74-210 EX.4 PETITION FOR ZONING RE-CLASS ICATION (Otem 10.13) AND/OR SPECIAL EXCEPTION 9/13/73 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: Plack
L or we. Adam Weber and Raymond legal owner. 9 of the property situate in Balt

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

B. L. (Business local) ... nose; for the following reasons:

1.) In classifying the subject property D. R. 5.5, the Council inadvertently and matakenly downshifted the parcela from their former classification of B. L. -C. S. -2, which erroneous downshift is detailed an the attacked.

exhibit, which is incorporated by reference herein; and

Substantial changes have occurred in the neighborhood so as to alter tischaracter since the property was so classified by the Council, as set out on the attached exhibit which is incorporated by reference heredn

73159

RECEIVED FOR

w. 11 and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Balt County, to use the herein described property, for 3 Service garage on Parcel 2 of the described

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 ictions of Baltimore Courty adopted pursuant to the Zoning Law for Baltimore

Raymond Plack Legs Address as to Mr. Weber; Baldwin, M. 21013 As to Mr. Plack: 1527 Charmuth Rd. Lutherville Md. es D. Nolan Petitioner's Attorney 204 West Pennsylvania Avenu Towson, Maryland 21204 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 15th 197 L., 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 Rultimore 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

day of Merch 194 at 1:00 o'clock

LAW OFFICES OF

March 6, 1974

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

73159

9/18/73

Plack
I, or we. Adam Weber and Raymond lead ownerAof the property situate in Baltimore
County 2⁻⁴ which is described in the describin and plat attached hereto and made a part hereof.

tion for a Variance from Section. 232.2 to permit a side yard of three (3) fert in lieu of the required ten (10) feet and from Section 232.3 to permit a

rear yard of five (5) feet in lieu of the required twenty (20) feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Strict compliance with rhe Regulations would cause the Petitioners practical difficulty and unreasonable hardship due to the size of the tract and distributed by the control of t

The requested variance(s) would in no way be detrimental to the health, safety and general welfare of the locality involved, and, if granted, will be of benefit to the health, safety and general welfare of the locality.

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

1, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this, sip, and further agree to and are to be bound by the zoning regulations and restriction of the country adopted pursuant to the Zoning Law For Baltimore County.

Adam Weber Address as to Mr. Weber: Baldwin, Md.

as to Mr. Plack: 1527 Charmuth Rd. Lutherville, Md. Sames D. Nolan Petitioner's Attorney Address 204 W. Penna. Avenue Domess, Maryland 21244 823-7800

ORDERED By The Zoning Commisoner of Baltimore County, this.

Zoning Commissioner of Baltimore County

POINTS OF ERROR COMMITTED BY THE BALTIMORE COUNTY COUNCIL IN MISTAKENLY DOWNSHIFTING THE SUBJECT PROPERTY TO D.R. 5,5

- Drafting Error Case -

mistakenly downshifting the subject property to D.R.5.5.

The Petitioners state that the Baltimore County Council committed at the very least the following errors and very probably additional errors in

1.) That the planning staff and the County Council intended to maintain the entire subject properties in a 3.L.-CS-2 classification, however, due to a drafting error, the rear portions of both tracts, both commercially including part of an existing service garage on Parcel 2, were downshifted by accident to a D. R. 5. 5 zone as a result of a drafting error.

That the properties were formerly zoned B. L. -CS-2 and have been so used for many years, and thus, it was and is a mistake to place them in any residential zone when they are commercially used and situated

during the course of the preparation of this case, which errors shall be

CHANGES IN THE NEIGHBORHOOD

That the need for commercial uses in the area has grown, further adding to the error made as a result of a drafting error.

For such other and further changes as shall be disclosed by a minute study of this area, which changes shall be brought out at the time

> James D. Nolan Attorney for the Petitioners

JDN ak

BALTIMORE COUNTY

ZONING ADVISORY COMMITTEE

DOLLENBERG BROTHERS rgistered Professional Engineers & Land Surveyors

August 21, 1973

Zon_n# Description

All those two places or parcels of land situate, lying and being winth Election District of Enlithmore County, State of Maryland

Parcoll

Sociation for the same on the northwest slid of Biohmond Avenue at the distance of 120 feet assumed northwestedly along the northwest slid of smill a same from the northwest slid of twifferd food out running thence at lability on two continuest slide of twifferd feet and running thence at lability on two continuest slide of twifferd Arean Worth School and twiff to out inline for a part on the continuesternment line of Lot do. I close find line for a part on the continuesternment line of Lot do. I close find line for a part on the continuesternment line of Lot do. I close find line for a part on the continuesternment line of Lot do. I close find line food the line for line for line for line find line for the line find find line for the continuest slide of line find line between line find line and line find on the continuest at 70.78 feet on the model and line find on the continuest and the line on the continuest and the line on the continuest with line find the line for line find line find line and line find on the continue boundary line between 19 5.5 and 21-32 2 as shown on Salthwere Courty Zoning Plat No. Couth 33 terrees 30 minutes if seconds cast 200,80 feet to the clase of beginning.

Containing 0.33 of an tere of land more or less.

Parcel 2

Contilling 0.00 of an once of land more or less.

THE T COUNTY ZONING ADVISORY COMMITTEE

James D. Nolan, Esq. 204 West Pennsylvania Avenue Towson, Mar land 21204

RE: Reclassification Petition 6th Zuning Cycle Item 13 Adam Weber and Raymond Plack -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 awar 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 and south side of Richmond Avenue, approximately 120 feet west of Harford Road, in the 9th District of Baltimore County.

The property on the south side is currently improved with an existing auto tire store, with associated service garage facilities.

This property was the subject of an earlier petition (Case No. 5546-...A), and with the adoption of the new zoning maps apparently reclassifies this parcel D.R. 5.5 instead of Business Local. The plan does not reflect any substantial changes with regard to the existing facilities that are now located on this site.

MOLAN, PLUMBOFF & WILLIAMS NOV 23 73 AM November 20, 1373 The Honorable Charles P. Heynan Chairman Chairman
Baltimore County Planning Board
Sun Life Building Baltimore, Maryland 21201 Re: Reclassification Petition, Sixth Zoning Cycle, Item 13, Adam Weber and Raymond Plack, Petitioners I thought it well to call to the attention of the Planning Staff, the Planning Board, and the Zoning Commissioner that Item. 3 of the Petition of Mr. Weber and Mr. Plack represents a miviaten downshift case from the earlier maps in translating the existing soning to the maps in March of 1971. In fact, the tire service facility is presently existent and has been thorse for a number of years, pursuant to Case No. 3546-25A.

74

74-210-RXA

Mr. Adam Weber Baldwin Post Office Baldwin, Maryland 21013

Sixth Cycle, Icem 13 - Soming Reclassification Case - Harford Road at Richmond Avenue. HEARING SCHEDULED BEFORE DEPUTY ENTING CONGUSSIONER DYER ON PRIDAY, MARCH 22, 1974

B

D

in the second se

I look forward to meeting with everyone in my office at a on the 22md, in order to wind up all loose ends prior to hearing at 1:00 p.m. Awaiting these revised plats, I am

Sincerely yours,

Mr. Carl Gerhold Mr. Ormsby Moore Mr. John J. Dillon, Jr.

ar's Office

O Serie (9) Rather than further burden the Planning Board and the Course through the cycle, rather than asking that it be taken out of the cycle as has been the case of many other properties mistakenly downshifted. However, we are not annious and hopeful that the Planning Board Comments will reflect this aistaken downshift and recommenders will reflect this aistaken downshift and recommenders that the former B.L. Thanking you and the Board for your kind attention in this matter, I am Sincerely yours, James D. Holan

Pursuant to the advertisement, posting of property, and public hearing on the above Betition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners, the shorn Variancesshould be had; and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, the Variances to permit a side yard of three (3) feet bu of the required ten (10) feet; and to permit a rear yard of five (5) feet in f the required eventy (20) feet should be granted. T IS ORDERED by the Zoning Commissioner of Baltimore County this, 197 4., that the herein Petition for Variances to permit a odybi. April. 1973. that the herein Petition for Variances to permit a still yard of three (3) feet in lieu of the required ten (10) feet; and to permit a read yard of five (5) feet in lieu of the required twenty (20) feet should be and the same is GRANTED, from and after the date of the order, which to the approval of a site plan by the Department of Public Works and the Office only permit of Public Works and Coning. Pursuant to the advertisement, posting of property and public hearing on the above petition the above Variance should NOT HE GRANTED IT IS ORDERED by the Zoning Commissioner of Baltimore County, this ______day, 197 ..., that the above Variance be and the same is hereby DENIED.

James D. Nolan, Esq. 6th Zoning Cycle Item 13

With regard to the property on the north side of Richmond Avenue, this property extends 211 feet to the south side of Duncan Lane, and is undeveloped on the kichmond Avenue side of the property.

The north side of the property is currently being used by the Stambaugh Refuse Company with their offices and storage of refuse vehicles. A pending with the present time there is a zoning violation promise with regard to this part of the property.

The site plan as submitted does not reflect the existing use on this property. The plan does, however, indicate that a 40x70 foot building would be constructed on the easternmost side of the training of the parking on the Duncan Lane side of the stor and some parking in front of the property. Access would be via Richmond Avenue.

The petitioner is advised to familiarize himself with the comments of the Bureau of Engineering and the Department of Traffic Engineering.

This potition 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 to the first one by this Committee, shall be submitted to this office by this Committee, shall be submitted to this office by the Committee, shall be submitted to this office by the Committee, shall be submitted to the control of the committee of the com

James D. Nolan, Esq. 6th Zoning Cycle Item 13

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

John Dillow JOHN I. DILLON, JR., Chairman Zoning Advisory Committee

JJDJr.:JD

Enclosure

cc: Dollenberg Brothers 709 Washington Avenue Towson, Maryland 21204

Baltimore County, Maryland Benartment Of Enbite Morks COUNTY OFFICE BUILDING Catober 15, 1973

Zoning Commissioner of Baltimore County

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

Re: Item #13 (October 1973-April 1974 - Cycle VI) 10m nJ (October 1975-April 197a - Oyele VI)
Property Churar: Adam Nebez & Rayanord 197a
Parcel 3: M/M3 of Richand Ave, 1201 V/A from Marford Ed.
Parcel 3: M/M3 of Richand Ave, 1201 V/A from Farford Ed.
Existing Zonfag: D.A. 5.5
Proposed Zonfag: B.A.
No. of Acres: Parcel 3: 0.33 Acre
Mattick, 69 Parcel 3: 0.09 Acre
Mattick, 69 Parcel 3: 0.09 Acre

District. Oth

Dear Mr. DiMenna:

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.

Additional highway widening is required on the north side of Richmond Avenue (10 feet behind face of curb) and the south side of Duncan Lane (25 feet south of

Sidewalks are required on all public roads adjacent to this site. The value shall be installed to conform with Baithmore County Star hads (Detail R-20) which places the back edge of the sidewalk 2 Sect off the property Miss.

The proposed entrance (the north side of Richmond Avenue must conform to Ealthmore Gounty Standards for commercial access. (Baltimore County Standard Lets) R-334 and B

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 wide has years, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Samitary Sewer:

Public facilities exist in Richmond Avenue.



BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING EUGENE J. CUPPORD. P.E. WM. T. MELTER

October 24, 197?

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

Re: Item 13 - October 1973 to pyril 1974 - Cycle Zoning VI Property Omer: Adam Webs; et al. (1974) - Cycle Zoning VI Northeast and southwest sides of Richrond Avenue. 140 feet northwest of Harford Road 8.L. with special exception for a garage, service on parcel #2 Petition for variance from Section 232.2 and 232.3 for side and

rear yards District 9

The re-zoning of the subject petition for commercial uses can only aggravate an existing traffic problem at the intersection of Richmond Avenue and Harford Road, due to its close proximity to the Beltway.

CRM/pk

Baltimore County Fire Department

J. Austin Deitz



Towson, Maryland 2:204 825-7310

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

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Connittee

Re: Property Owner: Adam Weber & Raymond Plack Parcel A: NE/S of Richmond Avenue 120 ft NW from Harford Road Location: Parcel B: SW/S of Richmond Avenue 140 ft from Harford Road Item No. 13 Zoning Agenda Tuesday, October 2, 1973

Gentlenen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "%" are applicable and required to be corrected or incorporated into the final plans for the property.

1) 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The whiled lead-end condition shown at

2802303 the maximum allowed by the fire Department.

() 4. The site shall be made to comply with all applicable parts of special contents of the site shall comply with all applicable requirements of the Hational 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 common sat this time.

AT Thomas Tally Approved: Planning Group
Special Inspection Division

Deputy Chief Pire Prevention Bureau

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-

October 23, 1973

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

Dear Mr. DiNenga:

Comments on Reclassification, Zoning Advisory Committee Meeting, October 2, 1973, are as follows:

Property Owner: Adam Weber & Raymond Plack Location: Parcel A: NE/S Atcheond Ave.,120' NW Harford Rd. Present Zoning: D. R. S. Stehnend Ave.,140' frem Harford Rd. Proposed Zoning: B. L. Proposed Zoning: B. L. District: 9 No. Acres: Parcel A: 0.13

Metropolitan water and sewer are available.

Food Service Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection. Paltimore County Department of Realth for review and approval.

Thomas B. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB: mne

cc: L.A. Schuppert

END: EAN: CMK: 85 NE 95 Topo

mls 4/16/73



November 5, 1973

Mr. S. Eric DiNenna, Zoning Commissione Zoning Advisory Committee Office of Planning and Zoning Baltimore County Office Building

Comments on Item #13 , VI Zoning Cycle, October 1973, to April 1974, are as follows:

Property Owner: Adam Weber and Raymond Plack
Lacation: Parcel As: Ni/E/s of Richmond Avenue, 120th Ni/W from Harford Road
Parcel B: 5/Wis of Richmond Avenue, 140 fts. from Harford Road
Existing Zoning: D.R.5.
Proposed Zoning: B.L.
No. of Acress: Parcel As: 0.33 acres
Parcel B: 0.09 acres

The site plan must be revised to show all proposed exterior light standards and limited to 8 feet in height.

The widening for Richmond Avenue must also be shown on the revised site plan.

Very truly yours, John Ze Vimber

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Tousen, Maryland	#24-216-184

	Touren, Maryland
District 9 H	Date of Posting. 2 28.79 11165-22. 1924 C 1.60 P.20
Petitioner: adam Wells	E Side & Richard Mrs. 140' N. W.
7) (refine	E Shile of Richmond with 196 d. W. Ost on B. Gard. Sele . Rubert organism. M. Mark. Side 9 page 196 well y Napol
3 Lign Ported ou	n. Which Add good 140 mily Hope
Posted by Figure H	Mass Date of return 3-7-24

SALTIMORE COUNTY OFFICE	OF PLANNING	AND ZONING
BALLIMONE COOK!		

Reviewed by OPBIL May Motor

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

i Item
Property Owner: Adam Weber & Raymond Plack
Location: Parcel A: N.E./S. of Richmond Ave, 120 ft. N.W. from Harford Rd.
Parcel B: S.W./S. of Richmond Ave, 120 ft. N.W. from Harford Rd.

Present Zoning: D.R. 5.5 Proposed Zoning: B.L.

No. Acres:

Parcel A: 0.33

Dear Mr. DiNenna:

This area is an existing "Jack's Tire" Ser/tee Garage and the petition is for an automotive store to complement the garage. Granting this petition would only result in a loss of but 1 or 2 potential students. Therefore, it would have no

Very truly yours, W. Nick Petrovich Field Representative

WNP/ml

H. EMSLIE PARKS, PRESIDENT

EUGENE E. HESS, NO PROPERTY

ALVIN LORECK

RICHARD W. TRACEY, V.M.D.

						4				
PETITION	M	APPI	NG	PRO	OGRE	SS	SHE	ET		
FUNCTION	Wal	Мор	Orig	inal	Dup	icate	Tro	cing	200	Shee
TONCTION	date	by	date	Ьу	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:			•				or des	c ripti	on	

James D. Holan, Esq. 204 West Pennsylvania Avenu Towson, Marylani 21204	COUNTY OFFICE OF PLANNING AND ZONING County Office Building III W. Chesapeake Avenue Towson, Maryland 21204	Item 13 6th Soning	Cye
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Your Petition	has been	recei ved	and	accepted	for	filing
day of	October			1973.		

Lette Different
10 11.4
Mille //anna
S. ERIC DI HENNA.
Zonina Commissioner

's Altorney	Reviewed by Min O Dilla O
Y .	Reviewed by the I Dilla (

15th

Petitione

Petition

on 232.3 - Rear Yards - 2

ORIGINAL

OFFICE OF

TOWSON IMES

0

TOWSON, MD 21204

March 4 - 19 74

Trils IS TO CERTIFY, that the annexed advertisement of S. Eric DiNenna Zoning Commissioner of Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published

STROMBERG PUBLICATIONS, Inc.

By Luth Morgan

CERTIFICATE OF PUBLICATION

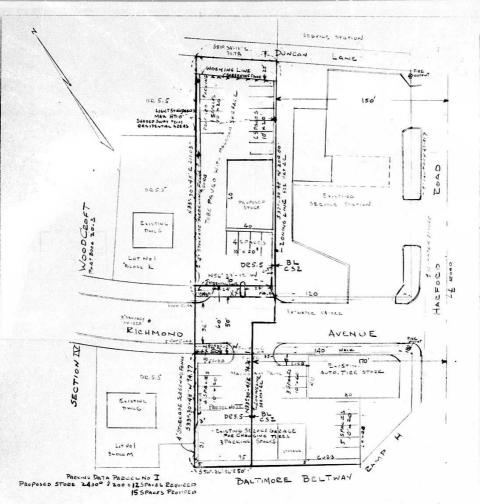
TOWSON, MD. . . February 28 19.74 THIS IS TO CERTIFY, that the annexed advertisement was day of Harch 19.74, the first publication appearing on the 28th day of ... February 19. 74

L. Leanh Shrift

Cost of Advertisement. \$

BALTIMORE COUNTY, MARYLAND No. 13163 PATE March 26, 197h ACCOUNT 01-662 AMOUNT 184.96 WHITE - CASHIER DISTRIBUTION James D. Molan, Esq. 204 W. Penna. Ave. Towson, Md. 21204 Advertising and posting of property r Weber, et al. 15496%

No. 12786 BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT DATE NOV. 27, 1973 ACCOUNT 01-662 DISTRIBUTION James D. Bolan, Enq.
201 V. Penna. Ave.
Townon, Md. 2120i,
Petition for Reclassification and Special Enception for Adam Place 225 8 884 28



PARKING DATA PAREL NO I

80 x 40 = 32000 + 200 = 16 SPACES ECQUIRED EXISTING STORE EXISTING SERVICE GARAGE 95 x 31 = 29450 200 = 15 "

IS SPACES PROVIDED TO 31 "
FOR VARIANCE IN PARKING EQUIREMENTS ON PARKEL NO Z
SEL ZONING FILE 5546 XBA
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ELISTING ZONING DR 5.5

PROPOSED ZONING DL CS 2 FOR PARCELS NOS I AND II

FOR PARCEL NO II

SPECIAL EXCEPTION FOR SERVICE GARAGE SIDEYARD SET BACK VARIANCE OF 3' INSTEAD OF 10'

PARCEL NO I 0.33 ACEET PARCEL NOIT O OF ACEE +

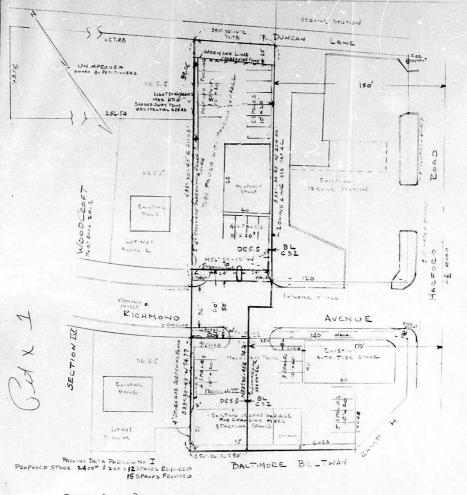
RUL LIGHT FIXTURES USED TO LEUMINATE PAREING AREAS SHALL BE SO ARRANGED AND SHARED TO REFLECT LIGHT AWAY FROM RESIDENTIAL LOTS.

PROPERTY LOCATED 9TH DISTRICT BALTO COMD



REVISED NOV 28 1973 AUGUST 14, 1973 SCALE -1"= 30 DOLLENBERG BROTHERS SULVEYORS + CIVIL ENGINEERS 709 WASHINGTON AVE TOWSON MD

v



PACLING DATA PAREL NO II

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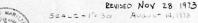
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PROPERTY LOCATED

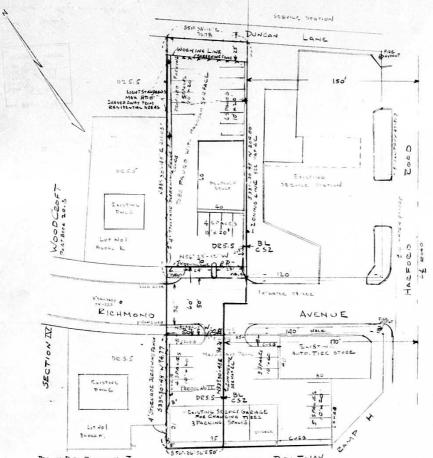
1+1 ATH DISTRICT BALTO COMD



DOLLEH BERG BEOTHECS SURVEYORS + CIVIL ENGINEERS 709 WASHINGTON AVE TOWSON MO

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PARLING DATA PAREL NO II

ENSTING STORE 80 x 40 = 32007 + 200 = 16 STACES ENQUIRED EXISTING SERVICE GARAGERS x31 = 29459 200 = 15

15 SPACES PROVIDED 31 "

FOR VARIANCE IN PREVING EQUIREMENTS ON PARCEL NO Z

SEL ZONING FILE 5546 X DA

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EXISTING ZONING DE 5.5

PROPOSED ZONING BL C.S. 2 FOR PARCELS NOS I AND II

SPECIAL Exception For Service Garage SIBEYARD SETBACK VARIANCE OF 3' INSTEAD OF 10' REAR YARD SETBACK VARIANCE OF 5' INSTEAD OF 30'

PARCEL NO I 0.33 ACRE! PARCEL NO II 0 09 ACCE!

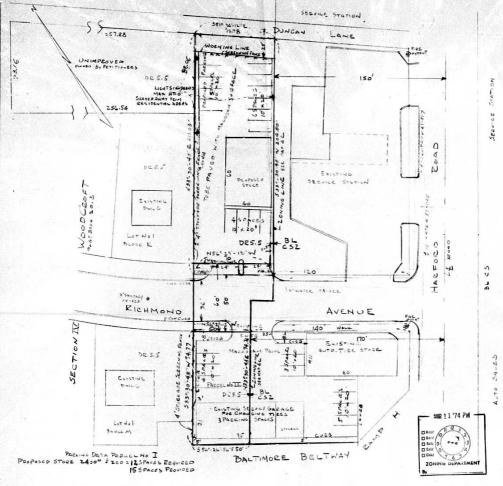
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PROPERTY LOCATED
IN
9TH DISTRICT BALTO COMD



REVISED NOV 28 1973
SCALZ-1": 30 AUGUST 14,1973
DOLLEN BECK BEOTHECS
SULVEYORS + CIVIL ENGINEERS
709 WASHINGTON AVE. TOWSON"D

BL C



PARKING DATA PAREL NO II

ENSTING STORE 80 % 40 : 32007 + 200 T 16 STALLS PEQUICED

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EXISTING ZONING DRS.S

PROPOSED ZONING BL CS 2 FOR PARCELS NOS I AND II

FOR PARCEL NO II

SPECIAL EXCEPTION FOR SERVICE GARAGE SIDEYARD SETBACK VARIANCE OF 3' INSTEAD OF 3' REAR YARD SETBACK VARIANCE OF 5 IN SERVE OF 30'

PARCEL NO I 0.33 ACRET

ALL LIGHT FIXTURES USED TO /LLUMINATE PAREING ASSAS SHALL BE SO AREANED AND SHADED TO REFLECT LIGHT AWAY FROM RESIDENTIAL LETS

PROPERTY LOCATED

9TH DISTRICT BALTO CO M DEVISED PLANS

adam Wiles + Laymond Black

REVISED NOV 28 1973

SCALE - 1'= 30 AUGUST 14, 1973

DOLLEN BERG BROTHERS SURVEYORS & CIVIL ENGINEERS. TOT WASHINGTON AVE TOWSON MO



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