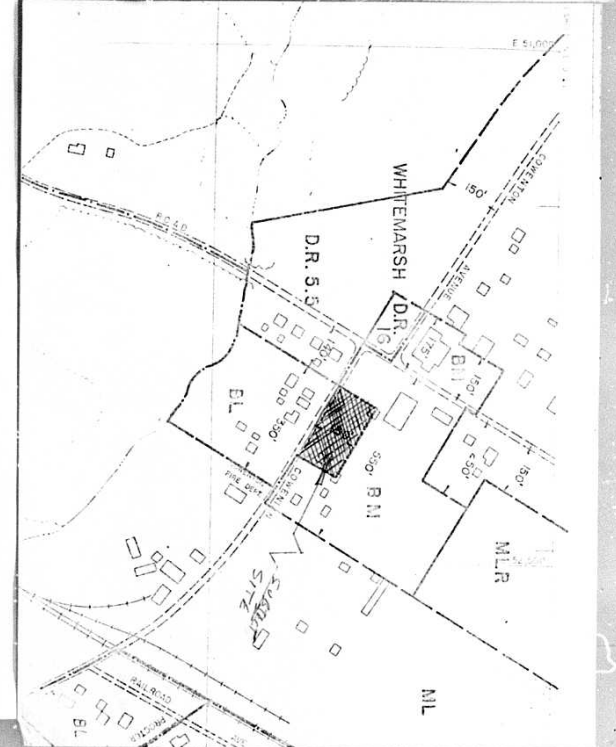
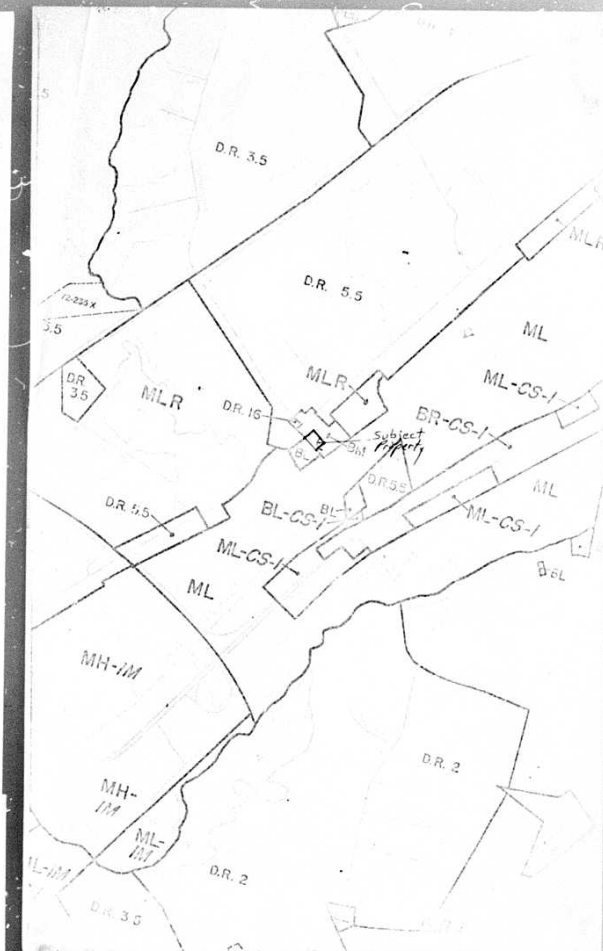
The zoning boundaries of the tract bear little relationship
to the existing property boundaries or to the existing improve-
ments. This is clearly illustrated by the easterly zoning
boundary line which bisects the house. The natural boundary
for BM zoning is Ebenezer Road.

This Petition for Reclassification should be granted
as there is clear error in the current zoning of the
property. The proposed zoning is both reasonable and
responsible.

James E. Lynch

cribed property or area should be and the same is hereby Reclassified from
a B. L. Zone to a B. M. Zone, from and after the date of this Order. Said
granting is subject, however, to an approval of a site plan that correctly in-
dicates the realignment and relocation of Coventon Avenue and/or Ebenezer
Road as it affects this property, and shall also meet the requirements of the
State Highway Administration, Department of Public Works, Baltimore
County Health Department and the Office of Planning and Zoning.

James E. Lynch
Deputy Zoning Commissioner of
Baltimore County



ORDER RECEIVED FOR FILING

DATE April 10, 1974

BY James E. Lynch

Deputy Zoning Commissioner

Item 9
6th Zoning Cycle

W. Miles Cole, Esq.,
406 Jefferson Building
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing
this _____ day of _____ 1973

[Signature]
Zoning Commissioner

Petitioner: Gilbert K. and William W. Smith
Petitioner's Attorney: W. Miles Cole
cc: B. D. Lynch & Co.,
8203 Harford Road (21234)

Revised by *[Signature]*
Zoning Advisory Committee

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

JOHN J. DILLON, JR.
Chairman

MEMBERS:

BUREAU OF ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING

STATE BOARD COMMISSIONER
BUREAU OF
FIELD INSPECTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
COUNCIL ON DEVELOPMENT

W. Miles Cole, Esq.,
406 Jefferson Building
Towson, Maryland 21204

RE: Reclassification Petition
Item 9
6th Zoning Cycle
Gilbert K. and William W. Smith -
Petitioners

Dear Mr. Cole:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the northeast side of Ebenezer Road, 141 feet south of the intersection of Philadelphia Road, in the 11th District of Baltimore County.

This property, which is currently zoned Business, Local is requesting a Reclassification to a Business Major zone, and is proposed to be incorporated within the existing Smith Motor Company complex. A new car showroom is indicated on the submitted site plan and the two existing structures that are currently located on this site are to be removed in conjunction with this development. A complete overall site plan has been submitted.

It should be noted that curb and gutter does not exist along Ebenezer Road or Philadelphia Road at this location, and, furthermore, that

W. Miles Cole, Esq.,
406 Jefferson Building
Towson, Maryland 21204

RE: 6th Zoning Cycle
Item 9

the existing service garage does not have an area designated for the storage of damaged and disabled motor vehicles with the proper 8 foot high screen fence erected around same. The petitioners were advised of this in a letter dated September 10th, 1971 and signed by S. Eric DiNenna, Zoning Commissioner.

Comments from the Bureau of Engineering reveal that the proposed relocation of Cowenton Avenue will directly affect a portion of the frontage of this property. A copy of a plat will be forwarded to your engineer so that he may proceed with the necessary revisions.

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 Monday, December 17, 1973 in order to allow time for final Committee review and advising. 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 March 1, 1974 and April 15, 1974 will be forwarded to you well in advance of the date and time.

Very truly yours,
[Signature]
JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJDJR:JJD
Enclosure
cc: B. D. Lynch & Company
8203 Harford Road
Baltimore, Maryland 21234

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

Bureau of Engineering
ELLSWORTH H. DYER, P. E. CHIEF

October 10, 1973

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

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:

Philadelphia Road is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road are under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

In insured alignment is required for the Ebenezer Road-Cowenton Avenue intersection with Philadelphia Road. It is recommended that their centerlines be unified by compounding 1000' radii curves to intersect 52.3' south of the present centerline of Cowenton Avenue and 52.3' north of the existing centerline of Ebenezer Road at the centerline of Philadelphia Road. It has been determined that a 50' curb and gutter cross-section shall ultimately be required on a 70-foot right-of-way for the Ebenezer Road-Cowenton Avenue artery. See attached print of Petitioner's plat.

Rights-of-way are being reserved for a future industrial highway north of Ebenezer Road on an alignment approximating the south 13° 11' 00" west property line of the subject property. The proposed alignment is shown on the attached print of the Petitioner's plat.

It is recommended that the Petitioner's submittal be revised to establish a plan of development compatible with the needs for highway improvements in this area.

Item #9 (October 1973-April 1974 - Cycle VI)
Property Owner: Gilbert K. and William W. Smith
Page 2
October 10, 1973

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. Creation 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 and Sanitary Sewers:

Public water and sanitary sewerage are not available in this neighborhood. Private well and septic tank installations will be subject to the requirements of the Baltimore County Health Department.

Very truly yours,
[Signature]
ELLSWORTH H. DYER, P.E.
Chief, Bureau of Engineering

END:HAM:CHIEF

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 21, 1974

W. Miles Cole, Esq.,
406 Jefferson Building
Towson, Maryland 21204

RE: Reclassification Petition
Item 9 - 6th Zoning Cycle
Gilbert K. and William W. Smith -
Petitioners

Dear Cole:

I am in receipt of additional or revised comments from the enclosed Zoning Advisory Committee member(s) with regard to your petition. Please read and add these comments to those previously sent to you. Should revised site plans be required as a result of these comments, please endeavor to have them filed prior to the hearing.

Very truly yours,
[Signature]
JOHN J. DILLON, JR., Chairman
Zoning Advisory Committee

JJDJR:JJD

(Enclosure(s))

cc: B. D. Lynch & Company
8203 Harford Road
Baltimore, Maryland 21234

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

Bureau of Engineering
ELLSWORTH H. DYER, P. E. CHIEF

February 5, 1974

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

Re: Item #9 (October 1973-April 1974 - Cycle VI)
Property Owner: Gilbert K. and William W. Smith
N/ES of Ebenezer Road, 141.26' from the centerline of Philadelphia Road
Existing Zoning: B.L.
Proposed Zoning: B.M.
No. of Acres: 1.03 Acres District: 11th

Dear Mr. DiNenna:

The following comments are furnished in regard to the revised plat submitted to this office. These comments supplement the comments furnished under date of October 10, 1973.

Highways:

The right-of-way shown for Ebenezer Road is acceptable to this office. The entrances and proposed curb and gutter as shown within this right-of-way conflict markedly with the necessary highway improvements and are not acceptable. The plat is sufficient to indicate the compatibility of the proposed onsite improvement with the necessary highway improvement for Ebenezer Road.

The right-of-way being reserved for a future industrial highway north of Ebenezer Road is adequately shown. The use of this area for access is reasonable, however, its use in computing parking requirements and failure to indicate the 8-foot setback for onsite parking is questioned.

Very truly yours,
[Signature]
ELLSWORTH H. DYER, P.E.
Chief, Bureau of Engineering

END:HAM:CHIEF



DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE A. CLIFFORD, P.E. Wm. T. NELSON
DIRECTOR DEPUTY TRAFFIC ENGINEER

October 24, 1973

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

Re: Item 9 - October 1973 to April 1974 - Cycle Zoning VI
Property Owner: Gilbert K. Smith, et al
Northeast side of Ebenezer Road, 141.26 feet east of Philadelphia Road
S.M.
District 11

Dear Mr. DiNenna:

The subject petition should not create any major change in trip density.

Very truly yours,

Charles Moore

C. Richard Moore
Assistant Traffic Engineer

CRM/pk



Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

October 9, 1973

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

RE: Baltimore County
Sixth Zoning Cycle, Oct. 1973
Property Owner: Gilbert K. &
William W. Smith
Location: N.E./S. of Ebenezer Road,
141.26 ft. from the Centerline of
Philadelphia Road (Rte 7)
Existing zoning: B.L.
Proposed Zoning: B.M.
No. of Acres: 1.03 Acres
District: 11 th

Attention: Mr. John J. Dillon

Dear Mr. DiNenna:

The Philadelphia Road frontage of the subject site is presently unimproved. Although the automobile dealership has access from Philadelphia Road, the entrances are not in conformance with current standards. It is our opinion that the plan should be revised to indicate standard entrance channelization and highway improvement to Philadelphia Road. The highway improvements should be made in conjunction with the proposed additions to the site.

The 1972 average daily traffic count on this section of Philadelphia Road is 4,925 vehicles.

Very truly yours,

CLJ:MG

Charles Lee, Chief
Bureau of Engineering Access Permits
J.E. Meyers
By: J. E. Meyers

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

Baltimore County Fire Department



J. Austin Deitz
Chief

Towson, Maryland 21204
827-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Gilbert K. & William W. Smith

Location: NE/S of Ebenezer Rd., 141.26 ft. from the Centerline of Philadelphia Road
Item No. 9 Zoning Agenda Tuesday, October 2, 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.

- (xx) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 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 [redacted] shall be 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.
- (xx) 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: *Arthur Kelly* Noted and Approved:
Planning Group Special Inspection Division Deputy Chief
Fire Prevention Bureau

mls
4/16/73

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 23, 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, October 2, 1973, are as follows:

Property Owner: Gilbert K. and William W. Smith
Location: NE/S Ebenezer Rd., 141.26' from C/L Phila. Rd.
Present Zoning: B.L.
Proposed Zoning: B.M.
No. Acres: 1.03
District: 11

Complete well evaluation must be conducted and approved and drilled water well approved, prior to issuance of building permit.

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 equipment and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Water Resources Administration Comments: If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Admin. requirements.

Very truly yours,

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

HVB:mef
cc: W.L. Phillips

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



November 5, 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 #9, VI Zoning Cycle, October 1973, to April 1974, are as follows:

Property Owner: Gilbert K. and William W. Smith
Location: N/E/S of Ebenezer Road, 141.26 ft. from the centerline of Philadelphia Road
Existing Zoning: B.L.
Proposed Zoning: B.M.
No. of Acres: 1.03 acres
District: 11

The site plan as submitted is not acceptable to this office as there appear to be no circulation with the existing buildings, parking or storage areas. Before any further comments are made by this office an overall site plan of the entire property must be submitted to 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 106 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 8643211 ZONING 8643212

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 18, 1973

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

Z.A.C. Meeting of: *Cycle 6*

Re: Item
Property Owner: Gilbert K. & William W. Smith
Location: N.E./S. of Ebenezer Rd, 141.26 ft. from Centerline of Philadelphia Rd.
Present Zoning: B.L.
Proposed Zoning: B.M.

District: 11th
No. Acres: 1.03

Dear Mr. DiNenna:

No bearing on student population.

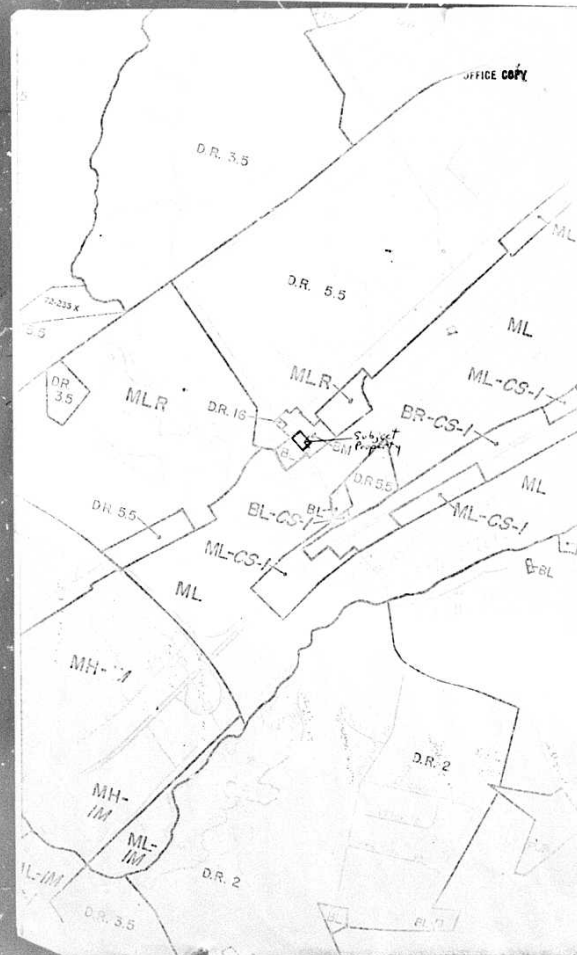
Very truly yours,
W. Rick Petrovich
W. Rick Petrovich
Field Representative

WHP/ml

H. ENSLEY PARKS, President
EUGENE S. MYERS, Vice President
MRS. ROBERT L. BERNHEIM

MARCUS M. ROBINSON
JOSEPH H. MCDONNAN
ALVIN LORICK
JOSHUA R. WHEELER, Superintendent

T. WAYNE WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
WES. RICHARD W. QUENTEL



MAY 29 1974

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Messrs. Moore, Hammag, Brannen & Carley
406 Jefferson Building
Baltimore, Md. 21204

Advertising and posting of property for Gilbert
Smith, et al
#7-208-21 11926

ZONE M.L.R.

LOCATION
PLAN
SCALE: 1"=100'
SFC MAP 15

GENERAL NOTES:

AREA OF PROPERTY 1.03 AC.
EXISTING USE: INDUSTRIAL NEW USE: CLOTH
PROPOSED USE: NEW CLOTH SHOWROOM FLOT
EXISTING ZONE: BM 1BL
PROPOSED ZONE: BM

PARKING: 15 SPACES, 1000 SHOW ROOM
BUILDING AREA: 2200' x 400' 30' SPACES 220'
N° PARKING SPACES FLOOR DISTANCES
NO WATER SUPPLY AVAILABLE
DENOTES LIGHTING



REVISIONS PAGE

6th Cycle

Jeffrey K. Williams & Sonnet

E.D. LYNCH & COMPANY

CONSTRUCTION LAYOUT
6705 HARTFORD ROAD
BALTIMORE, MARYLAND
21234

SCALE: 1"=50'

DATE: 8-24-78



James M. McKelvey

PLAT TO ACCOMPANY PETITION
FOR ZONING RECLASSIFICATION

SMITH PROPERTY

11th ELECTION DISTRICT

BALTIMORE COUNTY, MD.

PHILADELPHIA

CONED DR. S.S.
USE: CLOTH

ROAD

COWENTON AVENUE

CONED DR. S.S.
USE: VACANT

F.B. BENEFITZ ROAD

CONED B.L.

CONED M.L.
USE: VACANT



56° 00' E 292.82

PHILADELPHIA

~~ZONE D 255~~
USE DEPT 255

COWENTON
AVENUE

20. VEDD 16
Use Vacant

E B E N E Z E R

ROAD

ZONED B
Use Residence

PLAT TO ACCOMPANY PETITION
FOR ZONING RECLASSIFICATION

SMITH PROPERTY
ELECTION DISTRICT BALTIMORE COUNTY MD.

ZONE-D M.L.
 Use Vacuum

GENERAL NOTES:

AREA OF PROPERTY 1.03 AC.±

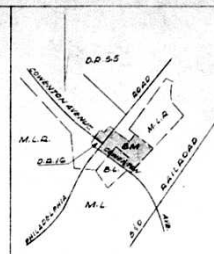
EXISTING USE: VACANT & NEW USE: CAR LOT
PROPOSED USE: NEW CAR SHOWROOM & LOT
EXISTING ZONE: BM & B.L.
PROPOSED ZONE: BM

PARKING: 15 SPACES / 100' SHOW ROOM
BUILDING AREA: 1000' ~~2000'~~ 305 SPACES DEQ.
NO PARKING SPACES PRIOR: 31 SPACES
NO WATER & SEWER AVAILABLE
DENOTES LIGHTING

B. D. LYNCH & COMPANY
CONSTRUCTION LAYOUT
3203 HARFORD ROAD
BALTIMORE MARYLAND.
21234

SCALE: 1"=50'

DATE: 8-24-73



LOCATION
PLAN
SCALE: 1" = 1000'
SEE MAP 4C



James H. Herbert

