

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Louis E. Tarasca, 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 an... zone; for the following reasons:

See attached description

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

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 of Baltimore County.

Contract purchaser: Robert A. DiCicco
Address: 208 West Pennsylvania Avenue, Towson, Maryland 21204
Petitioner's Attorney: John E. Tarasca
Protestant's Attorney: John E. Tarasca

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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the... day of... 1974, at 11:00 o'clock.

Zoning Commissioner of Baltimore County.

(over)

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
Phone 730-9060

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, BELL BUILDING
TOWSON, MARYLAND 21204
PHONE: 828-9060

May 9, 1974

DESCRIPTION OF SPECIAL EXCEPTION (MELVIN AVENUE AND U. S. ROUTE 40)

Beginning for the same at a point the two following courses and distances from the point formed by the intersection of the centerline of Baltimore National Pike (U.S. Route 40 150 feet wide) and the centerline of Winters Lane (40 feet wide)
(1) South 72° 21' 20" West 333 feet more or less and (2) South 17° 33' 40" East 75.00 feet to the South side of Baltimore National Pike thence (1) South 10° 10' 00" West 70 feet more or less (2) South 79° 50' 00" East 140 feet (3) South 10° 10' 00" West 7 feet more or less (4) South 79° 50' 00" East 100.00 feet to the west side of Winters Lane thence along the said west side North 10° 10' 00" East 40.00 feet thence leaving said west side (1) North 79° 50' 00" West 100.00 feet (2) North 10° 10' 00" East 40.00 feet (3) North 79° 50' 00" West 100.00 feet (4) North 10° 10' 00" East 18.70 feet to the south side of Baltimore National Pike, thence along said south side South 72° 21' 20" West 45.20 feet to the place of beginning.

Containing 0.34 Acres of land more or less.

Malcolm...
Registered Surveyor #5095

RE: PETITION FOR SPECIAL EXCEPTION
SE/corner of the Baltimore National Pike and Melvin Avenue - 1st Election District
Louis E. Tarasca - Petitioner
NO. 75-93-X (Item No. 47)
BALTIMORE COUNTY

This matter comes before the Zoning Commissioner as a result of a Petition filed by Louis E. Tarasca, for a Special Exception for an Automotive Service Garage. Said property is located on the southeast corner of the Baltimore National Pike and Melvin Avenue, in the First Election District of Baltimore County, and contains 0.34 of an acre of land, more or less.

Testimony presented on behalf of the Petitioner by the Contract Purchaser, Mr. Robert Aurner of the Millex Corporation, a nationwide operation, indicated that the property was to be developed into a service garage, specializing in very technical services, i.e., tune-ups, airconditioning, and brake servicing of automobiles. Testimony indicated that there would not be any body and fender or major motor replacement work conducted on the subject property.

Mr. Frederick P. Klaus, a qualified expert in the field of zoning, indicated that the subject property is located between two automotive service stations and is classified B.L. He also stated that the entire strip along the Baltimore National Pike is commercialized and that this is one of the few remaining properties undeveloped. There was testimony to the effect that the proposed use would have no detrimental effect upon the health, safety, and general welfare of the community and would not over congest the roads in this vicinity.

Several residents in protest of the subject Petition were concerned with the possible pollution as a result of traffic, etc.



Maryland Department of Transportation
State Highway Administration

LARRY R. HUGHES
Secretary
EDWARD M. EVANS
Administrator

June 3, 1974

ITEM 196

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204
Attn: Mr. James Byrnes

Re: S.A.C. meeting, June 4, 1974
Property owner: Louis E. Tarasca
Location: S/c Baltimore National Pike Route 40, & E/c Melvin Ave.,
Existing zoning: S.L. & D.R. 16
Proposed zoning: Special Exception for Automotive Service Garage
No. of Acres: 0.34
District: 1st

Dear Mr. DiNenna:

The subject plan indicates proposed access from Baltimore National Pike by way of the bed of Melvin Avenue. It was our understanding that Melvin Avenue is controlled by Baltimore County. This office has a copy of a letter from Mr. Norton Klammer, Administrative Assistant, dated July 29, 1969, addressed to the local community council in which the following is stated:

"As to the question of opening Melvin Avenue at its approach to Route 40 West, we have been reassured by Mr. John Somers, Bureau of Land Development, and we happily reemphasize you, that the original decision to keep this street closed at this point still prevails."

Plans previously submitted by the petitioner, indicates the property terminating at the east right of way line of Melvin Avenue. If the petitioner has acquired the right of way from Baltimore County or from others, a copy of the deed should be submitted to the committee for review, otherwise access from Baltimore National Pike cannot be considered.

If the entrance is to be considered, it must be aligned at an angle closer to 90° to the highway. The entrance must be shifted to the west in order to retain the radius return within the property frontage. It may be necessary to relocate the storm drain inlet.

The close proximity of the proposed entrance to the existing Savon Station entrance could cause a conflict with traffic leaving the service station.

There is a large State Highway Administration Beltway direction sign at the location of the proposed entrance. There may be some difficulty in relocating the sign. Approval for the relocation must be obtained from the sign section of the State Highway Administration Bureau of Traffic Engineering. The cost of the relocation and for the preparation of any necessary plans are the sole responsibility of the developer.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the prerequisites of Section 502.1 have been met.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of November, 1974, that the Special Exception for an Automotive Service Garage should be and the same is GRANTED, from and after the date of this Order, subject to the following restrictions:

- The hours of operation shall be between 8 a.m. and 7 p.m., Mondays through Fridays; between 8 a.m. and 2 p.m., on Saturdays; and closed on Sundays.
- There shall not be any body and fender work performed on the subject property.
- The entrances to the subject property must be closed by means of a chain or gate no later than 7 p.m. daily.
- The subject property must be developed in substantial compliance with the site plan as submitted with this Petition.
- A site plan must be approved by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

[Signature]
Zoning Commissioner of
Baltimore County

November 20, 1974

Robert A. DiCicco, Esquire
208 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
SE/corner of the Baltimore National Pike and Melvin Avenue - 1st Election District
Louis E. Tarasca - Petitioner
NO. 75-93-X (Item No. 47)

Dear Mr. DiCicco:

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

Very truly yours,

[Signature]
S. ERIC DINENNA
Zoning Commissioner

SED/scw

Attachments

cc: M's. Evelyn Keene
403 Winters Lane
Baltimore, Maryland 21228

-2-

Mr. S. Eric DiNenna
Page 4
June 3, 1974

It is our opinion that processing of the petition should be held in abeyance until such time as the matter of access from Baltimore National Pike is resolved. The plan should be revised prior to the hearing.

The 1973 average daily traffic count on this section of Baltimore National Pike is 36,600 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

[Signature]
By: John E. Meyers

CLJ:JH:jn

cc: Mr. George A. Reiser
Mr. Edward A. McLaughlin
Mr. Eugene Clifford
Mr. John L. Wimbley
Mr. Richard S. Hunter

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. Wm. T. MALTEN
DIRECTOR DEPUTY DIRECTOR

September 30, 1974

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

Re: Item 47 - ZAC - August 27, 1974
Location: Melvin Avenue & U.S. Route 40
Existing Zoning: S.L. & D.R. 16
Proposed Zoning: S.L. & D.R. 16 w/special ex. for auto garage
No. of Acres: 0.43
District: 1st

Dear Mr. DiNenna:

There has been no major traffic problems anticipated by the subject of petition.

Very truly yours,

[Signature]
Michael S. Flanagan
Traffic Engineer Asso.

MSF/lb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 23, 1974

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-93-X, Southeast corner of Baltimore National Pike and Melvin Ave.
Petition for Special Exception for Garage, Service.
Petitioner - Louis E. Tarasca

1st District

HEARING: Wednesday, October 23, 1974 (1:00 P.M.)

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

The staff questions the need for additional automobile service facilities in this area.

If this request is granted the use should be conditioned to conform to the screening and lighting proposals indicated on the site plan dated April 4, 1974 and revised August 1974.

William D. Fromm
Director of Planning

WDF:NEG:rv



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 23, 1974

Mr. Louis E. Tarasca
100 S. Prospect Avenue
Baltimore, Maryland 21228

RE: Special Exception Petition
Item 47
Louis E. Tarasca - Petitioner

Dear Mr. Tarasca:

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 southeast side of Baltimore National Pike at its intersection with Melvin Avenue, in the 1st Election District of Baltimore County and is presently unimproved.

The site lies between an existing Savon automotive service station to the southwest and an existing BP automotive service station to the northeast. Various dwellings exist to the south of the subject site along both Melvin Avenue and Winters Lane.

The petitioner is requesting a Special Exception for a service garage and proposes to erect a structure of 2400 square feet, containing six bays and an office area. A future one-story addition of 880 square feet is indicated. Off street parking is proposed for 13 vehicles.

Mr. Louis E. Tarasca
Re: 47
September 23, 1974

Page 2

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

James B. Byrnes, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: Robert A. DiCicco, Esq.
208 W. Penna. Avenue
Towson, Maryland 21204

Hudkins Associates, Inc.
200 E. Joppa Road
Room 101, Shell Building
Towson, Maryland 21204

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

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

September 16, 1974

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

Re: Item #47 (1974-1975)
Property Owner: Louis E. Tarasca
S/E cor. of Melvin Ave. & U.S. 40
Existing Zoning: B.L. & D.R. 16
Proposed Zoning: Special Exception for Automobile Service Garage
No. of Acres: 0.34 District: 1st

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 comments supplied in connection with the Zoning Advisory Committee review of this site for Item #196 (1973-1974) remain valid and applicable to this Item #47 (1974-1975). Those comments are reemphasized and referred to for your consideration.

Very truly yours,

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

END:ZAM:PM:ra

cc: G. Heller
J. Trenner

1-1/2 Key Sheet
4 SW 25 Pos. Sheet
S1 2 O Topo
95 Tax Map



Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

August 22, 1974

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

ITEM: 47
Re: T.A.C. Meeting, Aug. 27, 1974
Property Owner: Louis E. Tarasca
Location of Property: S/E cor. of Melvin Ave. & U.S. 40
Existing Zoning: B.L. & D.R. 16
Proposed Zoning: Special Exception for Automobile Service Garage
No. of Acres: 0.34
District: 1st

Dear Mr. DiNenna:

The subject plan has been revised to indicate configuration of the entrance from Baltimore-National Pike that would be acceptable to the State Highway Administration, however we are still concerned about the possibility of Melvin Avenue being opened to Baltimore National Pike as mentioned in our comments to you of June 3, 1974.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
By John W. Meyers

Clausen:gn

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

BALTIMORE COUNTY, MARYLAND



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY HEALTH AND COUNTY HEALTH OFFICER

August 30, 1974

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

Dear Mr. DiNenna:

Comments on Item 47, Zoning Advisory Committee Meeting, August 27, 1974, are as follows:

Property Owner: Louis E. Tarasca
Location: S/E cor. of Melvin Ave. & U.S. 40.
Existing Zoning: B.L. & D.R. 16
Proposed Zoning: Special Exception for Automobile Service Garage.
No. of Acres: 0.34
District: 1st

Metropolitan water and sewer are available.

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 Administration requirements.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THB/ncp

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



September 20, 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 #47, Zoning Advisory Committee Meeting, August 27, 1974, are as follows:

Property Owner: Louis E. Tarasca
Location of Property: S/E cor. of Melvin Avenue and U.S. 40
Existing Zoning: B.L. and D.R. 16
Proposed Zoning: Special Exception for Automobile Service Garage
No. of Acres: 0.34
District: 1st

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Melvin Avenue must remain closed as previous comments have stated.

Very truly yours,

John L. Wimbley
Planning Specialist II
Project and Development Planning

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 28, 1974

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

Z.A.C. Meeting of: August 27, 1974

Re: Item 47

Property Owner: Louis E. Tarasca

Location: SE/C of Melvin Ave. & U.S. 40.

Present Zoning: B.L. & D.R. 16

Proposed Zoning: Special Exception for Automobile Service Garage.

District: 1st

No. Acres: 0.34

Dear Mr. DiMenna: No adverse effect on student population.

WHP/ml

H. EMBLE PARKS, PRESIDENT
EUGENE C. HESS, VICE PRESIDENT
MR. ROBERT L. GERNY

MARCUS M. BOTSANIS
JOSEPH M. MUDMAN
ALVIN LORICK
JOSHUA W. WHEELER, SUPERVISOR

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, VMD
MR. MICHAEL A. MURPHY

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



CATONSVILLE, MD. 21228 Oct. 7 - 1974

THIS IS TO CERTIFY, that the annex advertisement of
S. Eric DiMenna
Zoning Commissioner of Baltimore County
was inserted in THE CATONSVILLE TIMES, a weekly newspaper pub-
lished in Baltimore County, Maryland, once a week for one
successive week before the 7th day of Oct., 1974, that is to say,
the same was inserted in the issue of October 3 - 1974.

STROMBERG PUBLICATIONS, INC.

John A. Stromberg

PETITION FOR SPECIAL EXCEPTION
FOR A SPECIAL EXCEPTION FOR A GARAGE SERVICE
LOCATION: Southeast corner of Baltimore National Pike and Melvin Avenue, Towson, Maryland.
DATE & TIME: WEDNESDAY, OCTOBER 23, 1974 at 1:00 P.M.
PUBLIC HEARING: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Board of Zoning Appeals, do hereby certify that the annex advertisement of S. Eric DiMenna, Zoning Commissioner of Baltimore County, was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one successive week before the 7th day of Oct., 1974, that is to say, the same was inserted in the issue of October 3 - 1974.

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 3, 1974
THIS IS TO CERTIFY, that the annex advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once a week for one time, successive weeks before the 23rd day of October, 1974, the last publication appearing on the 2nd day of October, 1974.

THE JEFFERSONIAN
B. Frank Smith
Manager

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st
Date of Posting: Oct. 5, 1974
Posted for: PETITION FOR SPECIAL EXCEPTION
Petitioner: LOUIS E. TARASCA
Location of property: SE/COR. OF BALTIMORE NATIONAL PIKE AND MELVIN AVE.
Location of signs: O. SE/COR. OF BALTIMORE NAT. PIKE AND MELVIN AVE. @ W/S OF WINTER LANE 125 ft. S. OF BALTIMORE NAT. PIKE.
Remarks:
Posted by: Thomas E. Richard
Date of return: Oct. 16, 1974

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 22nd day of

1974 Item #

Petitioner: TARASCA
Submitted by: *H. H. H.*
Petitioner's Attorney:
Reviewed by: *E. J. Higgins*

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

Mr. Louis E. Tarasca
100 S. Prospect Avenue
Baltimore, Maryland 21204

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

Your Petition has been received and accepted
for filing this 17th day of September 1974.

S. Eric DiMenna
S. ERIC DIMENNA,
Zoning Commissioner

Petitioner: Louis E. Tarasca

Petitioner's Attorney
cc: Robert A. Dickson, Esq., 200 W. Penna. Ave., Baltimore, Md. 21201
Hudkins Associates, Inc. 200 E. Joppa Rd. (21204)
Reviewed by: *James B. Higgins*
Chairman,
Zoning Advisory Committee

BALTIMORE COUNTY, MARYLAND No. 16973
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Oct. 23, 1974 ACCOUNT 01-662

AMOUNT \$57.50

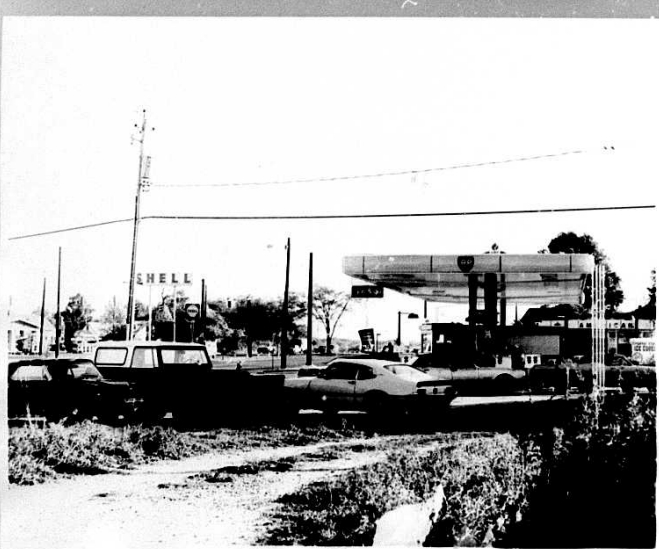
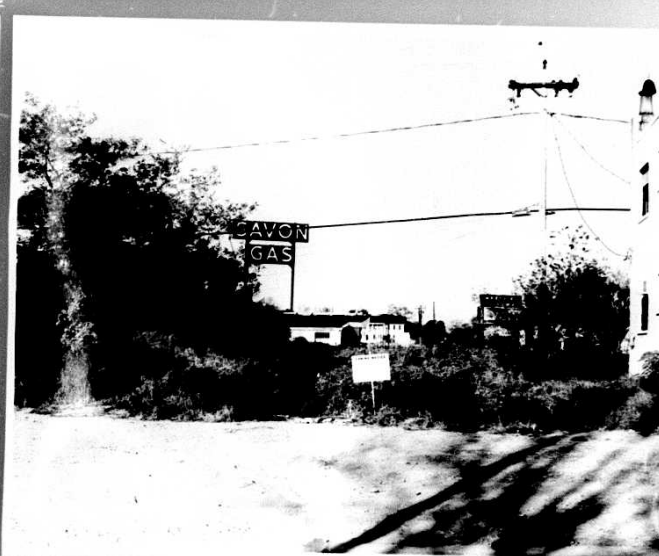
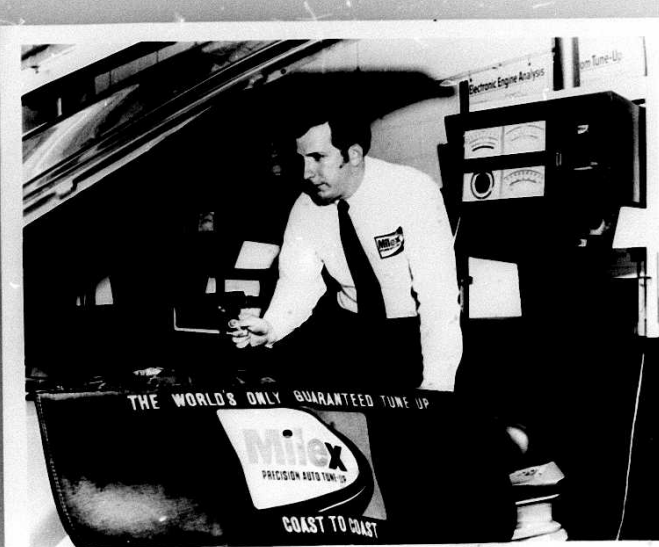
DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Messrs. Stempel, Askew and Wilson
200 W. Penna. Ave.
Towson, Md. 21204
Advertising and posting of property for
Louis E. Tarasca - 75-93-A

BALTIMORE COUNTY, MARYLAND No. 16924
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Oct. 2, 1974 ACCOUNT 01-662

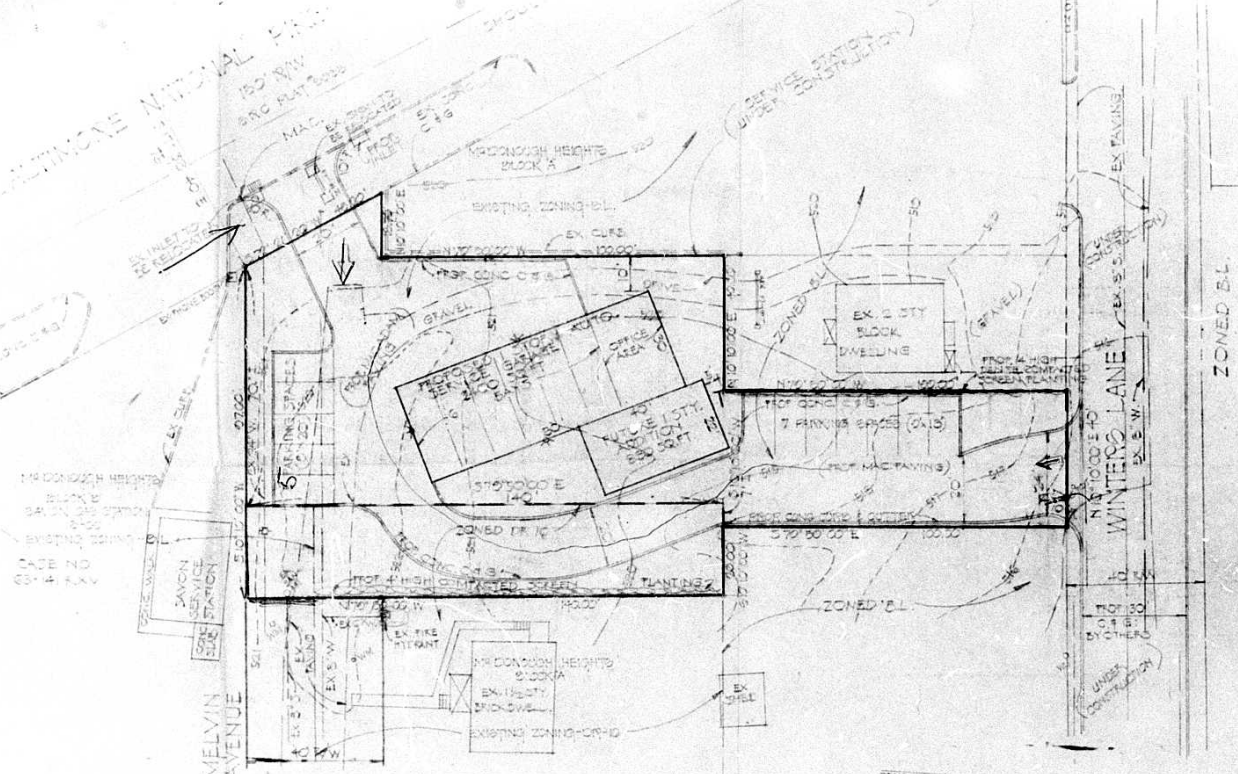
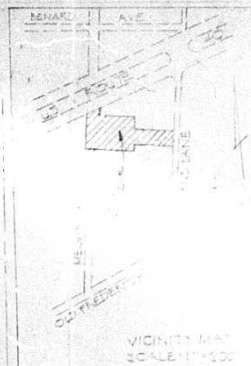
AMOUNT \$50.00

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
Hudkins Associates, Inc.
200 E. Joppa Rd.
Towson, Md. 21204
Petition for Special Exception for Louis Tarasca
75-93-X





PET - EXHIBIT 1



GENERAL NOTES

- EXISTING ZONING - R-1 RESID.
PROPOSED ZONING - R-1 WILDFIRE EX. FOR AUTO SERVICE GARAGE (NO CHANGE TO DRUGS)
EXIST. USE - VASANT MOT. USE AUTOMOBILE SERVICE GARAGE
PARKING DATA
VSPACES REQUIRED - 10 FT X 20 FT X 17' 6" = 35 SPACES TOTAL
VSPACES PROVIDED - 10 FT X 20 FT X 17' 6" = 35 SPACES TOTAL
LIGHTING TO BE SUPPLIED BY OWNER DIRECTED DOWNWARD (5 MIN HIGH)
GIVEN - 20' 0" IN AC
TOTAL 20' 0" AC
TOTAL 0.95 AC
NO STORAGE OF DAMAGED OR DISABLED
VEHICLE TO BE PERMITTED ON SITE.
- SEAL OF THE CITY OF HARTFORD

PLAT TO ACCOMPANY APPLICATION
FOR
SPECIAL EXEMPTION
MELVIN AVENUE & U.S. ROUTE 40
ELECTION DISTRICT NO. 1 BALTIMORE CO. MD.
SCALE 1"=20' AL

SABLED
 SITE.

State of Maryland
 LAND SURVEYOR

Malcolm E. Shubert





8-7 NE

PET EX 2

4

BALTIMORE NATIONAL PIKE - (O.S. ROUTE 40)

150' NW
57' 38" 00" E
57' 21" 20" W 333' 1" FROM & WINTERS LANE

150' NW
57' 38" 00" E
57' 21" 20" W 333' 1" FROM & WINTERS LANE

150' NW
57' 38" 00" E
57' 21" 20" W 333' 1" FROM & WINTERS LANE

McDONOUGH HEIGHTS
BLOCK D
SAVON GAS STATION
EXISTING ZONING - DL
CASE NO.
63-41 RXY

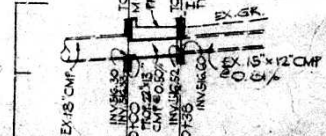
SITE SUBJECT TO THE FOLLOWING RESTRICTIONS:

1. The hours of operation shall be between 8 a.m. and 7 p.m.; Mondays through Fridays; between 8 a.m. and 2 p.m., on Saturdays; and closed on Sundays.
2. There shall not be any body and fender work performed on the subject property.
3. The entrances to the subject property must be closed by means of a chain or gate no later than 7 p.m. daily.
4. The subject property must be developed in substantial compliance with the site plan as submitted with this Petition.
5. A site plan must be approved by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

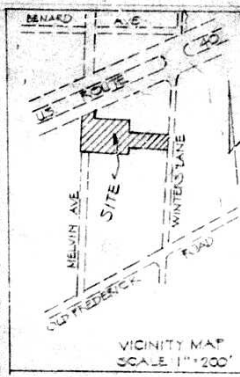
GENERAL NOTES

1. EXISTING ZONING - BAL W/CE FOR AUTO SERVICE GAR. & DRUG
2. AREA - 0.34 AC.
3. PARKING DATA
N. SPACES REQUIRED - 117 (150' x 300' x 5)
N. SPACES PROVIDED - 13 (150' x 300' x 5) TOTAL 11
4. LIGHTING TO BE SUPPLIED BY OWNER - DIRECTED DOWNWARD (8' MIN HIGH)

PREPARED BY:
HODKINS ASSOCIATES INC.
CIVIL ENGINEERS & LAND SURVEYORS
200 EAST COPPA RD
TOWSON, MARYLAND 21204



Malcolm Hodkins
REGISTERED PROFESSIONAL SURVEYOR
STATE OF MARYLAND



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *John W. Hodkins*
DATE 5-2-75
75-932

NOTE - ESTIMATED SEWAGE FLOW
3 EMP. x 100 GAL/DAY =
300 GAL.

PLAN TO ACCOMPANY APPLICATION
FOR
BUILDING PERMIT
MELVIN AVENUE & O.S. ROUTE 40
ELECTION DISTRICT NO. 1 BALTIMORE 22, MARYLAND
SCALE 1"=20'

NOV. 26, 1974
REV: 4/13/75
REV: 4/23/75
REV 4/25/75