

4:30 P.M. Mail 2/1/75 75-155-A 95 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, DOVE REALTY CORPORATION 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 for a Variance from Section 409.2b.16 to permit a total of 20 parking spaces in lieu of the required 60 spaces.

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

1. Strict compliance with the Zoning Regulations will cause practical difficulty and unreasonable hardship.
2. And the requested variance is in strict harmony with the spirit and intent of the Regulations and will in no way harm or injure the public health, safety and general welfare of the area involved.

See attached description

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

I, or we, agree to pay expenses of above Variance 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.

DOVE REALTY CORPORATION

BY: James D. Nolan Legal Owner
407 W. Saratoga Street
Address: Baltimore, Maryland 21201

Contract purchaser
Address: James D. Nolan
Petitioner's Attorney
204 W. Pennsylvania Avenue
Towson, Md. 21204
823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day

of December, 1974, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of January, 1975, at 10:00 o'clock

Zoning Commissioner of Baltimore County

(over)

LAW OFFICES OF
NOLAN, PLATSKOFF & WILLIAMS
204 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

December 13, 1974

The Honorable S. Eric DiNenna
Zoning Commissioner, Baltimore County
County Office Building
Towson, Maryland 21204

Re: Variance Petition; Item 95; Dove Realty Corp.
Reply to State Highway Administration Comments
and Request to Amend Variance Petition to
permit a total of 20 Parking Spaces in Lieu
of the Required 60 Spaces Rather Than 23 Spaces
Shown on Initial Site Plan.

Dear Commissioner DiNenna:

The purpose of this letter is to reply to the Maryland State Highway Administration's Comments in this matter dated November 14, 1974, as well as to amend our Petition in this matter by deleting three of the existing parking spaces, making the variance 20 spaces for 60, rather than the first proposed 23 spaces for 60 spaces. It will be appreciated if this amendment can be noted by interlineation by Mrs. Anderson and others of your staff, and if there is anything further needed to accomplish the amendment, please advise us and it will be promptly forwarded.

It is not our usual policy to reply to Zoning Advisory Committee Comments, but in this case we felt it desirable to point out certain factors in this case. First of all, the improvements shown on the site plan are all in existence and have been in existence for many years and I am sure that this fine stone building which could not be replaced at today's costs and which is in good condition was placed in the heart of Randallstown long before zoning was first initiated in Baltimore County in January, 1945. Thus, the building was built with parking which was adequate for the time when most families only owned one automobile rather than the situation which we see today. Furthermore, the property formerly enjoyed parking along its frontage on Liberty Road, and I am not speaking of parking at the curb but rather on site, head-in parking in front of the stores. This parking was taken away several years ago by the

RE: PETITION FOR VARIANCE
NE/S of Liberty Road, 258' W of
McDonough Avenue (Road)
2nd District
Dove Realty Corporation - Petitioner
NO. 75-155-A (Item No. 95)
OF
BALTIMORE COUNTY

This Petition represents a request for a Variance to the Baltimore County parking regulations. The property in question is located on the north-east side of Liberty Road, 258 feet west of McDonough Avenue in the Second Election District of Baltimore County.

Testimony and evidence, as presented by the Petitioner, a civil engineer and a realtor with many years experience in the locality involved, established that the subject building or buildings have existed in their present state since 1949. Testimony also established that there have been no parking problems per se in the area during that period of time.

Without reviewing the testimony in detail but based on all testimony presented, it is the opinion of the Deputy Zoning Commissioner that the Petitioner is faced with hardship and practical difficulties and the Variance can be granted without any detriment to the health, safety and general welfare of the community.

Therefore, IT IS ORDERED this 19th day of February, 1975, that the herein requested Variance to permit a total of twenty parking spaces in lieu of the required sixty spaces should be and the same is hereby GRANTED.

Said granting is subject to the approval of a site plan by the Department of Public Works, State Highway Administration and Office of Planning and Zoning.

James E. Dyer
Deputy Zoning Commissioner of
Baltimore County

The Hon. S. Eric DiNenna
December 13, 1974
Page two

SHA in the course of the widening of Liberty Road. My client was only compensated in a very minor way for this strip taking, and we would have much preferred to retain the parking. Thus, we feel it is unfair for the SHA to criticize us, since the SHA by taking away a portion of our parking has actually in large measure created the problem and necessitated a hearing for a zoning variance.

However, in a spirit of cooperation with your office and with the State, we are eliminating two of our parking spaces as shown on the site plan, and we have added an additional space as well as a cushion, making our requested variance 20 spaces rather than 23 spaces. As stated above, it will be appreciated if the Petition can be amended by interlineation by this letter and if Mrs. Anderson will so post and advertise the property at the time a hearing is set. My client's sole purpose in asking for this variance is to clear up once and for all this situation aggravated by the widening of Liberty Road, thus allowing the full building as built to be utilized for retail purposes.

Thanking you and your staff for your kind attention to this request, I am, with kind regards for the season,

Sincerely yours,

James D. Nolan

JDN/hl
cc: Mr. Charles Lee, Chief
Bureau of Engineering Access Permits
State Highway Administration
Maryland Dept. of Transportation
300 W. Preston St. 21201

Mr. John E. Meyers
Bureau of Engineering Access Permits

Mr. James B. Byrnes III
Zoning Commissioners Office

Mr. Franklin T. Hagan, Jr.
Zoning Commissioners Office

Mr. Robert E. Spellman
Spellman Larson Associates

LeRoy S. Applefeld, Esq.
Dove Realty
Mrs. Beatrice Anderson
Zoning Commissioner's Office

James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

Dear Mr. Nolan:

I have this date passed my Order in the above captioned matter in accordance with the attached.

RE: Petition for Variance
NE/S of Liberty Road, 258' W of
McDonough Avenue (Road)
2nd District
Dove Realty Corporation - Petitioner
NO. 75-155-A (Item No. 95)

Very truly yours,
James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachments

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: January 21, 1975

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition 75-155-A, Northeast side of Liberty Road 258 feet West of McDonough Avenue (Road). Petition for Variance for Off-Street Parking. Petitioner - Dove Realty Corporation

2nd District

HEARING: Wednesday, January 22, 1975 (10:00 A.M.)

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

In view of this relatively small proposed addition to this existing development, there are no planning factors requiring comment.

William D. Fromm
William D. Fromm
Director of Planning

WDF/NEG/mac

SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 303 INVESTMENT BUILDING
TOWSON, MARYLAND 21204
823-3935

ROBERT E. SPELLMAN, P.E.
JOSEPH L. LARSON
LOUIS J. PIASECKI, P.E.

PETITION FOR VARIANCE TO ZONING

9006 - 9016 LIBERTY ROAD

2ND DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the Northeast side of Liberty Road 50 feet wide at the distance of 253 feet more or less measured North-westerly along the Northeast side of Liberty Road from the West side of McDonough Avenue (Road) and running thence and blinding on the Northeast side of Liberty Road North 64 Degrees 43 Minutes West 195 feet more or less, thence leaving the Northeast side of Liberty Road and running Northeasterly 86 feet more or less to a point in the bed of Church Lane and running thence and blinding in the bed of Church Lane South 89 Degrees 00 Minutes East 211.40 feet, South 22 Degrees 59 Minutes East 4.30 feet, and South 33 Degrees 05 Minutes East 17.64 feet and running thence South 25 Degrees 12 Minutes East 175 feet more or less to the place of beginning, Containing 0.66 acres of land more or less.

10-24-74



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

December 19, 1974

James D. Nolan, Esq.
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Variance Petition
Item 95
Dove Realty Corporation -
Petitioner

Dear Mr. Nolan:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency(ies) of the Zoning Plans Advisory Committee.

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 Plans Advisory Committee

JBL:JD

Enclosure

cc: Spellman, Larson & Associates, Inc.
Suite 303, Investment Bldg.
Towson, Md. 21204





December 10, 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 #95, Zoning Advisory Committee Meeting, November 19, 1974, are as follows,

Property Owner: Dove Realty Corp.
Location: NE/S of Liberty Road 258 ft. N of McDonough Road
Existing Zoning: S.I.-C.N.S.
Proposed Zoning: Variance from Sec. 409.28 (6) to permit a total of 23 parking spaces
in lieu of the required 61 spaces
No. of Acres: 0.66
District: 2nd

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.

This plan has been reviewed and there are no site-planning factors requiring comment.

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 424-3211 ZONING 424-3281

Item 95

James D. Nolan, Esq.
204 W. Pennsylvania Avenue
Towson, Md. 21204

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

20th December
Your Petition has been received and accepted for
filing this day of 1974

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Dove Realty Corporation

James D. Nolan

Petitioner
Spellman, Larson & Associates, Inc.
Suite 303, Investment Bldg.
Towson, Md. 21204

Reviewed by *Franklin T. Hoagans, Jr.*
Franklin T. Hoagans, Jr.
Chairman,
Zoning Advisory
Committee

December 6, 1974

James D. Nolan, Esq.
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Variance Petition
Item 95
Dove Realty Corporation -
Petitioner

Dear Mr. Nolan:

The enclosed comments are to be included
with the Zoning Plans Advisory Committee comments
dated November 29th, 1974 under the above referenced
subject.

Very truly yours,

JAMES B. BYRNES, III
Chairman,
Zoning Plans Advisory Committee

JBB:JD

Enclosure

cc: Spellman, Larson & Associates, Inc.
Suite 303, Investment Bldg.
Towson, Md. 21204

December 19, 1974

James D. Nolan, Esq.
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Variance Petition
Item 95
Dove Realty Corporation -
Petitioner

Dear Mr. Nolan:

This office is in receipt of revised plans
and/or descriptions which reflect the required
changes of the participating agency(s) of the
Zoning Plans Advisory Committee.

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 Plans Advisory Committee

JBB:JD

Enclosure

cc: Spellman, Larson & Associates, Inc.
Suite 303, Investment Bldg.
Towson, Md. 21204



Maryland Department of Transportation

State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

November 14, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Att: Mr. James B. Byrnes III

Re: ITEM 95
Z.A.C. meeting, Nov. 19, 1974
Property Owner: Dove Realty Corp.
Location: NE/S of Liberty Road
(Route 26) 258 Ft. N. of McDonough
Road - existing zoning: RL-CNS
Proposed Zoning: Variance from Sec.
409.28 (6) to permit a total of 23
parking spaces in lieu of the required
60 spaces.
No. of acres: 0.66
District: 2nd

Dear Sir:

The existing entrance into the subject site is acceptable to the State
Highway Administration. However, the parking pattern is undesirable. The
spaces in the center of the lot restrict the smooth flow of traffic through
the entrance. Vehicles backing from the spaces nearest to Liberty Road conflict
with traffic moving through the entrance.

The proposed parking variance is undesirable. If the parking is insuffi-
cient, problems will develop on the site that could cause problems on the highways.
This is especially critical on a heavily traveled highway such as Liberty Road.

The average 1973 daily traffic count for this section of Liberty Road is ...
... 25,000 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

by: John E. Meyers

CLJ:EMhb

December 6, 1974

James D. Nolan, Esq.
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Variance Petition
Item 95
Dove Realty Corporation -
Petitioner

Dear Mr. Nolan:

The enclosed comments are to be included
with the Zoning Plans Advisory Committee comments
dated November 29th, 1974 under the above referenced
subject.

Very truly yours,

JAMES B. BYRNES, III
Chairman,
Zoning Plans Advisory Committee

JBB:JD

Enclosure

cc: Spellman, Larson & Associates, Inc.
Suite 303, Investment Bldg.
Towson, Md. 21204



Maryland Department of Transportation

State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

December 20, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Att: James B. Byrnes III

Re: Variance Petition,
Item 95 Dove Realty
Corp. Liberty Rd. (Rte 26)

Dear Mr. DiNenna:

We are in receipt of a copy of a letter to you, from Mr. James
D. Nolan, dated December 13, 1974 relative to the subject petition.

We are in agreement with the main points of the letter: the building
has been in existence for many years and formally enjoyed parking along
Liberty Road which was eliminated by subsequent highway improvements.
We assume that the parking spaces to be eliminated are from the center
of the lot, nearest to Liberty Road. If this is the case, then our major
objection to the parking situation will be eliminated.

We are still concerned about the lack of required parking, however
upon consideration of all aspects of the situation, it appears that nothing
more can be done with the existing development and that the petition can
be set for a hearing.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering Access Permits

by: John E. Meyers

cc: James D. Nolan
Nolan, Plumbhoff & Williams
204 W. Pennsylvania Ave.
Towson, Md. 21204

CL-JEM:es

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



Maryland Department of Transportation

State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

November 14, 1974

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Att: Mr. James B. Byrnes III

Re: ITEM 95
Z.A.C. meeting, Nov. 19, 1974
Property Owner: Dove Realty Corp.
Location: NE/S of Liberty Road
(Route 26) 258 Ft. N. of McDonough
Road - existing zoning: RL-CNS
Proposed Zoning: Variance from Sec.
409.28 (6) to permit a total of 23
parking spaces in lieu of the required
60 spaces.
No. of acres: 0.66
District: 2nd

Dear Sir:

The existing entrance into the subject site is acceptable to the State
Highway Administration. However, the parking pattern is undesirable. The
spaces in the center of the lot restrict the smooth flow of traffic through
the entrance. Vehicles backing from the spaces nearest to Liberty Road conflict
with traffic moving through the entrance.

The proposed parking variance is undesirable. If the parking is insuffi-
cient, problems will develop on the site that could cause problems on the highways.
This is especially critical on a heavily traveled highway such as Liberty Road.

The average 1973 daily traffic count for this section of Liberty Road is ...
... 25,000 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

by: John E. Meyers

CLJ:EMhb

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

PETITION FOR A VARIANCE 2ND DISTRICT

ZONING: Petition for Variance for
 Off-Street Parking.
 LOCATION: Northeast side of Li-
 berty Road 1/4 mile West of Mc-
 Donough Avenue (Road).
 DATE & TIME: Wednesday, January
 15, 1975 at 10:00 A.M.
 PUBLIC HEARING: Room 104, Coun-
 ty Office Building, 111 W. Ches-
 apeake Avenue, Towson, Maryland.

The Zoning Commissioner of Bal-
 timore County, by authority of the
 Zoning Act and Regulations of Bal-
 timore County, will hold a public
 hearing.

Petition for Variance from the
 Zoning Regulations of Baltimore
 County to permit 10 parking spaces
 instead of the required 20 spaces.

The Zoning Regulation to be re-
 cepted as follows:
 Section 419 (b)(1) - Off street
 Parking - 1 for each 100 square
 feet of total floor area.
 All that parcel of land in the Se-
 cond District of Baltimore County,
 Maryland, for the same at a point
 on the Northeast side of Liberty
 Road 1/4 mile West of the distance
 of 114 feet more or less measured
 Northwardly along the Northeast
 side of Liberty Road from the West
 side of McDonough Avenue (Road)
 and running thence and bounding on
 the Northeast side of Liberty Road
 North 61 Degrees 40 Minutes West
 150 feet more or less, thence leav-
 ing the Northeast side of Liberty
 Road and running Northwardly 15
 feet more or less to a point in the
 bed of Church Lane and running
 thence and bounding in the bed of
 Church Lane South 19 Degrees 20
 Minutes East 211.48 feet, South 22
 Degrees 15 Minutes West 119 feet,
 and South 15 Degrees 15 Minutes
 East 114.4 feet and running thence
 South 15 Degrees 12 Minutes West
 112 feet more or less to the place
 of beginning.

Containing 0.66 acres of land
 more or less.
 Being the property of Dove Real-
 ty Corporation, as shown on plat
 plan filed with the Zoning Depart-
 ment.
 Hearing Date: Wednesday, Janu-
 ary 23, 1975 at 10:00 A.M.
 Public Hearing: Room 104, County
 Office Building, 111 W. Chesapeake
 Avenue, Towson, Md.
 By order of
 S. ERIC DINENNA
 Zoning Commissioner of
 Baltimore County
 Jan. 5

CERTIFICATE OF PUBLICATION

TOWSON, MD., JANUARY 2, 1975

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 two successive weeks before the 22nd
 day of January, 1975, the 1988 publication
 appearing on the 2nd day of January
 1975.

THE JEFFERSONIAN,

S. Frank Smith
Manager

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 2nd Date of Posting JAN. 4, 1975
 Posted for: PETITION FOR VARIANCE
 Petitioner: DOVE REALTY CORP.
 Location of property: N.E. S. OF LIBERTY RD. 258' W. OF MCDONOUGH
AVE. (ROAD)
 Location of Signs: Q. FRONT 900 LIBERTY RD. @ CHURCH LANE ROAD
OF 9000 LIBERTY RD.
 Remarks: ILLUSTRATION ATTACHED
 Posted by ILLUSTRATION ATTACHED Signature Date of return: JAN. 10, 1975

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 28th day of
Oct. 1974. Item #

S. Eric Dinenna
 S. Eric Dinenna,
 Zoning Commissioner

Petitioner DOVE REALTY Submitted by WILLIAMS
 Petitioner's Attorney AKHANI Reviewed by OFFICE

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

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

No. 17406

DATE Dec. 30, 1974 ACCOUNT 01-662

AMOUNT \$25.00

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
FIN. AGENCY

Messrs. Nolan, Plumbhoff and Williams
 204 W. Penna. Ave.
 Towson, Md. 21204

Petition for Variance for Dove Realty Corp. 2500
#75-155-A 2500

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

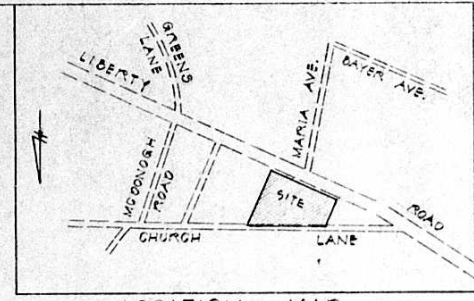
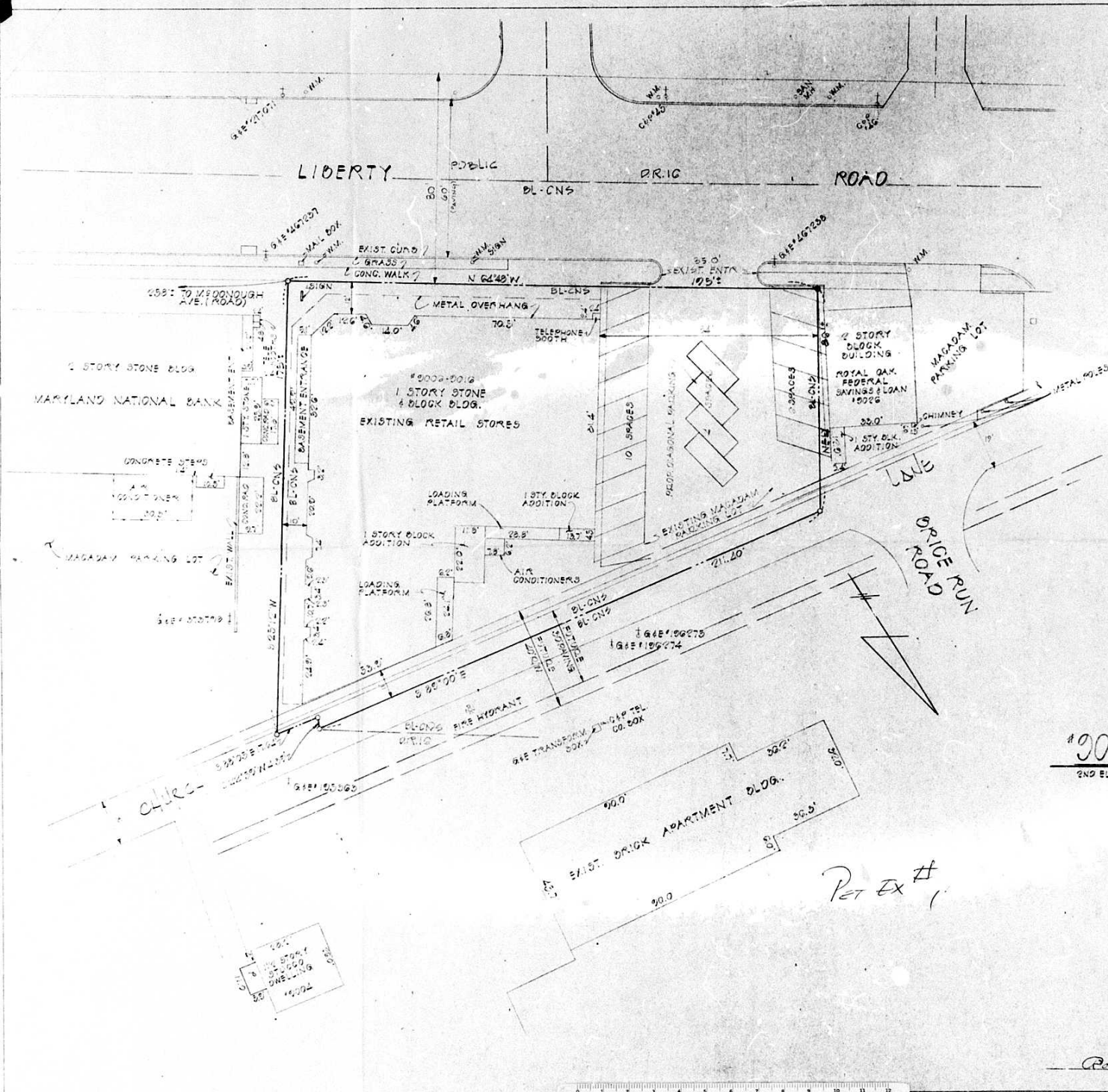
No. 17453

DATE Jan. 23, 1975 ACCOUNT 01-662

AMOUNT \$52.50

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
FIN. AGENCY

James D. Nolan, Esq.
 204 W. Penna. Ave.
 Towson, Md. 21204
 Advertising and posting of property for Dove Realty
 Corp. #75-155-A 2500



LOCATION MAP
SCALE 1"=200'

GENERAL NOTES

EXISTING ZONING: BL-CNS
 PROPOSED ZONING: BL-CNS WITH A VARIANCE TO ALLOW 20 SPACES INSTEAD OF THE REQUIRED 11.
 AREA OF PROPERTY: 0.66 AC.

PARKING SCHEDULE

TOTAL FLOOR AREA: 10,175 sq ft
 NO. OF PARKING SPACES REQUIRED: 20
 TOTAL FLOOR AREA: 200 sq ft
 NO. OF PARKING SPACES REQUIRED: 11
 NO. OF PARKING SPACES PROVIDED: 20

**PLAT FOR
VARIANCE TO ZONING**

~ AT ~
#900616 LIBERTY RD.
 2ND ELEC. DISTRICT ~ FOR ~ BALTO. CO., MD.

DOVE REALTY CORP.
 407 N. BARATOA ST.
 BALTIMORE, MD 21201



MAP 20
 NOTE
 SECTION 2
 D-123
 CITY
 COUNTY
 STATE

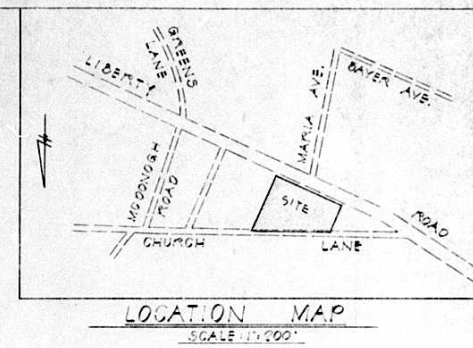
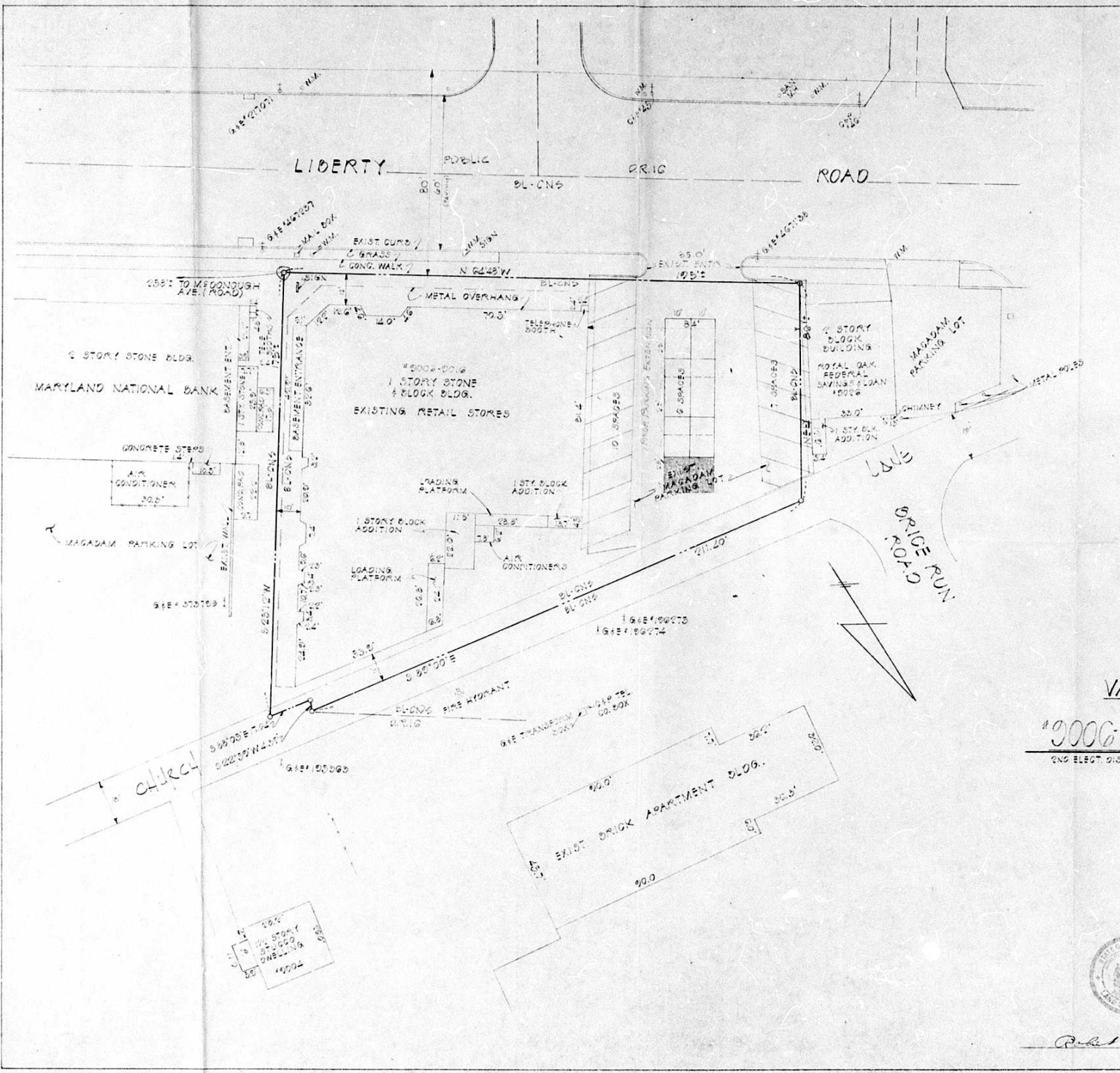
Dave Ratty
 REVISED PLANS



REVISED: DEC 13/1974
 SPECIAL LARSON & COMPANY ENGINEERS
 3000 12th Ave. N.W.
 Tacoma, Washington 98409
 SCALE 1"=20' 257.00, 274

Robert E. Wilson
 P.L.S. NO. 4300





GENERAL NOTES
 EXISTING ZONING: BL-ONS
 PROPOSED ZONING: BL-ONS WITH A VARIANCE TO
 PARKING TO ALLOW 20 SPACES
 INSTEAD OF THE REQUIRED 61.
 AREA OF PROPERTY: 0.66 A.C.
PARKING SCHEDULE
 TOTAL FLOOR AREA: 11,427 S.F.
 NO. OF PARKING SPACES REQUIRED: 20
 TOTAL FLOOR AREA: 11,427 S.F.
 NO. OF PARKING SPACES PROVIDED: 20 SPACES

**PLAT FOR
 VARIANCE TO ZONING**
 ~AT~
#2006:16 LIBERTY RD.
 2ND ELECT. DISTRICT ~FOR~ BALTO. CO., MD.
 OOVE REALTY CORP.
 407 W. SARATOGA ST.
 BALTIMORE, MD. 21201

MAP: 20
 A.W. 7-2
 ELECTION: 2
 DISTRICT: 2
 DATE: 12-17-74
 TYPE: 1/4"=1'
 DRAWING: BY: L.O.V.
 TOTAL: 1-7-75
 BY: L.O.V.

Old Plat



Robert E. Hillman
 P.L.S. NO. 4300

STYLLER, LARVIN & ASSOCIATES
 1100 N. EIGHTH ST.
 BALTIMORE, MD. 21204
 SCALE: 1"=20' OCT. 23, 1974



APR 17 1975