

# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Cletus A. Armacost  
I, or we, Bessie L. Armacost, 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 Antique Shop and Flea Market

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.

Contract purchaser \_\_\_\_\_  
Address \_\_\_\_\_  
Petitioner's Attorney \_\_\_\_\_  
Protestant's Attorney \_\_\_\_\_  
Address \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of December, 1975, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 13th day of January, 1975, at 2:00 o'clock P.M.

(over)

FROM THE OFFICE OF  
GEORGE H. STEPHENS, JR. AND ASSOCIATES, INC.  
ENGINEERS  
P.O. BOX 6828, TOWSON, MARYLAND 21204

November 4, 1974

Description to Accompany Zoning Petition  
for Special Exception in Existing R.D.P. Zone  
for Antique Shop with Request for Flea Market,  
also Variance Request to Front Yard Setback  
Property on West Side Gorsuch Mill Road

Beginning for the same at a point on or near the center line of paving of  
Gorsuch Mill Road, said point being North 30° 21' 29" East distant 2272 feet more  
or less to where the center line of said Gorsuch Mill Road intersects the center  
line of Mt. Carmel Road, and running thence in the bed of Gorsuch Mill Road the  
two following courses viz: first South 27° 53' 11" West 271.53 feet and second  
South 23° 01' 58" West 181.47 feet thence leaving said Road running the three  
following courses viz: first North 66° 58' 02" West 125.00 feet, second North 25°  
55' 52" East 463.19 feet and third South 62° 06' 49" East 125.00 feet to the place  
of beginning.

Containing 1.265 acres of land more or less.

RE: PETITION FOR SPECIAL  
EXCEPTION  
W/S of Gorsuch Mill Road, 2272'  
S of Mt. Carmel Road - 5th Elec-  
tion District  
Cletus A. Armacost, et ux -  
Petitioners  
NO. 75-149-X (Item No. 98)

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

The Petitioners request a Special Exception for an Antique Shop and  
Flea Market on a parcel of property containing 1.265 acres of land, more or  
less, located on the west side of Gorsuch Mill Road, 2272 feet south of Mt.  
Carmel Road, in the Fifth Election District of Baltimore County

Without reviewing the evidence 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 of the Baltimore County Zoning Regulations have  
been met, and, therefore, a Special Exception for an Antique Shop should be  
granted. The prerequisites of Section 502.1 have not been met with reference  
to the Flea Market and, therefore, this request should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore  
County, this 15th day of April, 1975, that the Special Exception for an  
Antique Shop should be and the same is GRANTED, from and after the date of  
this Order, subject to:

1. The present facility on the subject property being utilized  
and no other structure being constructed for the use of an  
Antique Shop.
2. Approval of a site plan by the Department of Public Works  
and the Office of Planning and Zoning.

It is further ORDERED that the Special Exception for a Flea Market be  
and the same is hereby DENIED.

Zoning Commissioner of  
Baltimore County

ORDER RECEIVED FOR FILING

DATE April 15, 1975

BY [Signature]

## BALTIMORE COUNTY, MARYLAND

### INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: JANUARY 6, 1975

FROM: William D. From, Director of Planning

SUBJECT: Petition #75-149-X, West side of Gorsuch Mill Road 2272 feet South of  
Mt. Carmel Road.  
Petition for Special Exception for Antique Shop and Flea Market.  
Petitioner - Cletus A. Armacost and Bessie L. Armacost

5th District

HEARING: Monday, January 13, 1975 (2:00 P.M.)

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

Use of this property for an antique shop would not be incompatible  
with the character of the surrounding area; however, the size and  
scope of the proposed flea market is not clear.

The surrounding road system is not adequate to support a flea market  
generating any significant amount of traffic.

William D. From, Director  
Office of Planning and Zoning

WDF:MEG:rv

## BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

January 22, 1975

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:

We would like to make additional comments on  
Item 98, as follows:

Property Owner: Cletus A. & Bessie L. Armacost  
Location: W/S of Gorsuch Mill Rd., 2272 Ft. S of  
Mt. Carmel Rd.  
Existing Zoning: R.D.P.  
Proposed Zoning: Special Exception for antique  
shop & flea market  
No. of Acres: 1.265  
District: 5th

The Department of Health, after discussing this prop-  
erty with the attorney for the applicant, has agreed that he  
will not have to install a sewage disposal system and/or water  
well at the present time. However, if, at any time, this struc-  
ture is enlarged to accommodate additional business, the sewage  
disposal system and water well must be constructed.

It is our understanding that the operator of this  
business has his residence immediately across the road and we  
agreed that he may use these facilities in lieu of installing  
facilities at the subject property.

Very truly yours,

Thomas H. Devin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

TRD/ca

CC--Mr. Lee Johnson

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

OFFICE OF ZONING COMMISSIONER



April 15, 1975

S. ERIC DINENNA  
Zoning Commissioner  
JAMES E. DYER  
Deputy Zoning Commissioner

Mr. & Mrs. Cletus A. Armacost  
Bruehl Road  
Upperco, Maryland 21155

RE: Petition for Special Exception  
W/S of Gorsuch Mill Road, 2272'  
S of Mt. Carmel Road - 5th Elec-  
tion District  
Cletus A. Armacost, et ux -  
Petitioners  
NO. 75-149-X (Item No. 98)

Dear Mr. & Mrs. Armacost:

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

Very truly yours,

S. ERIC DINENNA  
Zoning Commissioner

SED/scw

Attachment

cc: Mr. Henry O. Hubich  
Gorsuch Mill Road  
Upperco, Maryland 21155

111 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204

## BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

### DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.  
DIRECTOR

WM. T. MELTZER  
DEPUTY TRAFFIC ENGINEER

December 16, 1974

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

Re: Item 98 - ZAC - November 26, 1974  
Property Owner: Cletus A. and Bessie L. Armacost  
Location: W/S of Gorsuch Mill Rd 2272 ft. S of Mt. Carmel Road  
Existing Zoning: R.D.P.  
Proposed Zoning: Special Exception for antique shop and flea  
market.  
No. of Acres: 14.2648  
District: 2nd

Dear Mr. DiNenna:

No problems are anticipated by the requested variance.

Very truly yours,

Michael S. Flanagan  
Asst. Traffic Engineer

MSF/ljb

**BALTIMORE COUNTY  
ZONING PLANS  
ADVISORY COMMITTEE**



**PETITION AND SITE PLAN  
EVALUATION COMMENTS**

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

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

December 2, 1974

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

Re: Item #98 (1974-1975)  
Property Owner: Cletus A. & Bessie L. Armacost  
W/S of Gorsuch Mill Rd., 2272' S. of Mt. Carmel Rd.  
Existing Zoning: R.D.P.  
Proposed Zoning: Special Exception for antique shop and flea market.  
No. of Acres: 1.265 District: 5th

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:

Gorsuch Mill Road, an existing County road, is proposed to be improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way. Highway improvements are not required at this time. Further information may be obtained from the Baltimore County Bureau of Engineering; the submitted plan must be revised accordingly.

The entrance locations are subject to approval by the Department of Traffic Engineering, and in conformance with Baltimore County Design 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.

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 which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #98 (1974-1975)  
Property Owner: Cletus A. & Bessie L. Armacost  
Page 2  
December 2, 1974

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are not available to serve this property. The submitted plan must be revised to indicate present and proposed private water and sewerage facilities.

This area is beyond the Baltimore County Metropolitan District and the Urban Rural Demarcation Line. The Baltimore County Comprehensive Water and Sewerage Plan, amended July 1973 indicates No Planned Service.

Very truly yours,

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

END:SAN:PH:ree

cc: J. Trenner  
J. Somers

05-SE Key Sheet  
106 NW 27 Pos. Sheet  
NW 27 0  
20 Tax Map

**BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE**

COUNTY OFFICE BUILDING  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

JAMES B. EYENOR, III  
Chairman

**MEMBERS**  
ZONING ADMINISTRATION  
HEALTH DEPARTMENT  
BUREAU OF FIRE PREVENTION  
DEPARTMENT OF TRAFFIC ENGINEERING  
STATE HIGHWAY ADMINISTRATION  
BUREAU OF ENGINEERING  
PROJECT AND DEVELOPMENT PLANNING  
INDUSTRIAL DEVELOPMENT COMMISSION  
BOARD OF EDUCATION  
OFFICE OF THE MULTIHOUSING INSPECTOR

December 17, 1974

Mr. Cletus A. Armacost  
Brush Road  
Upperco, Maryland 21155

RE: Special Exception Petition  
Item 98  
Cletus A. Armacost and  
Bessie L. Armacost - Petitioners

Dear Mr. Armacost:

The Zoning Plans 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 west side of Gorsuch Mill Road, 2272' south of Mt. Carmel Road.

The petitioner is requesting a Special Exception for an antique shop and flea market on this property, presently improved with a barn. The properties on the west side of Gorsuch Mill Road abutting the subject site are presently utilized as tilled farm lands. The properties to the east of Gorsuch Mill Road thence proceeding southerly, currently are improved with single family residences. Although the submitted plan indicates that the existing dwelling opposite the subject property is a current residence of the petitioner, on site inspection revealed some evidence to question this point. This situation may be resolved through discussion with the Chairman of this Committee.

Mr. Cletus A. Armacost  
Item 98  
December 17, 1974

Page 2

This Committee feels that the rather rebusious scope of the proposed flea market operation be more specifically defined on the plan, most especially in the area to be so used. The plan should also be revised to indicate future widening of Gorsuch Mill Road, as per comments of Bureau of Engineering and Project and Development Planning. Further, please note requirements of the Health Department concerning water facilities and sewerage disposal.

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,

*Franklin T. Hoggans, Jr.*  
FRANKLIN T. HOGANS, JR.  
Chairman,  
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: George William Stephens, Jr. & Assoc., Inc.  
P.O. Box 6828  
Towson, Md. 21204

**BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF HEALTH**

JEFFERSON BUILDING  
TOWSON, MARYLAND 21204

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

November 25, 1974

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

Dear Mr. DiNenna:

Comments on Item 98, Zoning Advisory Committee Meeting, November 26, 1974, are as follows:

Property Owner: Cletus A. & Bessie L. Armacost  
Location: W/S of Gorsuch Mill Rd. 2272 ft. S of Mt. Carmel Rd.  
Existing Zoning: R.D.P.  
Proposed Zoning: Special Exception for antique shop & flea market.  
No. of Acres: 1.265  
District: 5th

Complete soil evaluation needed; water well must be drilled.

Food Protection 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.

Very truly yours,

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

JHBV/mcg

CC--L.A. Schuppert

**Baltimore County Fire Department**

J. Austin Deitz  
Chief



Towson, Maryland 21204

877-7110

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

Attention: Mr. Jack Dillon, Chairman  
Zoning Advisory Committee

Re: Property Owner: Cletus A. & Bessie L. Armacost

Location: W/S of Gorsuch Mill Road, 2272 ft. S of Mt. Carmel Road

Item No. 98

Zoning Agenda November 26, 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.

- ( ) 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 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.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *H. H. Hoggans* Noted and Approved: *Paul H. Reinhold*  
Planning Group Deputy Chief  
Special Inspection Division Fire Prevention Bureau



December 10, 1974

Mr. Eric S. Dinenna, Zoning Commissioner  
Zoning Advisory Committee  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, Maryland 21204

Dear Mr. Dinenna:

Comments on Item #98, Zoning Advisory Committee Meeting, November 26, 1974, are as follows:

Property Owner: Cletus A. and Bessie L. Armacost  
Location: W/5 of Gorsuch Mill Road 2272 ft. S of Mt. Carmel Road  
Existing Zoning: R.D.P.  
Proposed Zoning: Special Exception for antique shop and flea market.  
No. of Acres: 1.265  
District: 5th

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.

The road widening must be shown on the site plan.

It is suggested by this that the business be limited to the existing building.

Very truly yours,

*John L. Wimbley*  
John L. Wimbley  
Planning Specialist II  
Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204  
AREA CODE 301 PLANNING 494-3311 ZONING 494-3031

## BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 12, 1974

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

Re: Item 98

Z.A.C. Meeting of: November 26, 1974

Property Owner: Cletus A. & Bessie L. Armacost  
Location: W/5 of Gorsuch Mill Rd. 2272 ft. S. of Mt. Carmel Rd.  
Present Zoning: R.D.P.  
Proposed Zoning: Special Exception for antique shop and flea market

District: 5th  
No. Acres: 1.265

Dear Mr. Dinenna:

No adverse effect on student population.

WNP/ml

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

H. EMBLE PARKS, President  
EUGENE D. HESS, Vice-President  
MRS. ROBERT L. BERNY

MARCUS M. BOTER'S  
JOSEPH N. MIDDAM  
ALVIN LOBECK  
JOSEPH R. WHEELER, Chairman

T. RAYARD WILLIAMS, JR.  
RICHARD W. TRACEY, V.M.D.  
MRS. RICHARD R. GUERTEL

## CERTIFICATE OF PUBLICATION

TOWSON, MD., December 26, 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., ~~2200-10-2200~~ ~~one time~~ ~~successive weeks~~ before the 13th day of January, 1975 the first publication appearing on the 26th day of December 1974.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement, \$.

PETITION FOR SPECIAL EXCEPTION  
IN DISTRICT 5  
ZONING: Petition for Special Exception for Antique Shop and Flea Market.  
LOCATION: West side of Gorsuch Mill Road 2272 feet South of Mt. Carmel Road.  
DATE & TIME: MONDAY, JANUARY 13, 1975 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 Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Special Exception for the above described property on the 13th day of January, 1975 at 1:00 P.M. in Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

All that parcel of land in the Fifth District of Baltimore County beginning for the same at a point on or near the center line of the paving of Gorsuch Mill Road, said point being North 20° 37' 30" East distant 287 feet more or less to where the center line of said Gorsuch Mill Road intersects the center line of Mt. Carmel Road, and running thence via the bed of Gorsuch Mill Road the two following courses viz: First South 23° 02' 17" West 273.93 feet and second South 23° 41' 30" West 281.67 feet thence leaving said bed running the three following courses viz: First North 60° 00' West 125.40 feet, second North 25° 50' 32" East 482.19 feet and third South 85° 40' 49" East 125.90 feet to the place of beginning.

Containing 1.265 acres of land more or less.

Being the property of Cletus A. Armacost and Bessie L. Armacost, as shown on plat filed with the Zoning Department.

Hearing Date: Monday, January 13, 1975 at 1:00 P.M.  
Public Hearing: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF  
S. ERIC DINENNA  
ZONING COMMISSIONER OF BALTIMORE COUNTY  
Dec. 26, 1974 (18)

OFFICE OF  
THE COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 December 26, 1974

THIS IS TO CERTIFY, that the annexed advertisement of PETITION - WEST SIDE OF GORSUCH MILL ROAD was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one XXXXXXXXXX weeks before the 13th day of Jan. 1975 that is to say, the same was inserted in the issues of December 26, 1974.

STROMBERG PUBLICATIONS, Inc.

By: *C. Carson*

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

District: 5th Date of Posting: Dec. 28, 1974  
Posted for: PETITION FOR SPECIAL EXCEPTION  
Petitioner: CLETUS A. ARMACOST  
Location of property: W/5 of GORSUCH MILL RD. 2272 S of MT. CARMEL RD.  
Location of Signs: W/5 of GORSUCH MILL RD. 2325 ft. S of MT. CARMEL RD.  
Remarks: *John L. Wimbley*  
Posted by: *John L. Wimbley* Signature Date of return: JAN. 3, 1975

BALTIMORE COUNTY, MARYLAND No. 17438  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE January 13, 1975 ACCOUNT 01-662  
AMOUNT \$45.00

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER  
Raymond K. Hadden  
Box 382-A  
Upperco, Md. 21155  
Advertising and posting of property for Cletus A. Armacost 75-119-X 45.00

BALTIMORE COUNTY, MARYLAND No. 17197  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

DATE Dec. 19, 1974 ACCOUNT P1-662  
AMOUNT \$50.00

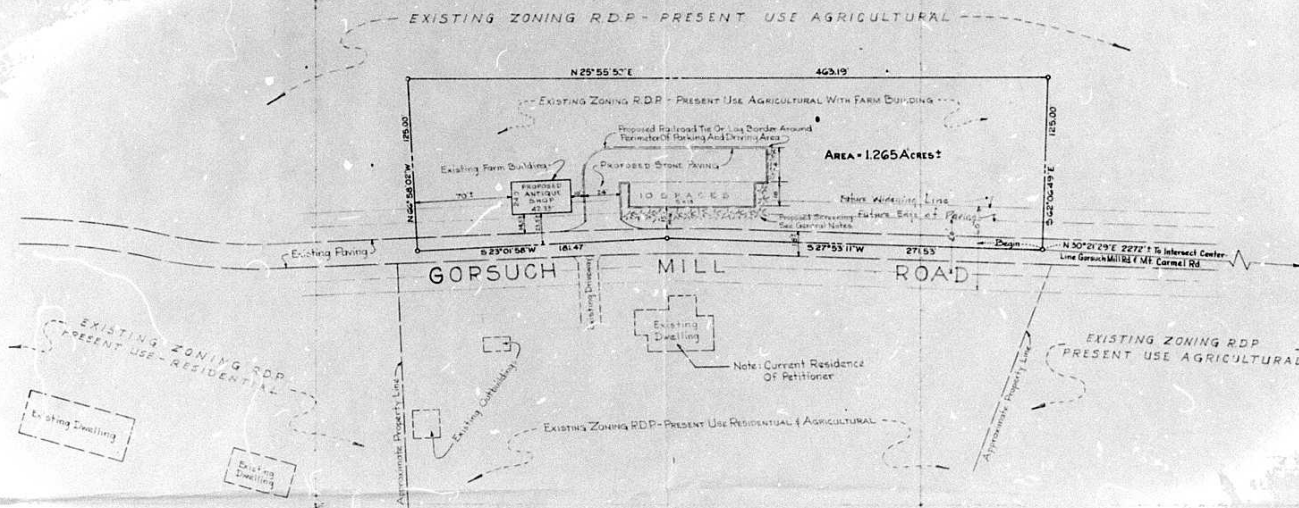
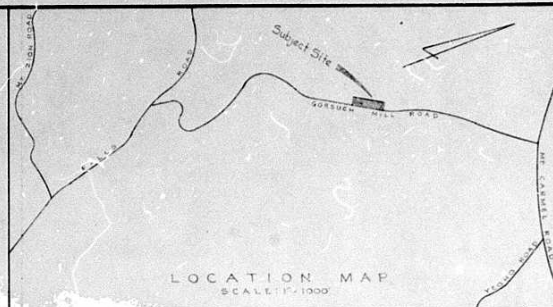
DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER  
George William Stephens, Jr. and Assoc.  
P.O. Box 682  
Towson, Md. 21204  
Petition for Special Exception for Cletus Armacost  
75-119-X 50.00



VARIANCE REQUESTED TO SECTION 202.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT A FRONT YARD SETBACK OF 23.5 FEET MORE OR LESS FROM THE CENTER LINE OF PAVING TO THE EXISTING STRUCTURE RATHER THAN THE REQUIRED 95 FEET.

# GENERAL NOTES

- (1) THE RIGHT-OF-WAY OF GORSUCH MILL ROAD IS NOT AT PRESENT DEFINITIVE BY ANY COUNTY AGENCY. MAINTENANCE IS PROVIDED ON 15 FEET OF PAVING.
- (2) PROPOSED PAVING SHALL BE A DURABLE AND DUST FREE SURFACE, AND SHALL BE PROPERLY DRAINED. THE EXISTING PAVING OF GORSUCH MILL ROAD IS TAR AND CHIP SURFACE.
- (3) SCREENING IS SHOWN AS PROPOSED ARBORESCENT MINIMUM HEIGHT OF 4 FEET, AND SHALL BE SO ARRANGED SHOULD IT BE DEEMED NECESSARY BY THE ZONING COMMISSIONER.
- (4) THERE SHALL BE NO DISPLAY OF MERCHANDISE VISIBLE FROM GORSUCH MILL ROAD, OTHER THAN DURING THE PROPOSED PERIODIC FLEA-MARKET OPERATIONS, WHICH, IF CONDUCTED, SHALL BE CONFINED TO MAXIMUM OF SIX TIMES PER YEAR.
- (5) ONE SIGN IS PROPOSED AND SHALL BE SINGLE-FACED, STATIONARY AND NON-ILLUMINATED, AND SHALL NOT EXCEED 5 SQUARE FEET IN AREA.
- (6) PARKING - REFER TO SECTION 409.2 SUBPARAGRAPH B-G OF THE ZONING REGULATIONS - AREA EXISTING BUILDING  $\times 1016.5 \text{ SQ. FT.} \div 200 = 5.08$  PARKING SPACES REQUIRED - PARKING PROPOSED 10 SPACES.



PLAT TO ACCOMPANY ZONING PETITION  
FOR SPECIAL EXCEPTION IN EXISTING R.D.P. ZONE  
FOR ANTIQUE SHOP  
WITH REQUEST FOR FLEA-MARKET OPERATION  
MAXIMUM SIX TIMES PER YEAR

ALSO

VARIANCE REQUEST TO FRONT YARD SETBACK  
PROPERTY ON WEST SIDE GORSUCH MILL ROAD  
BALTIMORE COUNTY, MARYLAND  
ELECTION DISTRICT NO 5  
SCALE 1" = 50'

NOVEMBER 4, 1974  
Resent May 7, 1975 To show future widening line Gorsuch Mill Rd.

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY *[Signature]*  
DATE *6-28-75*  
75-149-X

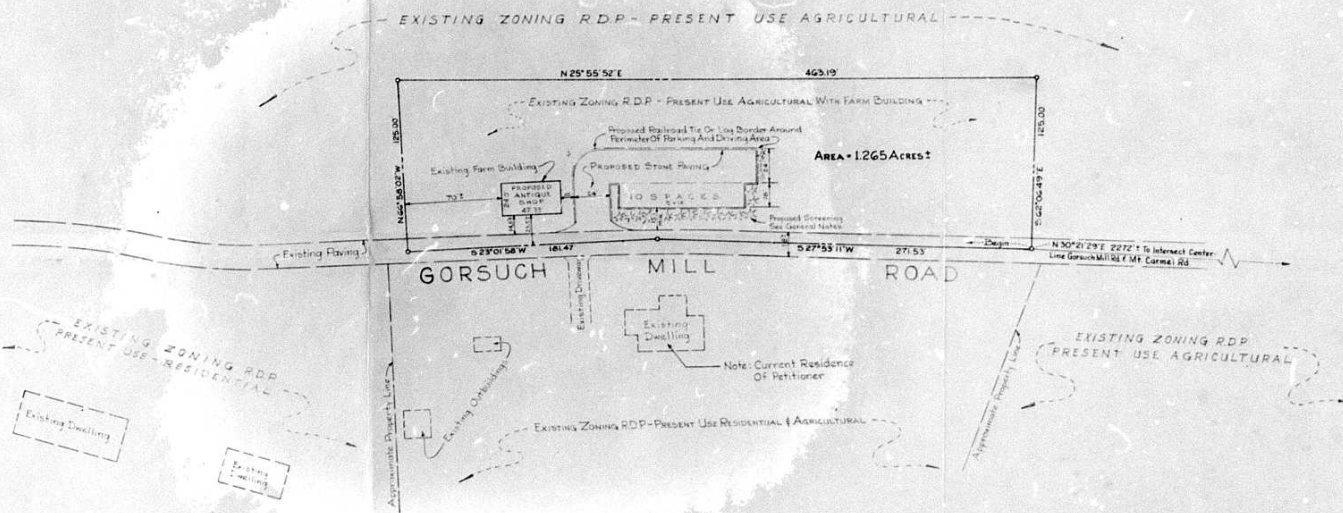
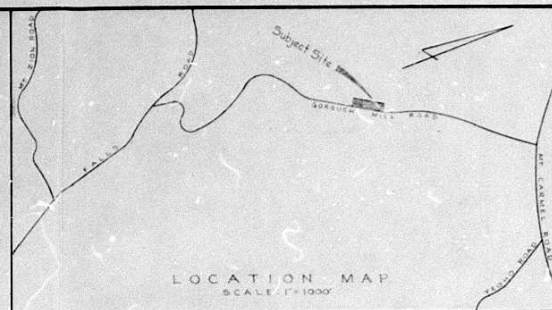
GEORGE WILLIAM STEPHENS, JR.  
AND ASSOCIATES, INC.  
ENGINEERS  
303 ALLEGHENY AVE.  
TOWSON 4, MARYLAND



VARIANCE REQUESTED TO SECTION 202.2 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT A FRONT YARD SETBACK OF 23.6 FEET MORE OR LESS FROM THE CENTER LINE OF PAVING TO THE EXISTING STRUCTURE RATHER THAN THE REQUIRED 95 FEET.

### GENERAL NOTES

- (1) THE RIGHT-OF-WAY OF GORSUCH MILL ROAD IS NOT AT PRESENT DEFINITIVE BY ANY COUNTY AGENCY, MAINTENANCE IS PROVIDED ON 16 FEET OF PAVING.
- (2) PROPOSED PAVING SHALL BE A DURABLE AND DUST FREE SURFACE, AND SHALL BE PROPERLY DRAINED. THE EXISTING PAVING OF GORSUCH MILL ROAD IS TAR AND CHIP SURFACE.
- (3) SCREENING IS SHOWN AS PROPOSED, ARBOREAL, MINIMUM HEIGHT OF 4 FEET, AND SHALL BE SO ARRANGED SHOULD IT BE DEEMED NECESSARY BY THE ZONING COMMISSIONER.
- (4) THERE SHALL BE NO DISPLAY OF MERCHANDISE VISIBLE FROM GORSUCH MILL ROAD, OTHER THAN DURING THE PROPOSED PERIODIC FLEA MARKET OPERATIONS, WHICH, IF CONDUCTED, SHALL BE CONFINED TO MAXIMUM OF SIX TIMES PER YEAR.
- (5) ONE SIGN IS PROPOSED AND SHALL BE SINGLE FACED, STATIONARY AND NON ILLUMINATED, AND SHALL NOT EXCEED 5 SQUARE FEET IN AREA.
- (6) PARKING - REFER TO SECTION 403.2 SUBPARAGRAPH B-G OF THE ZONING REGULATIONS - AREA EXISTING BUILDING - 1045 SQ. FT. ± 200 ± G PARKING SPACES REQUIRED - PARKING PROPOSED 10 SPACES.



## PLAT TO ACCOMPANY ZONING PETITION FOR SPECIAL EXCEPTION IN EXISTING R.D.P. ZONE

### FOR ANTIQUE SHOP

WITH REQUEST FOR FLEA MARKET OPERATION

MAXIMUM SIX TIMES PER YEAR

ALSO

VARIANCE REQUEST TO FRONT YARD SETBACK

PROPERTY ON WEST SIDE GORSUCH MILL ROAD

BALTIMORE COUNTY, MARYLAND

ELECTION DISTRICT N95

SCALE: 1" = 50'

NOVEMBER 4, 1974



GEORGE WILLIAM STEPHENS, JR.  
AND ASSOCIATES, INC.  
ENGINEERS  
303 ALLEGHENY AVE.  
TOWSON 4, MARYLAND

DATE: 2-5  
NW-27-G  
SECTION: 5  
D: 8-15-74  
BY: SPS  
CHECKED: [Signature]  
BY: LAM  
DATE: 5-21-75  
BY: [Signature]

