

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Lawrence Cardinal Shehan, Roman Catholic Archbishop of Baltimore, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to _____ zone; for the following reason:

Petition for Variance from Section 409.2.b (3) - To permit 89 off-street parking spaces instead of the required 165 spaces.

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for _____ Community Building (Knights of Columbus).

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.

By _____, JNC
Contract purchaser

By _____, Legal Owner
Address: _____

By _____, Petitioner's Attorney
Address: _____

By _____, Protestant's Attorney
Address: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1974, at _____ o'clock.

By _____, Zoning Commissioner of Baltimore County.

May 22, 1974

C. John Serio, Esquire
25 Central Savings Bank Building
3 East Lexington Street
Baltimore, Maryland 21202

RE: Petition for Special Exception and Variance
NW 1/4 of Gwynn Oak Avenue, 121' NE of Maple Avenue - 2nd District
Lawrence Cardinal Shehan, Roman Catholic Archbishop of Baltimore - Petitioner
NO. 74-244-XA (Item No. 121)

Dear Mr. Serio:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/esl

Attachments

cc: Darryl C. Fletcher, Esquire
9930 York Road
Cockeysville, Maryland 21030

SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 702 INVESTMENT BUILDING
TOWSON, MARYLAND 21204

ROBERT E. SPELLMAN, P.L.L.C.
JOSEPH L. LARSON
JOHN J. MARBECK, P.E.

DESCRIPTION FOR "VARIANCE AND SPECIAL EXCEPTION TO ZONING, GWYNN OAK AVENUE AND ENGLEWOOD AVENUE, SECOND DISTRICT, BALTIMORE COUNTY, MARYLAND."

Beginning for the same at a point on the Northwesternmost side of Gwynn Oak Avenue, 60 feet wide, at the distance of 125 feet, more or less, measured along the Northwesternmost side of Gwynn Oak Avenue from the Northeasternmost side of Maple Avenue and running thence and binding on the Northwesternmost side of Gwynn Oak Avenue Northeastly by a curve to the left with a radius of 7,070 feet the distance of 336 feet, more or less, thence leaving the Northwesternmost side of Gwynn Oak Avenue and running South 81 Degrees 16 Minutes West 65.00 feet and North 8 Degrees 11 Minutes West 125.00 feet to the South side of Englewood Avenue, 10 feet wide, and running thence and binding on the South side of Englewood Avenue South 81 Degrees 16 Minutes West 115.00 feet thence leaving the South side of Englewood Avenue and running Southerly 151 feet, more or less, South 14 Degrees 00 Minutes West 179.50 feet and South 19 Degrees 21 Minutes East 182.70 feet to the place of beginning.

Containing 1.1 acres of land, more or less.

b-10-74.



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E.
Wm. T. MELSER
DIRECTOR DEPUTY TRAFFIC ENGINEER

January 28, 1974

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

Re: Item 121 - ZAC - January 15, 1974
Property Owner: Lawrence Cardinal Shehan, Roman Catholic Archbishop
NW 1/4 of Gwynn Oak Avenue, 450 feet from the intersection of Windsor Mill Road
Special Exception for Community Building (Knights of Columbus)
District 2

Dear Mr. DiNenna:

The subject petition is a special exception for a community building. Requested special exception is not expected to cause any major traffic problems, but we have the following comments about the site:

The design of the parking lot is very poor and must be changed to meet County standards.

This site should be restricted to one 2-way entrance on Gwynn Oak Avenue and one 2-way entrance on Englewood Avenue.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

NSF/pk

Baltimore County, Maryland Department of Public Works

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

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

February 15, 1974

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

Re: Item #121 (1973-1974)
Property Owner: Lawrence Cardinal Shehan, Catholic Archbishop of Baltimore
NW 1/4 of Gwynn Oak Ave., 450' from the intersection of Windsor Mill Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Special Exception for Community Building (Knights of Columbus)
No. of Acres: 1.3 District: 2nd

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:

Gwynn Oak Avenue, an existing County street, was recently improved in the vicinity of this property. No further highway improvements are required at this time.

Englewood Avenue, also an existing County street, is proposed to be improved in the future as a 40-foot closed-type roadway cross-section on a 60-foot right-of-way. Highway improvements are not required at this time. Highway improvements, including highway right-of-way widening and any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

Any construction or reconstruction of sidewalks, curb and gutter, entrance, apron, etc. will be the full responsibility of the Petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering and shall be constructed in accordance with Baltimore County Standards.

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.

Item #121 (1973-1974)
Property Owner: Lawrence Cardinal Shehan, Catholic Archbishop of Baltimore
Page 2
February 15, 1974

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewers:

Public water supply and sanitary sewers are serving the existing structures (a dwelling and church building) on this site, tributary to the Gwynne Falls sewerage system subject to State Health Department's moratorium restrictions.

Very truly yours,

Ellsworth N. Dyer, P.E.
Chief, Bureau of Engineering

END: EAM: PAB:ms

cc: G. Reier

1-35 Key Sheet
NW 1/4 Topo
9 NW 21 & 22 Pos. Sheet
88 Tax Map

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 28, 1974

C. John Serio, Esq.,
3 E. Lexington Street
Baltimore, Maryland 21202

RE: Special Exception Petition
Item 121
Lawrence Cardinal Shehan,
Roman Catholic Archbishop
of Baltimore - Petitioner

Dear Mr. Serio:

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 northwest side of Gwynn Oak Avenue, 450 feet from the intersection of Windsor Mill Road, in the 2nd District of Baltimore County. This property, which is zoned R. 5.5, is currently improved with an existing church and a two-story frame dwelling. The two-story frame dwelling was the subject of a previous Special Exception for the Knights of Columbus, dated May 22, 1968, Case No. 68-273-X.

The current petition is again requesting a Special Exception for the Knights of Columbus to use the existing church facility and, furthermore, to allow the use of the existing two-story frame dwelling as a meeting hall for another fraternal organization.

C. John Serio, Esq.
Re: Item 121
Page 2
February 28, 1974

Currently existing is a large parking area which provides 58 parking spaces. The parking area for the two-story frame dwelling was never constructed, as indicated on the previous site plans.

Our field trip revealed that the site plan does not accurately reflect the existing screening and parking areas. Also, fire hydrants and water and sewer lines should be indicated on the revised site plans. Clarification of meeting rooms and areas where food and drink will be served should be indicated. It is recommended that the petitioner's engineer consult the Department of Traffic Engineering for assistance on a parking pattern that would be more suitable and would meet the Baltimore County Standards.

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments above, and any comments from other departments as requested.

Very truly yours,

John J. Dillon, Jr.,
Chairman,
Zoning Advisory Committee

JJD:JD

Enclosure

cc: Spellman, Larson Associates, Inc.
1 Investment Place
Towson, Md. 21204

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for a Community Building should be granted; and it further 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 Petitioner and that the granting of the requested Variance would not adversely affect the health, safety, and general welfare of the community, a Variance to permit eighty-nine (89) off-street parking spaces in lieu of the required one hundred and sixty-nine (169) spaces should be granted; and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of MAY, 1974, that a Special Exception for a Community Building should be granted and that the Variance to permit eighty-nine (89) off-street parking spaces in lieu of the required one hundred and sixty-nine (169) spaces should be granted, from and after the date of this Order, subject to the 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 requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for a Community Building should be granted; and it further 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 Petitioner and that the granting of the requested Variance would not adversely affect the health, safety, and general welfare of the community, a Variance to permit eighty-nine (89) off-street parking spaces in lieu of the required one hundred and sixty-nine (169) spaces should be granted; and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of MAY, 1974, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone; and or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204
878-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Lawrence Cardinal Shehan, Roman Catholic Archbishop of Baltimore
Location: NW/4 of Gwynn Oak Ave., 150 ft. from the intersection of Windsor Mill Rd.
Item No. 121 Zoning Agenda January 15, 1974

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.

- (X) 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. From existing to be located along Gwynn Oak Avenue.
- () 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.

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

mls
4/16/73

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

January 18, 1974

DONALD J. ROOF, 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 121, Zoning Advisory Committee Meeting
January 15, 1974, are as follows:

Property Owner: Lawrence Cardinal Shehan, Roman Catholic Archbishop of Baltimore
Location: NW/4 of Gwynn Oak Ave., 150 ft. from Windsor Mill Rd.
Present Zoning: D.R. 5-5
Proposed Zoning: Special Exception for Community Building
No. Acres: 1.3
District: 2

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, Baltimore County Department of Health for review and approval.

A Moratorium was placed on new sewer connections in the Gwynn Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on Sept. 13, 1973; therefore approval may be withheld for this connection.

Very truly yours,

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

HVB:mgp

cc: L.A. Schuppert

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



February 11, 1974

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 #121, Zoning Advisory Committee Meeting, January 15, 1974, are as follows:

Property Owner: Lawrence Cardinal Shehan, Roman Catholic Archbishop of Baltimore
Location: NW/4 of Gwynn Oak Avenue, 450 feet from the intersection of Windsor Mill Road
Existing Zoning: D.R. 5-5
Proposed Zoning: Special Exception for Community Building (Knights of Columbus)
No. of Acres: 1.3
District: 2nd

The site plan as submitted does not show a true picture of the screening and parking areas, as indicated being existing. The site plan must be revised to show all existing and proposed parking, paving, screening and uses.

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 434-3211 ZONING 434-3251

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: January 17, 1974

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

Re: Item 121
Property Owner: Lawrence Cardinal Shehan, Roman Catholic Archbishop of Baltimore
Location: NW/4 of Gwynn Oak Ave., 150 ft. from the intersection of Windsor Mill Rd.
Present Zoning: D.R. 5-5
Proposed Zoning: Special Exception for Community Building (Knights of Columbus)

Z.A.C. Meeting of: January 15, 1974

District: 2nd
No. Acres: 1.3

Dear Mr. DiNenna:

No effect on student population.

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

WNP/ml

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 17, 1974
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #74-264-XA. Northwest side of Gwynn Oak Ave. 125 feet Northeast of Maple Avenue
Petition for Special Exception for a Community Building.
Petition for Variance for Off-Street Parking.

2nd District

HEARING: Monday, May 20, 1974 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition and has the following comment to offer.
The granting of this request would not be inconsistent with the 1980 Guideplan, Baltimore County's official master plan.

William D. Fromm
William D. Fromm
Director of Planning

VDF:NEG:rw



CERTIFICATE OF PUBLICATION

D3897

Pikesville, Md. May 2, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each of one time before the 20th day of May, 1974
day of May, 1974
the first publication appearing on the 2nd day of May, 1974.

THE NORTHWEST STAR

Donald Landau
Manager

Cost of Advertisement, \$ 26.25

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 2, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once in each of one time before the 20th day of May, 1974, the first publication appearing on the 2nd day of May, 1974.

L. Leach
THE JEFFERSONIAN
Manager.

Cost of Advertisement, \$ _____

4- SIGNS

74-264-XA

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 2nd Date of Posting: MAY 5, 1974
 Posted for: PETITION FOR SPECIAL EXCEPTION & PETITION FOR VARIANCE
 Petitioner: LAWRENCE CARDINAL SHEHAN
 Location of property: NW/4 of Gwynn OAK Ave. 125 NE of MAINE Ave.
 Location of Signs: OPPOSITE 2021 Gwynn OAK Ave. (2 E/S of 2031 ENCLAWOOD Ave.)
 Remarks: _____
 Posted by: Thomas E. Roland Date of return: MAY 10, 1974
 Signature

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall 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: <u>ggd</u>										
Revised Plans:										
Change in outline or description <u> </u> Yes										
<u> </u> No										
Map # <u> </u>										
Previous case: <u>68-273 X</u>										

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this 3 day of

Jan 1974 Item # _____

S. Eric DiNenna
 Zoning Commissioner

Petitioner L. Cardinal Shehan Submitted by C. John Serio

Petitioner's Attorney Same Reviewed by gao

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

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING Item 121
 Esq.,
 State
 Maryland 21202

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

Your Petition has been received and accepted

Filing this 15th day of April 1974.

S. Eric DiNenna
 S. ERIC DINENNA,
 Zoning Commissioner

Petitioner Lawrence Cardinal Shehan,
Roman Catholic Archbishop
of Baltimore

Petitioner's Attorney C. John Serio Reviewed by James B. Byrnes, II
Chairman,
Zoning Advisory Committee
 Esq.,
 Spellman, Larson Associates, Inc.
 1 Investment Place
 Towson, Md. 21204

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

No. 15019

DATE May 20, 1974 ACCOUNT 01-662

AMOUNT \$66.00

WHITE - CASHIER

DISTRIBUTION
PINK - AGENCY

YELLOW - CUSTOMER

Woodco, Inc.
 2016 Gwynn Oak Ave.
 Baltimore, Md. 21207
 Advertising and posting of property for Roman
 Catholic Archbishop of Balto. Lawrence Cardinal
 Shehan - 74-264-XA

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

No. 14779

DATE April 30, 1974 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER

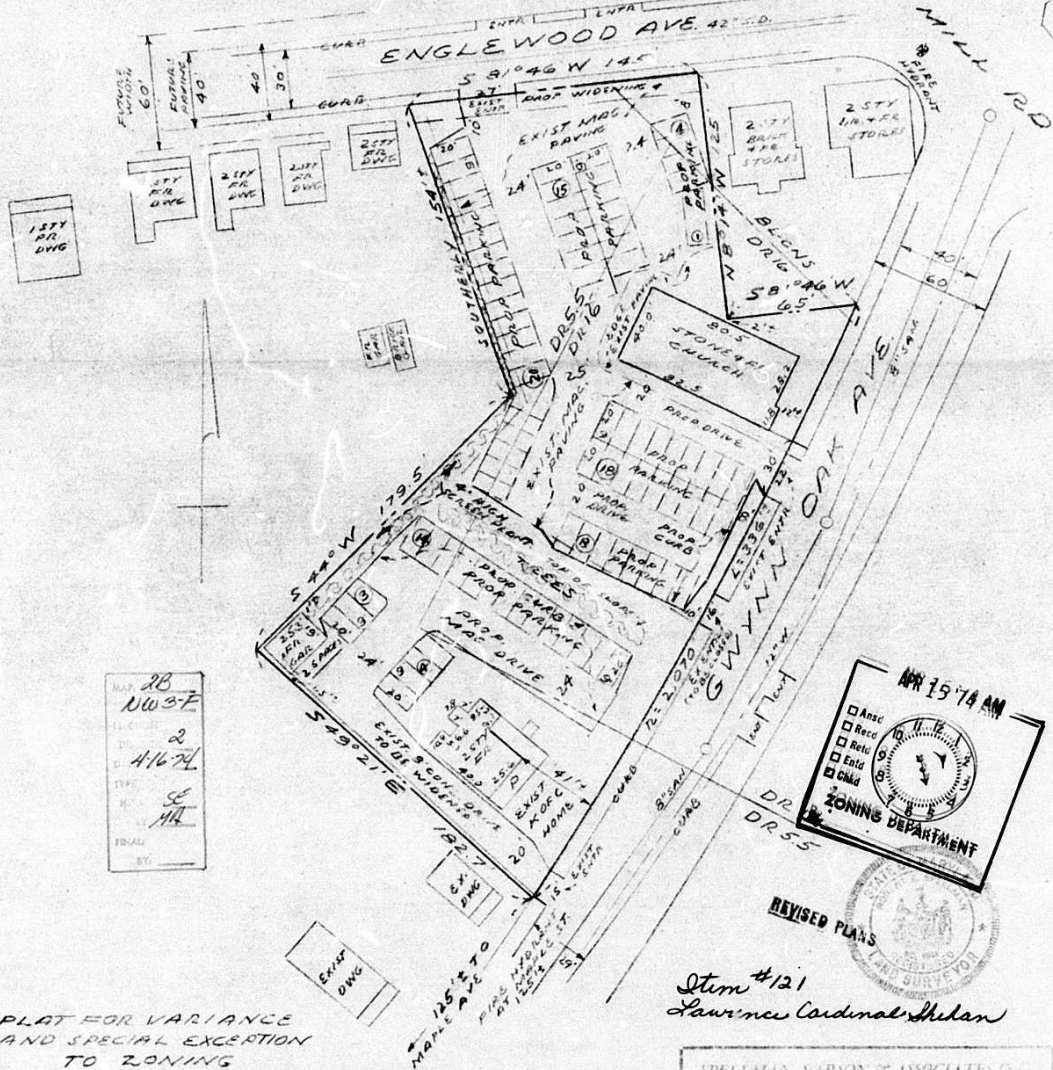
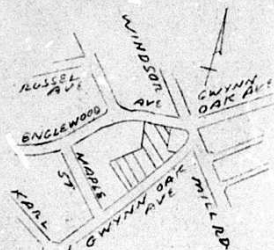
DISTRIBUTION
PINK - AGENCY

YELLOW - CUSTOMER

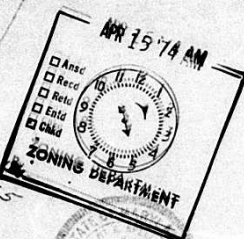
Woodco, Inc.
 2016 Gwynn Oak Ave.
 Baltimore, Md. 21207
 Petition for Special Exception and Variance for
 Roman Catholic Archbishop of Balto. - 74-264-XA

EXISTING ZONING: DR5.5, DR16 & BL.CNS
 PROPOSED ZONING: DR5.5, DR16 & BL.CNS
 WITH A SPECIAL EXCEPTION FOR A
 COMMUNITY BUILDING AND A VARIANCE
 TO SECTION 409.2 TO ALLOW 89 PARKING
 SPACES INSTEAD OF THE REQUIRED 169.
 AREA (DR5.5): 0.5⁺ AC; AREA (DR16): 0.7⁺ AC
 AREA (BL.CNS): 0.2⁺ AC, TOTAL AREA: 1.4⁺ AC

FLOOR AREA OF CHURCH: 3,220⁰ (1ST FLOOR), 3,220⁰ (2ND FLOOR)
 FLOOR AREA OF HOME: 1,120⁰ (1ST FLOOR), 900⁰ (2ND FLOOR)
 TOTAL FLOOR AREA: 8,460⁰
 NO. OF PARKING SPACES REQUIRED: 8460⁰ / 50 = 169
 NO. OF PARKING SPACES PROVIDED: 89



MAP 2B
 NW 3-F
 2
 4167
 TYPE
 H
 FINAL
 BY

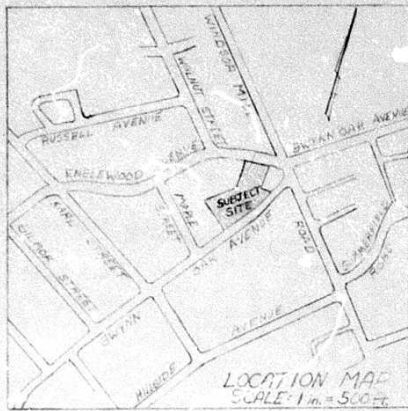


Item #121
 Lawrence Cardinal Milan

PLAT FOR VARIANCE
 AND SPECIAL EXCEPTION
 TO ZONING
 GWYNN OAK AVE.
 ENGLEWOOD AVE.
 2ND DISTRICT
 BALTIMORE CO, MD

SPECULAN, LARSON & ASSOCIATES INC.
 Suite 350 Investment Bldg
 Lorton, Maryland 21204
 SCALE: 1"=50' 823-8533 APRIL 10, 1974





- Community Building
- 1st floor 3483 sq. ft.
 - 2nd floor 3483 sq. ft.
 - 1st floor area 6966 sq. ft.
 - 1st floor parking sp. required 3 lots - 23
 - 1st floor parking sp. provided 58
 - 1st floor parking space 8' x 20'
 - Lighting of parking area - none
 - Water & sewer facilities - existing



MAP: 20
NW 3 F
SECTION: 2
DIST: 1.1574
TYP: S
BY: MH
FINAL: BY:

Relat

2nd Elect. Dist. Baltimore Co. Maryland

Plan to Accompany Zoning Petition for Special Exception for Community Center

SCALE: 1" = 50' APPROVED BY: DRAWN BY: [Signature]

DATE: Oct. 31, 1974 FOR: WOODCO, Inc. - Joseph D. Ryan, President

BY: FREE STATE SURVEYING & LAND PLANNING, INC. 20100, Suite 100, Baltimore, Md. 21284 DRAWING NUMBER: 1 of 1

REVISED: Dec. 2, 1973 - J.M.

