

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

REYNOLDS PAINT COMPANY, INC., 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... D.R. 5.5... zone to an... zone for the following reasons:

In establishing the zone boundary, the measurement of the eighty (80) foot depth was made from the center line of Edmondson Avenue, which resulted in the zoning line being drawn through the center of an existing building of a business establishment, with the major portion of the zoned area falling within the required setback area. This result was not anticipated, sought or reasonable, in the preparation of the zoning map, and, therefore, is in error.

Description attached as "Petition Exhibit A," and Plat attached as "Petition Exhibit B."

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...

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

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

REYNOLDS PAINT CO., INC.

Contract purchaser

Robert E. Nichols Legal Owner

Address

21st & Maryland Ave. Baltimore, Md. 21218

Petitioner's Attorney

Protestant's Attorney

Clarke Murphy, Jr.
700 Keyser Building
Baltimore, Maryland 21202

752-2131

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of January, 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 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 20th day of February, 1975, at 2:30 o'clock.

Zoning Commissioner of Baltimore County.

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

REYNOLDS PAINT COMPANY, INC., 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 232.3 to permit a rear yard setback of five (5) feet instead of the required twenty (20) feet.

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

structure presently in place as shown on Plat marked "Petition Exhibit B" attached to Petition for Zoning Re-Classification.

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.

REYNOLDS PAINT COMPANY, INC.

Contract purchaser

Robert E. Nichols Legal Owner

Address

21st & Maryland Avenue Baltimore, Maryland 21218

Petitioner's Attorney

Protestant's Attorney

Clarke Murphy, Jr.
700 Keyser Building
Baltimore, Maryland 21202

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Zoning Commissioner of Baltimore County.

(over)

COUNTY COUNCIL OF BALTIMORE COUNTY COUNTY OFFICE BUILDING, TOWSON, MARYLAND 21204

GARY HUGHES
COUNCILMAN, SECOND DISTRICT

January 21, 1975

COUNCIL OFFICE 494-3196
GOVERNMENT HOUSE 922-4161
L.V. OFFICE 961-1787
HOME 922-3944

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

Dear Mr. DiNenna:

Attached herewith please find copy of Planning Board Resolution certifying that early action is manifestly required in the public interest on the petition of Reynolds Paint Company, Inc. to restore the local business (B.L.) zoning classification to a portion of that company's property at the southeast corner of the intersection of Edmondson Avenue and Winters Lane, which the County Council passed at their meeting on Monday, January 20, 1975.

Very truly yours,

Thomas Toporoff
Secretary Pro Tem

TT:bl

Attachment

CC: Mr. William D. Fromm



RE: PETITION FOR RECLASSIFICATION AND VARIANCE SE/corner of Edmondson Avenue and Winters Lane - 1st District Reynolds Paint Company, Inc. - Petitioner NO. 75-176-RA (Item No. 1)

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

This Petition represents a request for a Reclassification from a D.R. 5.5 Zone to a B.L. Zone and a rear yard setback Variance. The property in question contains .2 of an acre, more or less, is improved with an abandoned service station building and is situated on the southeast corner of Edmondson Avenue and Winters Lane in the First Election District of Baltimore County.

Testimony and evidence presented during the course of the hearing, including recommendations of the Director of Planning, was sufficient to establish that a drafting error incorrectly located the zoning boundary line so as to place a portion of the property, presently owned by the Reynolds Paint Company, in a D.R. 5.5 classification. The setback Variance was described as being necessary due to the existing service station building being located within five feet of the tract boundary line.

Without reviewing the testimony and evidence in detail but based on all such testimony presented during the course of the hearing, it is the opinion of the Deputy Zoning Commissioner that the Petitioner has successfully proven error in the Comprehensive Zoning Map as it pertains to the subject property. Said testimony and evidence was also sufficient to establish that a practical difficulty exists with regard to the existing building location.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 26th day of February, 1975, that the herein requested Reclassification from a D.R. 5.5 Zone to a B.L. Zone together with a Variance to permit a rear yard setback of five feet instead of the required

twenty feet, should be and the same are hereby GRANTED, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

James S. Lantz
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILMS

DATE February 26, 1975 BY [Signature]

ORDER RECEIVED FOR FILMS

DATE February 26, 1975 BY [Signature]

WILLIAM D. FROMM
DIRECTOR

November 25, 1974

The Honorable Harry J. Bartenfelder, Chairman
County Council of Baltimore County
County Office Building
Towson, Maryland 21204

Dear Mr. Bartenfelder:

At its regular meeting on Thursday, November 21, 1974, the Baltimore County Planning Board, under the provisions of Subsection 22-22(1) of the Baltimore County Code 1968, as amended, unanimously approved a motion to certify to the County Council that early action is manifestly required in the public interest on the petition of Reynolds Paint Company, Inc. to restore the local business (B.L.) zoning classification to a portion of that company's property at the southeast corner of the intersection of Edmondson Avenue and Winters Lane.

After review of the letter from the petitioner's attorney and a copy of the zoning map, the Planning Board concluded that a drafting error had apparently been made by incorrectly locating the zoning boundary line so as to place a portion of the property owned by the Reynolds Paint Company in the D.R. 5.5 zoning classification.

Copies of correspondence in this matter are enclosed; further information will be provided on request. Notification to the Zoning Commissioner of the Council's action is necessary so that timely actions can be taken by him in accordance therewith.

Sincerely,

William D. Fromm

William D. Fromm, Secretary
Baltimore County Planning Board

WDF:fsm

Attachments

cc: The Honorable Francis X. Bostle
The Honorable Gary Hughes
The Honorable G. Walter Tyrie, Jr.
The Honorable Webster C. Davis
The Honorable Francis C. Barrett
The Honorable Wallace A. Williams

Mr. Herbert Hohenberger
Mr. S. Eric DiNenna
Mr. Thomas Toporoff
Mr. Clarke Murphy, Jr.
700 Keyser Building
Calvert & Redwood Streets
Baltimore, Md. 21202

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESTER AVE. TOWSON, MARYLAND 21204
AREA 02 DE 301 PLANNING 214224 ZONING 4841-11

WHITE, PAGE & LENTZ

CHARLES G. PAGE
CLARKE MURPHY, JR.
PETER PARKER

November 5, 1974

Honorable Charles B. Heyman
Chairman, Planning Board
Sun Life Building, 16th Floor
Charles and Redwood Streets
Baltimore, Maryland 21201

Re: Petition for Zoning Re-Classification
Reynolds Paint Company, Inc. To Be Exempt
From Cycle Procedure
Corner Edmondson Avenue and Winters Lane
First Election District, Baltimore County

Dear Mr. Heyman:

This letter is addressed to you to call your attention specifically to the request made on the part of Reynolds Paint Company, Inc. to have a Petition for Zoning Re-Classification exempted from the cycle procedure.

The basis for the petition is that in drawing the zoning line between the BL zone, which was 10 to 15 feet deep, and the D.R. 5.5 zone, the center line of Edmondson Avenue was the beginning point. As a result of using the center line of Edmondson Avenue as the beginning point of the BL zone, the zoning line is drawn through the front section of an existing business structure. The parcel of land in question has a depth of eighty feet. If the BL zone eighty foot depth was commenced at the edge of the right of way of Edmondson Avenue, the entire property would be within the BL zone, which would have been a reasonable manner in which to proceed, and which was probably intended.

It is readily apparent that there was an obvious error in establishing the above zoning line. You are, therefore, requested to exempt the Petition for Zoning Re-Classification filed by Reynolds Paint Company, Inc. from the cycle procedure.

Very truly yours,

Clarke Murphy, Jr.

CMR:fcs

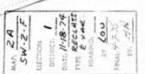
cc: Mr. Frank H. Fisher
Planning Office
Jefferson Building

COPY

unofficial to the property owner

UNDER RECEIVED FOR FILMS

DATE February 26, 1975 BY [Signature]



February 26, 1975

Clarke Murphy, Jr., Esquire
700 Keyser Building
Baltimore, Maryland 21202

RE: Petition for Reclassification and Variance SE/corner of Edmondson Avenue and Winters Lane - 1st District Reynolds Paint Company, Inc. - Petitioner NO. 75-176-RA (Item No. 1)

Dear Mr. Murphy:

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

Very truly yours,

JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachments

MEMORANDUM IN SUPPORT OF PETITION FOR ZONING RE-CLASSIFICATION BY REYNOLDS PAINT COMPANY, INC. FOR THE PROPERTY LOCATED ON THE SOUTHEAST CORNER OF EDMONDSON AVENUE AND WINTERS LANE

When the Master Plan was adopted for the First Election District, and in particular, at the intersection of Winters Lane and Edmondson Avenue, on the south side, provision was made for a "Business Local" zone (BL), eighty (80) feet in depth. It can be reasonably assumed that if a BL zone, eighty (80) feet in depth, is created, it is meant that the entire eighty (80) feet would consist of usable land, excluding, therefore, any portion that would be dedicated to public use, except that such portion as would be needed for ingress and egress through the zone.

The subject property is located on the southeast corner of Edmondson Avenue and Winters Lane. It contains an abandoned gasoline service station, which was established on the basis of a zoning re-classification and special exception filed and approved on January 13, 1956. The subject property was described in the petition filed in 1955 as having a depth of eighty (80) feet. When the order was passed, the property was changed from R.6 resident zone to a BL zone, and a special exception to use the property for a gasoline service station was granted.

Subsequently, in some manner unknown to the petitioner, or the owners of the aforesaid property, when the Master Plan was created and the actual lines drawn, the eighty (80) foot depth, which should have been measured from the north edge of the property in a southerly direction for the creation of the BL area, the measurement commenced at the center line of Edmondson Avenue, which is thirty (30) feet from the property line. As a result of the measurement on the Master Plan, thirty (30) or more feet of the subject property is zoned

D.R. 5.5, and the line passes through a front portion of the previously existing gasoline service station, so that only approximately one-sixth (1/6th) of the area of the service station is in the BL zone.

It is apparent, when considering the order of the Zoning Commissioner passed on January 13, 1956, which created the BL zone, eighty (80) feet in depth, and specifically encompassed the subject property, that an error was made by the draftsman when the Master Plan was created, resulting in a substantial portion of the subject property, which was then used as a service station, being left outside of the BL zone. Further logical consideration is that with a zone fifty (50) feet in depth, with a ten (10) foot setback requirement in the front, and a twenty (20) foot setback requirement in the rear, as it is adjacent to a D.R. 5.5 zone, that the only remaining area without a variance is twenty (20) feet wide, running the full length of the property. This was obviously not an intended result, and the error in drafting is obvious upon an examination of the plat.

Clarke Murphy, Jr.
700 Keyser Building
Baltimore, Maryland 21202
752-2131
Attorney for Petitioner

PETITION EXHIBIT C
-2-

MEMORANDUM IN SUPPORT OF PETITION FOR ZONING RE-CLASSIFICATION BY REYNOLDS PAINT COMPANY, INC. FOR THE PROPERTY LOCATED ON THE SOUTHEAST CORNER OF EDMONDSON AVENUE AND WINTERS LANE

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Clarke Murphy, Jr.
700 Keyser Building
Baltimore, Maryland 21202
752-2131
Attorney for Petitioner

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Clarke Murphy, Jr.
700 Keyser Building
Baltimore, Maryland 21202
752-2131
Attorney for Petitioner

PETITION EXHIBIT C
-2-

WHITE, PAGE & LINTZ
700 KEYSER BUILDING
BALTIMORE, MD. 21202
November 5, 1974

Honorable Charles B. Heyman
Chairman, Planning Board
Sun Life Building, 10th Floor
Charles and Redwood Streets
Baltimore, Maryland 21201

Re: Petition for Zoning Re-Classification
Reynolds Paint Company, Inc. To Be Exempt
from Cycle Procedure
Corner Edmondson Avenue and Winters Lane
First Election District, Baltimore County

Dear Mr. Heyman:

This letter is addressed to you to call your attention specifically to the request made on the part of Reynolds Paint Company, Inc. to have a Petition for Zoning Re-Classification exempted from the cycle procedure.

The basis for the petition is that in drawing the zoning line between the BL zone, which was to be 80 feet deep, and the D.R. 5.5 zone, the center line of Edmondson Avenue was the beginning point. As a result of using the center line of Edmondson Avenue as the beginning point of the BL zone, the zoning line is drawn through the front section of an existing business structure. The parcel of land in question has a depth of eighty feet. If the BL zone eighty foot depth was commenced at the edge of the right of way of Edmondson Avenue, the entire property would be within the BL zone, which would have been a reasonable manner in which to proceed, and which was probably intended.

It is readily apparent that there was an obvious error in establishing the above zoning line. You are, therefore, requested to exempt the Petition for Zoning Re-Classification filed by Reynolds Paint Company, Inc. from the cycle procedure.

Very truly yours,

Clarke Murphy, Jr.

CML:cs

CC: Mr. Frank H. Fisher
Planning Office
Jefferson Building

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: S. Eric DiNenna, Zoning Commissioner Date: February 14, 1975
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition 475-175-BL, Southeast corner of Edmondson Avenue and Winters Lane
Petition for Variance for a Rear Yard.
From D.R. 5.5 to B.L. Zone
Reynolds Paint Company - Petitioner

1st District

HEARING: Thursday, February 20, 1975 (9:30 A.M.)

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

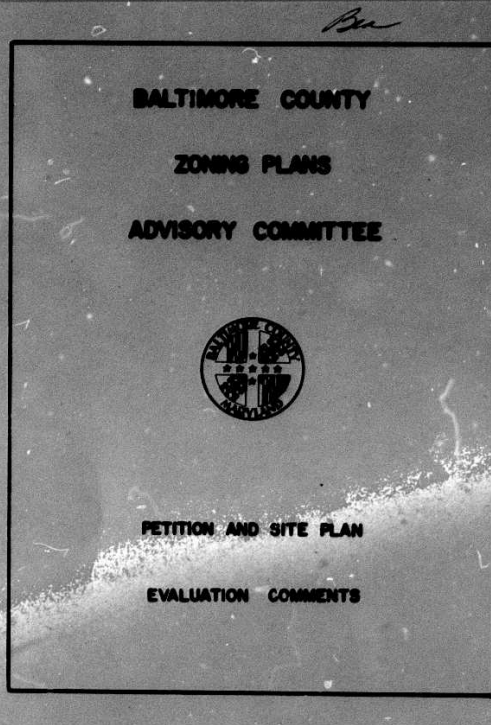
After review by the Area Planning Committee, the Planning Board, at the regular meeting of November 21, 1974 unanimously approved a motion to certify to the County Council that early action is manifestly required in the public interest on the petition of Reynolds Paint Company, Inc. to restore the local business (B.L.) classification to a portion of that company's property at the southeast corner of the intersection of Edmondson Avenue and Winters Lane.

After review of the letter from the petitioner's attorney, the Planning Board concluded that a drafting error had apparently been made by incorrectly locating the zoning boundary line so as to place a portion of the property owned by Reynolds Paint Company in the D.R. 5.5 zoning classification.

The Staff agrees with this conclusion and further, is of the opinion that the granting of this request would not be inconsistent with any of the policies of the 1980 Guideplan.

William D. Fromm
William D. Fromm, Director
Office of Planning

WDF:NEP/IV



Clarke Murphy, Jr., Esq.
Re: Reynolds Paint Company
January 7, 1974

January 20, 1974

for the rear portion of this parcel, and is also requesting a Variance for a rear yard setback necessitated by the proposed addition on the west side of the existing building.

Of the four existing entrances to this site, two will be closed, resulting in one entrance on Edmondson Avenue and one entrance on Winters Lane. Aside from the removal of these entrances existing curb and gutter shall remain in its present state.

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. Hoggan, Jr.
FRANKLIN T. HOGGAN, JR.
Chairman,
Zoning Plans Advisory Committee

FTB:JD

cc: apr associates
land surveyors
320 Rosalie Ave.
Baltimore, Md. 21234

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

November 26, 1974

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

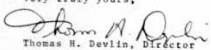
Dear Mr. DiNenna:

Comments on Zoning Reclassification, Cycle #9,
November 26, 1974, are as follows:

Property Owner: Reynolds Paint Co.
Location: SE/C of Edmondson Ave. & Winters Lane.
Existing Zoning: D.R. 5.5
Proposed Zoning: R8-Class to a B1 Zone. Variance
from Sec. 232.3 to permit a rear
yard setback of five (5) ft. in-
stead of the required twenty (20)
ft.
No. of Acres: 10,300 sq. ft.
District: 1st

Metropolitan water and sewer are available.

Air Pollution Comments: The building or buildings on this
site may be subject to a permit to construct and a permit to operate
any and all fuel burning and processing equipment. Additional infor-
mation may be obtained from the Division of Air Pollution and Indus-
trial Hygiene, Baltimore County Department of Health.

Very truly yours,

Thomas M. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/ncd

CC--W.L. Phillips

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 Cycle #9
Property Owner: Reynolds Paint Company
Location: SE/C of Edmondson Avenue and Winters Lane
Present Zoning: D.R. 5.5
Proposed Zoning: Re-Class to a B.L. zone. Variance from Section 232.3 to permit a rear yard setback of five (5) ft. instead of the required twenty (20) ft.

District: 1st
No. Acres: 10,300 sq. ft.

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

Very truly yours,
W. Nick Petrovich
Field Representative

WNP/ml

H. EMILIE PARKS, President
EUGENE C. HESS, Vice-President
MRS. ROBERT L. BERNLEY

MARCUS M. BOTSARIS
JOSEPH N. MCGOWAN
ALVIN LORECK
JOSEPH R. WHEELER, Superintendent

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, V.M.D.
MRS. RICHARD F. GUFFEY

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 20, 1975

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

XXXXXXXXXXXXXXXXXXXX
Franklin T. HOGANS, Jr.

PLANNING
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF
PUBLIC PLANNING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE HIGHWAY
ADMINISTRATION
BUREAU OF
ENGINEERING
PLANNING AND
DEVELOPMENT PLANNING
DEPARTMENT OF
PUBLIC PLANNING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE HIGHWAY
ADMINISTRATION
BUREAU OF
ENGINEERING

Clarke Murphy, Jr., Esq.
700 Keyser Building
Baltimore, Maryland 21202

RE: Reclassification and
Variance Petition
Reynolds Paint Company -
Petitioner
Item 1

Dear Mr. Murphy:

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 southeast side of Edmondson Avenue and Winters Lane and is improved with an abandoned gasoline service station. The existing zoning for this property is Business Local for a depth of 80 feet from the center line of Edmondson Avenue, with the remainder zoned Density Residential 5.5. This zoning line apparently runs through the existing building. The adjacent property to the east is improved with a single family dwelling, partially zoned Business Local, and properties to the south along Winters Lane are improved with dwellings zoned Density Residential.

The petitioner is requesting a Reclassification from Density Residential 5.5 to Business Local

Clarke Murphy, Jr., Esq.
Re: Reynolds Paint Company
January 7, 1974

January 20, 1974

for the rear portion of this parcel, and is also requesting a Variance for a rear yard setback necessitated by the proposed addition on the west side of the existing building.

Of the four existing entrances to this site, two will be closed, resulting in one entrance on Edmondson Avenue and one entrance on Winters Lane. Aside from the removal of these entrances existing curb and gutter shall remain in its present state.

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

FTH:jld

CCI: apr associates
land surveyors
3320 Rosalie Ave.
Baltimore, Md. 21234

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

873-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Reynolds Paint Co.

Location: SE/C of Edmondson Ave. & Winters Lane

Item No. Zoning Agenda Cycle #9, 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. EXCESS the maximum allowed by the Fire Department.
- () 5. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 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. Remove and fill tanks.

- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: H. W. G. H. Noted and Approved: J. A. Deitz
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

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

November 26, 1974

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

Dear Mr. DiNenna:

Comments on Zoning Reclassification, Cycle #9, November 26, 1974, are as follows:

Property Owner: Reynolds Paint Co.
Location: SE/C of Edmondson Ave. & Winters Lane.
Existing Zoning: D.R. 5.5
Proposed Zoning: Re-Class to a B.L. Zone. Variance from Sec. 232.3 to permit a rear yard setback of five (5) ft. instead of the required twenty (20) ft.

No. of Acres: 10,300 sq. ft.
District: 1st

Metropolitan water and sewer are available.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Very truly yours,

Thomas M. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/ac

CC--W.L. Phillips

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



November 29, 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 , Zoning Cycle IX,

Property Owner: Reynolds Paint Co.
Location: SE/C of Edmondson Avenue and Winters Lane
Existing Zoning: D.R. 5.5
Proposed Zoning: Re-class to B.L. Zone. Variance from Sec. 232.3 to permit a rear yard setback of five (5) ft. instead of the required twenty (20) ft.
No. of Acres: 10,300 sq. ft.
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.

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

Very truly yours,

John L. Wimbley
Planning Specialist II
Project and Development Planning

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 Cycle #9
Property Owner: Reynolds Paint Company
Location: SE/C of Edmondson Avenue and Winters Lane
Present Zoning: D.R. 5.5
Proposed Zoning: Re-Class to a B.L. zone. Variance from Section 232.3 to permit a rear yard setback of five (5) ft. instead of the required twenty (20) ft.

District: 1st
No. Acres: 10,300 sq. ft.

Dear Mr. DiNenna:

No adverse effect on student population.

WNP/ml

Very truly yours,
W. Nick Petrovich
Field Representative

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 424-3311 ZONING 424-3321

H. EMILIE PARKS, President
EUGENE C. HESS, Vice-President
MRS. ROBERT L. BERNLEY

MARCUS M. BOTSARIS
JOSEPH N. MCGOWAN
ALVIN LORECK

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, V.M.D.
MRS. RICHARD F. GUFFEY

4-SIGNS 75-176-RA

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1st Date of Posting: FEB. 1, 1975
Posted for: PETITIONERS FOR A RECLASSIFICATION (C) VARIANCE
Petitioner: REYNOLDS PAINT CO. INC.
Location of property: SE/C of Edmondson Ave. & Winters Lane
Location of Sign: S.E. of WINTERS LANE 15 ft. - S. of Edmondson Ave.
@ S/Side of Edmondson Ave. 100' - E. of WINTERS LANE
Remarks: Thomas M. Devlin
Posted by: Thomas M. Devlin Date of return: FEB. 7, 1975

PETITION FOR RECLASSIFICATION AND VARIANCE IN DISTRICT ZONING From D.R. 13 to M-1 Zone

Purpose for Variance for a Rear Yard

LOCATION: Southeast corner of Edmondson Avenue and Winter Lane

DATE: 10:00 AM, THURSDAY, FEBRUARY 26, 1975 at 3:00 PM

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 Proposed Zoning D.R. 13-1, Petition for Variance from the Zoning Regulations of Baltimore County to permit a rear yard setback of 10 feet instead of the required 20 feet.

The Zoning Commissioner is hereby notified that:

Section 221.3 - Rear Yard - 20 feet

All that parcel of land in the First District of Baltimore County

RECLASSIFYING FOR THE SAME at a point on the South easterly side of Edmondson Avenue, 60 feet wide, said point being located at the end of a driveway curve connecting the Northerly side of Winter Lane, 60 feet wide, with the Southeasterly side of Edmondson Avenue, and located in the Baltimore County Right of Way Plat No. 16-117, recorded in Highway Plat Book 15-177, Lot 40, thence running from said point of beginning and thence along said South easterly side of Edmondson Avenue, referred to as corner of the intersection of said North 24 degrees 12 minutes 15 seconds East 100.00 feet to a point; thence leaving Edmondson Avenue and running South 27 degrees 12 minutes 15 seconds East 81.29 feet and thence South 82 degrees 12 minutes 45 seconds West 122.10 feet to intersect the Northerly side of Winter Lane, 60 feet wide, thence North 34 degrees 15 minutes 15 seconds West 130.00 feet to the beginning of the aforementioned back lot curve; thence leaving along said curve having a radius of 15.00 feet for an arc distance of 26.04 feet to the point of beginning; thence leaving said point of beginning and running West more or less, ending and accepting that portion generally used "Business Large" (B-1).

Being the property of Reynolds Paint Company, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, February 26, 1975 at 3:00 PM, at 3:00 PM

County Office Building, 111 W. Chesapeake Avenue, Towson, MD

BY ORDER OF THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Jan 26

OFFICE OF THE CATONSVILLE TIMES

CATONSVILLE, MD. 21228 January 30 1975

THIS IS TO CERTIFY, that the annexed advertisement of PETITION - SOUTHEAST CORNER OF EDMONDSON AVENUE was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for ONE ~~XXXXXXX~~ weeks before the 20 day of Feb. 1975, that is to say, the same was inserted in the issues of January 30, 1975

STROMBERG PUBLICATIONS, Inc.

By C. C. Stromberg

PETITION FOR RECLASSIFICATION AND VARIANCE - SEE SUMMARY

Section 221.3 - Rear Yard - 20 feet

All that parcel of land in the First District of Baltimore County

RECLASSIFYING FOR THE SAME at a point on the South easterly side of Edmondson Avenue, 60 feet wide, said point being located at the end of a driveway curve connecting the Northerly side of Winter Lane, 60 feet wide, with the Southeasterly side of Edmondson Avenue, and located in the Baltimore County Right of Way Plat No. 16-117, recorded in Highway Plat Book 15-177, Lot 40, thence running from said point of beginning and thence along said South easterly side of Edmondson Avenue, referred to as corner of the intersection of said North 24 degrees 12 minutes 15 seconds East 100.00 feet to a point; thence leaving Edmondson Avenue and running South 27 degrees 12 minutes 15 seconds East 81.29 feet and thence South 82 degrees 12 minutes 45 seconds West 122.10 feet to intersect the Northerly side of Winter Lane, 60 feet wide, thence North 34 degrees 15 minutes 15 seconds West 130.00 feet to the beginning of the aforementioned back lot curve; thence leaving along said curve having a radius of 15.00 feet for an arc distance of 26.04 feet to the point of beginning; thence leaving said point of beginning and running West more or less, ending and accepting that portion generally used "Business Large" (B-1).

Being the property of Reynolds Paint Company, Inc., as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, February 26, 1975 at 3:00 PM, at 3:00 PM

County Office Building, 111 W. Chesapeake Avenue, Towson, MD

BY ORDER OF THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Jan 26

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 30, 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 one time ~~XXXXXXX~~ weeks before the 20th day of February, 1975, the last publication appearing on the 30th day of January 1975

THE JEFFERSONIAN,
L. L. L. L. L.
Manager.

Cost of Advertisement, \$

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

No. 17465

DATE Jan. 27, 1975 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER
DISTRIBUTION
TOW. AGENCY
YELLOW - CUSTOMER

Clarke Murphy, Jr., Esq.
700 E-yser Building
Baltimore, Md. 21202

Petition for Reclassification & Variance for Reynolds Paint Co. 175-176-1

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

No. 17496

DATE Feb. 18, 1975 ACCOUNT 01-662

AMOUNT \$82.75

WHITE - CASHIER
DISTRIBUTION
TOW. AGENCY
YELLOW - CUSTOMER

Reynolds Paint Co., Inc.
Maryland Ave. & 21st Street
Baltimore, Md. 21210

Advertising and posting of property 175-176-2A



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>J. P. H.</u>					Revised Plans: Change in outline or description <u>Yes</u> <u>No</u>						
Previous case:					Map # <u> </u>						

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

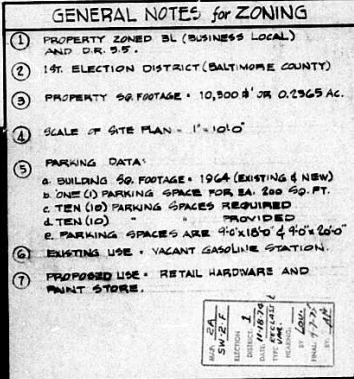
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this Jan day of March 1975. Item #

Kim D. L. L.
S. Eric D. L. L.
Zoning Commissioner

Petitioner Reynolds Paint Co. Submitted by Murphy
Petitioner's Attorney Murphy Reviewed by E. J. J. J.

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



[illegible]

wilson · magruder · webb · ratych · inc.
architects · planners · designers
204 east joppa rd · towson · md · 21204
204 east main st · elkton · md · 21922

Δ GENERAL NOTES

- 1 PROPERTY ZONED BL (BUSINESS LOCAL)
- 2 12TH ELECTION DISTRICT (BALTIMORE COUNTY)
- 3 PROPERTY 50 FOOTAGE: 10,300' ² OR 2,965 AC
- 4 SCALE OF SITE PLAN 1" = 10' 0"
- 5 PARKING DATA
ONE (1) BUILDING 50 FOOTAGE - 1964 (EXISTING & NEW)
ONE (1) PARKING SPACE FOR EA. 200 SQ. FT.
TEN (10) PARKING SPACES REQUIRED
TWO (2)
SIX (6) PARKING SPACES ARE 9' 10" 0" & 10' 0" 0"
- 6 EXISTING USE - VACANT GASOLINE STATION
- 7 PROPOSED USE - RETAIL PAINT, WALLPAPER & RELATED HARDWARE.

ALTERATIONS & ADDITIONS
REYNOLDS PAINT STORE
EDMONDSON AVE & WINTERS LA
CATONSVILLE, MARYLAND

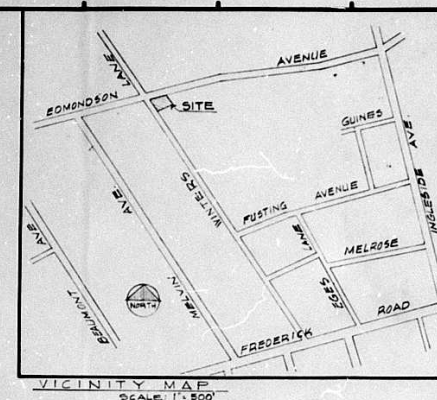
FIRST ELECTION DIST.

SITE PLAN

JOB NO.	7414	A-1
SCALE	1" = 10'-0"	
DATE	4-13-1975	
LAST REV.	4-16-1975	

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John L. Venable
DATE 4-24-75
75-176-RA





68304

EDMONDSON AVENUE

NOTE: FROM 12' WIDE UNDERPASSING OF THE ROAD TO THE 12' WIDE SIDEWALK. BALTIMORE COUNTY TRAFFIC ENGINEER - SCOTT W. HARTMAN, ROSEMAN

POINT OF BEGINNING

EXISTING MASONRY BLDG. 11' x 10' 0"

UNDERGROUND RAILROAD BRIDGE (PETER ST. 1903)

NEW SIGN

NEW 6' BLACKTOP SURFACE OVER EXISTING PAVING AREA

NEW 6' x 6' BITUMINOUS CURB

NEW 6' x 6' BITUMINOUS CURB

NEW 6' x 6' BITUMINOUS CURB

NEW 6' x 6' BITUMINOUS CURB

NEW 6' x 6' BITUMINOUS CURB

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NEW 6' x 6' BITUMINOUS CURB

NEW 6' x 6' BITUMINOUS CURB

NEW 6' x 6' BITUMINOUS CURB

WINTERS LANE

EXISTING MASONRY BUILDING - 1934

EXISTING MASONRY BUILDING - 1934

EXISTING MASONRY BUILDING - 1934

EXISTING MASONRY BUILDING - 1934

EXISTING MASONRY BUILDING - 1934

EXISTING MASONRY BUILDING - 1934

EXISTING MASONRY BUILDING - 1934

EXISTING MASONRY BUILDING - 1934

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EXISTING MASONRY BUILDING - 1934

EXISTING MASONRY BUILDING - 1934

EXISTING MASONRY BUILDING - 1934

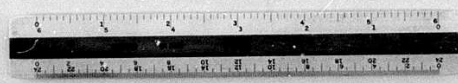
EXISTING MASONRY BUILDING - 1934

EXISTING MASONRY BUILDING - 1934

EXISTING MASONRY BUILDING - 1934

D.B. 5.5 ZONE

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: John W. HARTMAN
DATE: 6-2-75



△ GENERAL NOTES

1. PROPERTY ZONED B (BUSINESS LOCAL)
2. 1ST ELECTION DISTRICT (BALTIMORE COUNTY)
3. PROPERTY 60 FOOTAGE - 10,300 S.F. OR 0.236 AC
4. SCALE OF SITE PLAN 1" = 10' 0"
5. PARKING DATA
a. BUILDING 60 FOOTAGE - 1964 (EXISTING & NEW)
b. ONE (1) PARKING SPACE FOR EA. 200 SQ. FT.
c. TEN (10) PARKING SPACES REQUIRED
d. TEN (10) PROVIDED
e. PARKING SPACES ARE 9'0" x 20'0" & 9'0" x 20'0"
f. EXISTING USE - VACANT GASOLINE STATION
g. PROPOSED USE - RETAIL PAINT, WALLPAPER & RELATED HARDWARE

REVISIONS		
NO.	DATE	REVISION
1	6/16/75	PLANNING & ZONING
2	6/17/75	AS PER COMMENTS

DESIGNED BY	UW
DRAWN BY	UW
CHECKED BY	UW
APPROVED BY	UW

SEAL	UW
------	----

Wm W. R. aia

WILSON, MAGRUDER, WEBB, RAYCH, INC.
ARCHITECTS - PLANNERS - DESIGNERS
204 EAST JOPPA RD. - TOWSON, MD - 21204
204 EAST MAIN ST. - ELKTON, MD - 21821

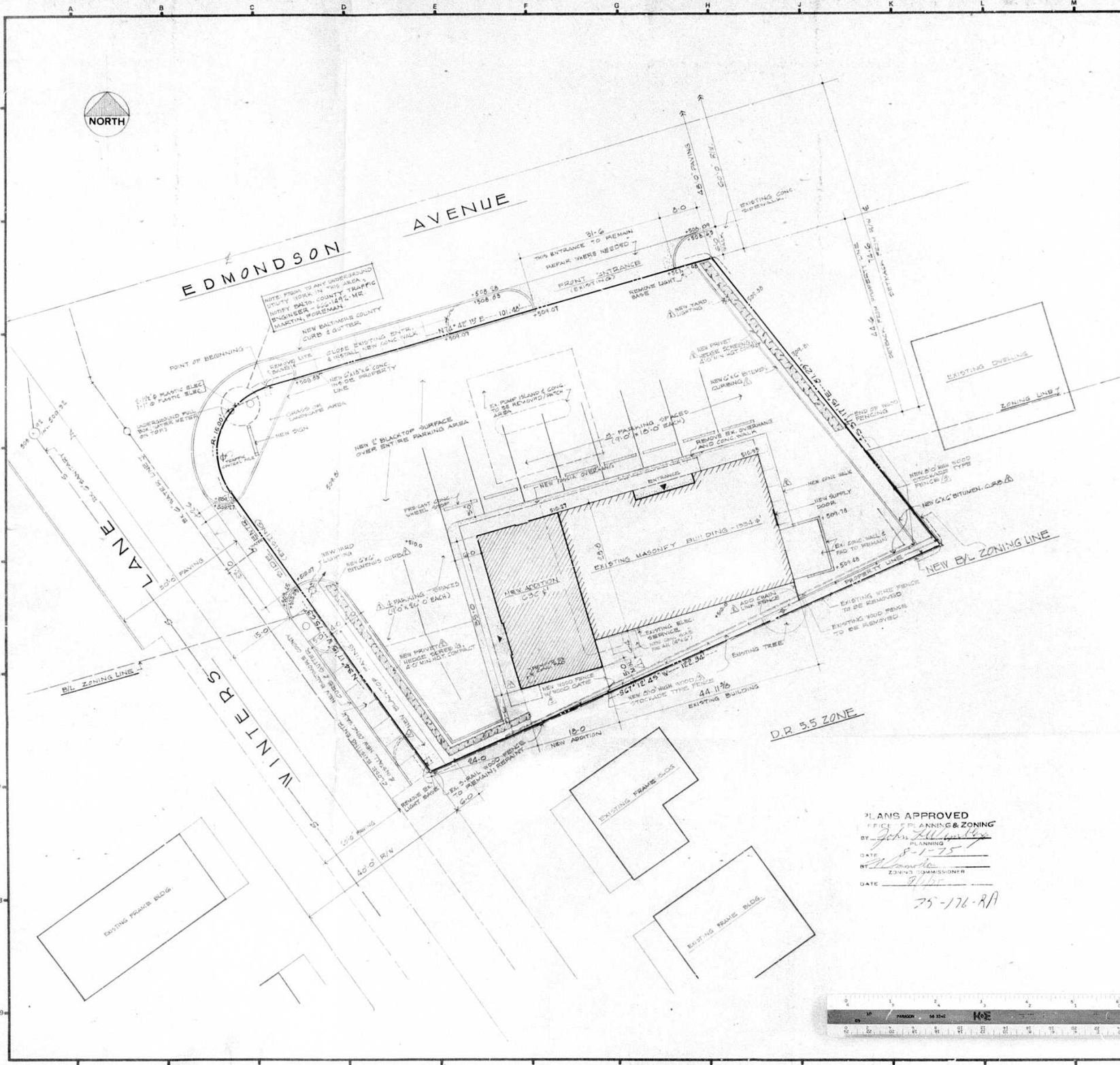
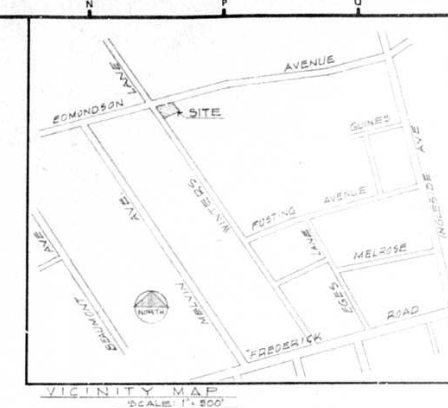
ALTERATIONS & ADDITIONS
KEYNOLDS PAINT STORE
EDMONDSON AVE & WINTERS LANE
GATONSVILLE, MARYLAND

FIRST ELECTION DIST.

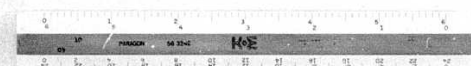
SITE PLAN

JOB NO.	7414
SCALE	1" = 10' 0"
DATE	4-14-1975
LAST REV.	6-11-1975

A-1



PLANS APPROVED
BY *[Signature]*
DATE *8-1-75*
ZONING COMMISSIONER
75-176-RA



- GENERAL NOTES**
1. PROPERTY ZONED **BL** (BUSINESS LOCAL)
 2. 1ST ELECTION DISTRICT (BALTIMORE COUNTY)
 3. PROPERTY 26 FOOTAGE: 10,300' OR 2,265 AC
 4. SCALE OF SITE PLAN 1" = 10'-0"
 5. PARKING DATA
a. BUILDING 50 FOOTAGE: 196' (EXISTING & NEW)
b. ONE (1) PARKING SPACE FOR EA. 200 SQ. FT.
c. TEN (10) PARKING SPACES REQUIRED
d. TEN (10) " PROVIDED
e. PARKING SPACES ARE 9'-0" x 10'-0"
f. EXISTING USE: VACANT GASOLINE STATION
g. PROPOSED USE: RETAIL PAINT, WALLPAPER & RELATED HARDWARE.
 - 6.
 - 7.

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	8/1/75	W.M.	REVISION
2	8/1/75	W.M.	REVISION
3	8/1/75	W.M.	REVISION
4	8/1/75	W.M.	REVISION
5	8/1/75	W.M.	REVISION
6	8/1/75	W.M.	REVISION
7	8/1/75	W.M.	REVISION
8	8/1/75	W.M.	REVISION
9	8/1/75	W.M.	REVISION
10	8/1/75	W.M.	REVISION

WMW aia

WILSON MAGRUDER WEBB RATCH INC.
ARCHITECTS PLANNERS DESIGNERS
204 EAST JONES RD. TOWSON, MD 21204
204 EAST MAIN ST. ELKTON, MD 21921

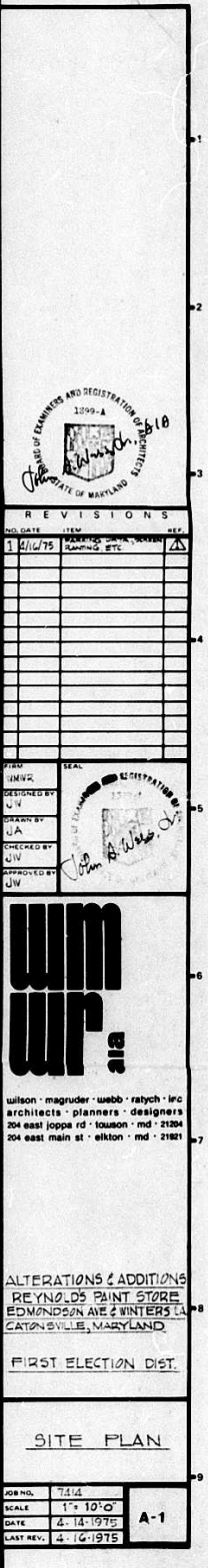
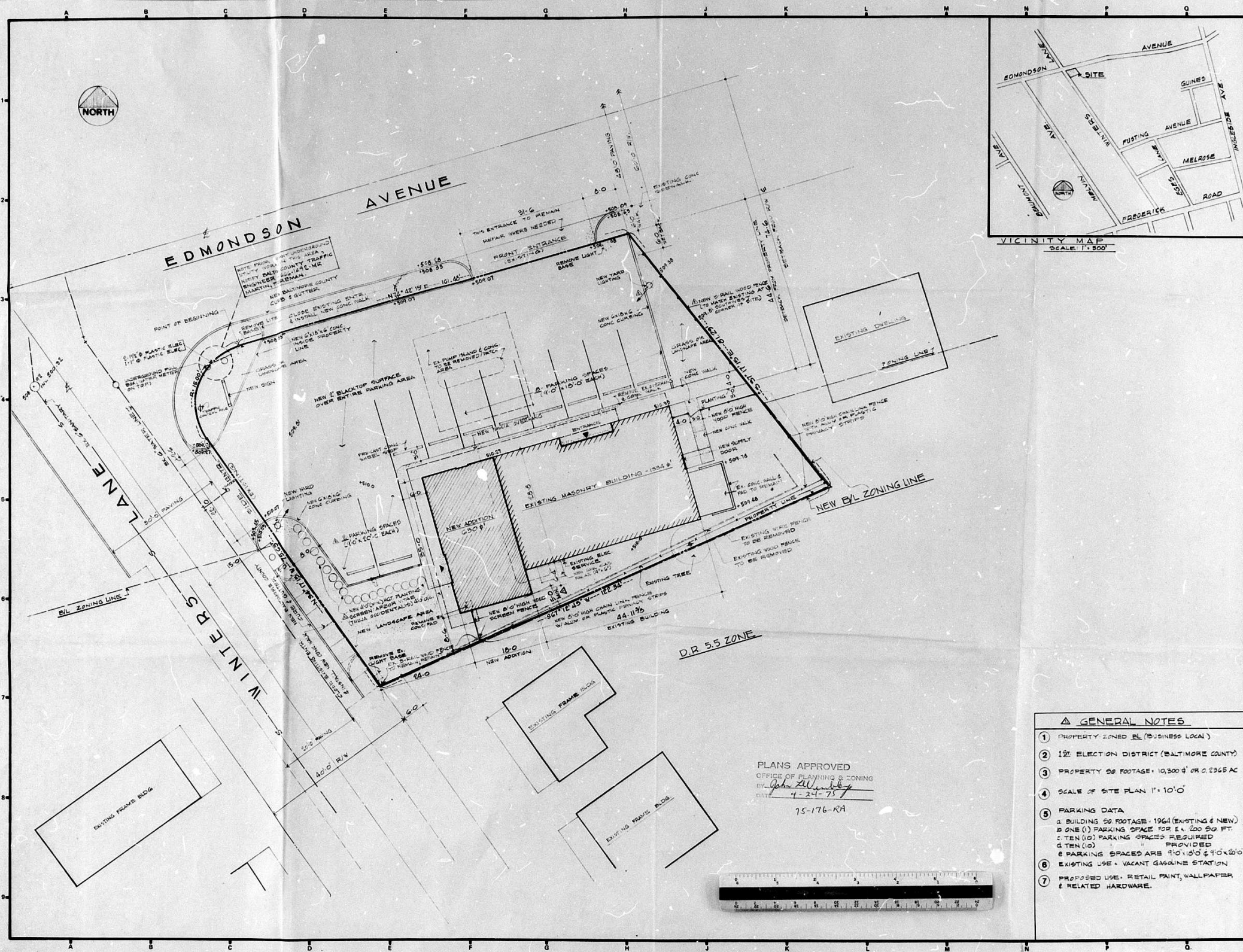
ALTERATIONS & ADDITIONS
REYNOLDS PAINT STORE
EDMONDSON AVE & WINTERS LANE
CATONSVILLE, MARYLAND

FIRST ELECTION DIST.

SITE PLAN

ASR NO.	7112
SCALE	1" = 10'-0"
DATE	8-14-1975
LAST REV.	7-20-1975

A-1



Δ GENERAL NOTES

1. PROPERTY ZONED BL (BUSINESS LOCAL)
2. 12TH ELECTION DISTRICT (BALTIMORE COUNTY)
3. PROPERTY 50 FOOTAGE: 10,300 S' OR 2,236.5 AC
4. SCALE OF SITE PLAN 1" = 10'-0"
5. PARKING DATA
 A. BUILDING 50 FOOTAGE - 1964 (EXISTING & NEW)
 B. ONE (1) PARKING SPACE FOR 1,400 SQ. FT.
 C. TEN (10) PARKING SPACES REQUIRED PER 1,000 SQ. FT.
 D. TEN (10) PARKING SPACES ARE 9'-0" x 20'-0"
 E. PARKING SPACES ARE 9'-0" x 20'-0"
6. EXISTING USE - VACANT GASOLINE STATION
7. PROPOSED USE - RETAIL PAINT, WALLPAPER & RELATED HARDWARE.

FIRST ELECTION DIST.

SITE PLAN

JOB NO.	7414	A-1
SCALE	1" = 10'-0"	
DATE	4-14-1975	
LAST REV.	4-16-1975	