

RE: EXTENSION OF ORIGINAL PETITION : BEFORE THE
FOR SPECIAL EXCEPTION : DEPUTY ZONING
W/S of Woodlawn Drive, 712' S of :
Security Boulevard - 1st Election District :
Garden Construction Corporation - : COMMISSIONER
Petitioner :
NO. 75-14-X (Item No. 139) : OF

: BALTIMORE COUNTY

!!! !!! !!! !!! !!! !!!

EXTENSION ORDER

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this
9th day of April, 1976, that the Special Exception for a service garage,
granted March 12, 1975, should be and the same is hereby extended for a
period of three (3) years, beginning March 12, 1977, and ending March 12,
1980.

S. Eric DiNenna
Zoning Commissioner of
Baltimore County

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

March 18, 1976



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

Re: Request for 3-Year Extension and Time
Credit for Sewer Moratorium for Special
Exception for Service Garage Granted to
Garden Construction Corporation and Fox
Realty, Inc. in Case No. 75-184-X by
Order dated March 12, 1975.

Dear Commissioner DiNenna:

As I am sure your file in the above matter will reveal,
former Deputy Zoning Commissioner James E. Dyer, by his Opinion
and Order dated March 12, 1975, granted a requested special
exception for a service garage with certain conditions. This
Order has long since become final beyond appeal, but the owner,
Fox Realty, Inc., has been prevented from building the requested
service garage which will become a part of the Fox Chevrolet
Complex, due to the sewer moratorium which has been in effect
since the time the Order was granted.

This letter has several purposes, among them the fol-
lowing:

1. To inform you and your staff of the existing sewer
moratorium and its effect on this granted special exception;
2. To respectfully request that pursuant to Section
502.3 of the Zoning Regulations, that this special exception
be extended for an additional period of three years from March
12, 1977, to March 12, 1980; and
3. In the unlikely event that this sewer moratorium
may still be in effect in March of 1980, then as we read the
statute, namely the third paragraph of Section 502.3, this
special exception would continue in effect for 18 months from
the time that we are notified by the Director of Public Works
that a Public Works Agreement permitting exercise of the

March 18, 1976
Page two

special exception will be approved.

It will be appreciated if this letter will be noted
as a request for all of these purposes, and particularly for
a request for an extension at the present time for three years
and a further extension if required in 1980, due to Public
Works difficulties.

Thanking you and your staff for your attention to this
request, and awaiting your advice in this regard, I am

Sincerely,

Newton A. Williams

Newton A. Williams

NAW/hl
cc: The Hon. George J. Martinak
Deputy Zoning Commissioner

Mr. James E. Dyer
Zoning Enforcement Supervisor

Mr. Benno Hurwitz
Fox Realty, Inc.
6633 Security Blvd.
Balto., Md. 21207

April 9, 1976

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

RE: Extension of Original Petition for
Special Exception
W/S of Woodlawn Drive, 712' S of
Security Boulevard - 1st Election
District
Garden Construction Corporation
Petitioner
NO. 75-184-X (Item No. 139)

Dear Mr. Nolan:

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

Very truly yours,

S. ERIC DINENNA
Zoning Commissioner

SED/mc

Attachments

ORDER RECEIVED FOR FILING

DATE April 9 1976
BY John R. Baryack
ADMINISTRATIVE SERVICES

1-56# 15-184-X PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
I, or we, GARDEN CONSTRUCTION CORPORATION now known as KNOTT INDUSTRIES, INC., 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 N.A. zone to an N.A. zone; for the following reasons:

Not applicable

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 the following auxiliary service use, namely, a service garage in an M.L.-I.M. zone pursuant to (see att'd pge)

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.

FOX REALTY, INC.
By: *[Signature]*
Contract purchaser
Address: 6633 Security Boulevard
Woodlawn, Maryland 21207

BY: *[Signature]*
Legal Owner
Address: 1726 Whitehead Road
Baltimore County, Md. 21207

Protestant's Attorney
Address: *[Signature]*
123-1500

ORDERED By The Zoning Commissioner of Baltimore County, this 20th 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 26th day of February, 1975, at 11:00 o'clock.

[Signature]
Zoning Commissioner of Baltimore County

(over)

March 12, 1975

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

RE: Petition for Special Exception
W/S of Woodlawn Drive, 712' S of
Security Boulevard - 1st District
Garden Construction Corporation -
Petitioner
NO. 75-184-X (Item No. 139)

Dear Mr. Nolan:

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

Very truly yours,

[Signature]
JAMES E. DYER
Deputy Zoning Commissioner

JED/me

Attachments

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
W/S of Woodlawn Drive, 712' S of : DEPUTY ZONING
Security Boulevard - 1st District : COMMISSIONER
Garden Construction Corporation - :
Petitioner : OF
NO. 75-184-X (Item No. 139) :
: BALTIMORE COUNTY

This Petition represents a request for a Special Exception for a service garage in a M.L.-I.M. Zone. The property in question contains approximately four acres of land fronting the west side of Woodlawn Drive, and is more specifically located, 712 feet south of Security Boulevard, in the First Election District of Baltimore County.

Testimony was offered by the Contract Purchaser and Vice President of Fox Realty, Incorporated, a civil engineer who prepared the Petitioner's site plan and a realtor with several years experience in the area.

Testimony established that the four acre site is relatively flat and is bordered on the east by Woodlawn Avenue, the north by a one story brick and glass bank building and a one hundred foot wide storm drain reservation and utility easement, on the west by M.L.-I.M. zoned land, and on the south by the parking area and warehouse-office building of the Baltimore Gas and Electric Company.

The site is proposed to be improved with a 38,500 square foot service garage, and an outdoor customer parking and storage area for new automobiles.

The principle use or function of the service garage is intended to service cars and trucks sold at a nearby new car sales agency building. The parking area will be macadamized and will have an in-common access point with the adjoining bank building at the northernmost end of the property. The parking area will include a separate area set aside at the southwest corner of the property for the storage of the customer's wrecked or damaged vehicles awaiting service. This area will be fenced with an eight foot high screen fence around its perimeter. A ten foot wide buffer strip will be maintained and landscaped along

the property's frontage at Woodlawn Drive.

A great deal of testimony was also offered with regard to need as it related to the number of automobiles sold by the new car agency, and the number of customers and/or potential customers in the area. The nearby Social Security Complex was described as having twenty thousand employees making a total of thirty-five thousand employees when combined with the nearby industrial and commercial parks.

The Zoning Plans and Advisory Committee had requested and received revised plans with regard to access to the subject property, and the location of available utility lines. The committee also pointed out that the subject site lies within the Wynns Falls Moratorium area and will be subject to approval of Dr. Neil Solomon, Secretary of Health and Mental Hygiene.

Without reviewing all testimony 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 proposed improvements meet the requirements of Section 502.1 and with certain restrictions the Special Exception can be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 12th day of March, 1975, that the herein requested Special Exception for a service garage should be and the same is hereby GRANTED. Said granting is subject to the following restrictions:

1. An area fenced in with an eight foot high screen fence to be properly maintained at all times for the storage of wrecked or damaged cars.
2. A green strip a minimum of ten feet wide between the westernmost right of way line of Woodlawn Avenue and the paved parking area to be maintained with grass and low landscaping.
3. No garage doors shall be constructed on that side of the building that parallels Woodlawn Avenue.

- 2 -

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

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

February 26, 1975

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

Re: Item 139 - ZAC - January 7, 1975
Property Owner: Garden Construction Corp.
Location: W/S of Woodlawn Dr. 712' S of Security Blvd.
Existing Zoning: M.L. - I.M.
Proposed Zoning: SPECIAL EXCEPTION for a service garage.
No. of Acres: 4.09 acres
District: 1st

Dear Mr. DiNenna:

The requested special exception for a service garage is not expected to cause any major increase in trip generation from this site.

The driveway to the site must be must be realigned to be opposite the entrance of the Social Security driveway.

Very truly yours,

[Signature]
Michael S. Flanigan
Traffic Engineering Assoc.

NSP/bza

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-184-X. West side of Woodlawn Drive 712 feet, more or less, South of Security Boulevard.
Petitioner for Special Exception for Garage, Service.
Petitioner - Garden Construction Corporation
HEARING: Wednesday, February 26, 1975 (11:00 A.M.)

1st District

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

A service garage, unless totally screened from view would not be consistent with the character of development on Woodlawn Drive.

[Signature]
William D. Fromm
Director of Planning

WDF:NEG:rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

James D. Nolan, Esq.
Nolan, Plumbhoff & Williams
204 W. Penna. Avenue
Towson, Md. 21204

Item 139

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

Your Petition has been received and accepted for
filing this 28th day of January 1975

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner: Garden Construction Corporation
Petitioner's Attorney: James D. Nolan Reviewed by: Franklin T. Hoggans, Jr.
cc: Spellman, Larson & Associates, Inc.
Suite 303, Investment Building
Towson, Md. 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 10, 1975

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

James D. Nolan, Esq.
Nolan, Plumbhoff & Williams
204 W. Penna. Avenue
Towson, Maryland 21204

DEPARTMENT OF PLANNING & ZONING
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU OF FIRE PREVENTION
DEPARTMENT OF TRAFFIC ENGINEERING
STATE REGIONAL ADMINISTRATION
BUREAU OF ENGINEERING
PROJECT AND DEVELOPMENT / JARRING
INDUSTRIAL DEVELOPMENT COMMISSION
BOARD OF EDUCATION
OFFICE OF THE BALTIMORE ENGINEER

RE: Special Exception Petition
Item 139
Garden Construction Corporation -
Petitioner

Dear Mr. Nolan:

The Zoning Plans Advisory Committee 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 Woodlawn Drive, 712 feet south of Security Blvd., and is currently vacant land.

This property abuts to the north an existing one-story drive-in and bank facility, to the south a Baltimore Gas & Electric Company warehouse and office complex, and to the east across Woodlawn Drive public lands utilized by the Social Security Administration.

The frontage of this property along the west side of Woodlawn Drive is presently improved with curb and gutter up to a point of common ingress and egress with existing bank facility. This point of access is the subject of the comments of the Department of Traffic Engineering.

James D. Nolan, Esq.
Re: Item 139
February 1975

Page 2

The petitioner is requesting a Special Exception to construct a 38,500 square foot service garage building, and is providing 209 parking spaces on the site.

The site plan should clearly indicate the type and extent of proposed curbing around this parking area. The site plan should further be revised to indicate the area, if any, on this site in which damaged or disabled vehicles will be stored. This area must be enclosed with an 8 foot high screened fence. If the storage of said vehicles is not to occur outside, or is to occur within the proposed building, this should be stated clearly on the site plan.

As per the comments of the Bureau of Engineering, all utilities existing or proposed to service this site should be noted on the plan.

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. HOGGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTN:JD

Enclosure

cc: Spellman, Larson & Associates, Inc.
Suite 303, Investment Building
Towson, Maryland 21204

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: Garden Construction Corp.

Location: W/S of Woodlawn Dr. 712' S of Security Blvd.

Item No. #139 Zoning Agenda January 7, 1975

Gentlemen :

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

(X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead-end condition shown at _____

() 4. 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.

() 6. Site plans are approved as drawn.

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

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

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

January 17, 1975

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

Dear Mr. DiNenna:

Comments on Item 139, Zoning Advisory Committee Meeting, January 7, 1975, are as follows:

Property Owner: Garden Construction Corp.
Location: W/S of Woodlawn Dr. 712' S of Security Blvd.
Existing Zoning: M.L.-I.M.
Proposed Zoning: SPECIAL EXCEPTION for a service garage.
No. of Acres: 4.09 Acres
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.

Water Resources Administration Comments: If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Administration requirements.

Gwynns Falls Moratorium: A moratorium was placed on new sewer connections in the Gwynns Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on May 16, 1974; therefore approval may be withheld for this connection.

Very truly yours,

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

RVB/ncc

CC-W.L. Phillips

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 8, 1975

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

Z.A.C. Meeting of: January 7, 1975

Re: Item 139

Property Owner: Garden Construction Corporation
Location: W/S of Woodlawn Dr., 712' S. of Security Blvd.
Present Zoning: M.L. - I.M.
Proposed Zoning: Special Exception for a service garage

District: 1st
No. Acres: 4.09 acres

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WNP/ml

H. EMILE PARKS, President
EUGENE C. HESS, Vice President
WES. ROBERT L. BERNY

MARCUS H. BOSTARIS
JOSEPH N. MCGOWAN
ALVIN LORBER
JOSHUA R. WHEELER, Treasurer

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACY, V.P.D.
WES. RICHARD K. WICKSTEL

PETITION MAPPING PROGRESS SHEET									
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	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: <i>F. H.</i> Revised Plans: Change in outline or description Yes No									
Previous case: Map #									

APR 28 1975

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 14, 1975

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204*****
XXXXXXXXXXXXXXXXX
Franklin T.
Hogans, Jr.MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENTBUREAU OF
FIRE PREVENTION
DEPARTMENT OF
TRAFFIC ENGINEERINGSTATE HIGHWAY
ADMINISTRATIONSBUREAU OF
ENGINEERING
PROJECTS AND
DEVELOPMENT PLANNINGINDUSTRIAL
DEVELOPMENT
COMMISSIONBOARD OF EDUCATION
OFFICE OF THE
BUILDINGS ENGINEERJames D. Nolan, Esq.
Nolan, Plumbhoff & Williams
204 W. Penna. Avenue
Towson, Maryland 21204RE: Special Exception Petition
Item 139
Garden Construction Corp -
Petitioner

Dear Mr. Nolan:

The enclosed comments are to be included with
the Zoning Plans Advisory Committee comments sent
you under the above
referenced subject.

Very truly yours,

Franklin T. Hogans, Jr.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: Spellman, Larson & Associates, Inc.
Suite 303, Investment Building
Towson, Md. 21204Baltimore County, Maryland
Department Of Public Works
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204Bureau of Engineering
ELLSWORTH H. DYER, P.E. CHIEF

February 13, 1975

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204Re: Item #139 (1974-1975)
Property Owner: Garden Construction Corp.
W/S of Woodlawn Dr., 712' S. of Security Blvd.
Existing Zoning: M.L. - I.M.
Proposed Zoning: Special Exception for a service garage.
No. of Acres: 4.09 Acres District: 1st

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office
for review by the Zoning Advisory Committee in connection with the subject item.General:Baltimore County utilities and highway improvements are not involved. The
Petitioner is cautioned that no encroachment by construction of any structure,
including footings will be permitted within the utility easements within or
contiguous to this site. During the course of construction on this site, protection
must be afforded by the contractor to protect the sanitary sewer and prevent any
damage thereto. Any damage sustained would be the full responsibility of the
Petitioner.Any construction or reconstruction of sidewalk, curb and gutter, entrance,
apron, etc. will be the full responsibility of the Petitioner.The entrance locations are subject to approval by the Department of Traffic
Engineering, and shall be constructed in accordance with Baltimore County Standards.This property is tributary to the Dead Run - Gwynns Falls Sewerage System,
subject to State Health Department imposed moratorium restrictions.

Very truly yours,

Ellsworth H. Dyer
ELLSWORTH H. DYER, P.E.
Chief, Bureau of Engineering

END:EAH:FWH:ss

1-SE Key Sheet
5 NW 23 Pgs. Sheet
NW 2 P. Tops
95 Tax Map

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204Your Petition has been received * this 27th day of

December 1974. Item # _____

S. Eric DiNenna,
Zoning CommissionerPetitioner Kenneth Flushing, Jr. Submitted by NolanPetitioner's Attorney N/A Reviewed by F. Hogans* 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. 17476

DATE January 31, 1975 ACCOUNT 01-662

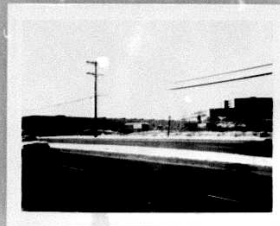
AMOUNT \$50.00

WHITE - CASHIER
James D. Nolan, Esq.
204 W. Penna. Ave.
Towson, Md. 21204
Petition for Garden Construction Corp. ---#75-18-X
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER
500.00BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 17904

DATE Feb. 26, 1975 ACCOUNT 01-662

AMOUNT \$62.50

WHITE - CASHIER
James D. Nolan, Esq.
204 W. Penna. Ave.
Towson, Md. 21204
Advertising and posting of property for Garden
Constr. Co. ---#75-18-X
DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER
63.50

NOTES:

LITERATION & OIL SAMPLING WILL BE PERFORMED AT THIS LOCATION. THE SUMMATION OF WASTES WILL BE ACCOMPISHED BY A SIMILAR SYSTEM THAT IS USED AT EXISTING FOX CHEVROLET SITE ON BULLEARD BOULEVARD. DETAILS OF WHICH WILL BE SUBMITTED TO THE TOWN APPLICATION & NAME FOR BUILDING PERMIT.

ML-1M

STORM DRAIN RESERVATION
& UTILITY EASEMENT

ML-1M

SERVICE GARAGE
28,800 sq. ft.

ML-1M

PROPOSED MAGAZINE DRIVE

PROPOSED POLICE

PROPOSED POLICE

PROPOSED POLICE

PROPOSED POLICE

PROPOSED POLICE

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PROPOSED POLICE

WAREHOUSE & OFFICE BUILDING
89,100 sq. ft.

74-98A

LOCATION MAP

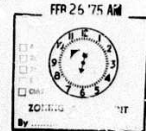
GENERAL NOTES

EXISTING ZONING ML-1M
PROPOSED ZONING ML-1M
PARKING REQUIREMENTS
1 SPACE FOR EVERY 200 sq. ft. of FLOOR AREA
TOTAL FLOOR AREA 28,800 sq. ft.
+ 100
PARKING REQUIRED 127 SPACES
PARKING SHOWN 215 SPACES
SPECIAL EXCEPTION TO ALLOW FOR
A SERVICE GARAGE 28,800 sq. ft.

**PLAN FOR SPECIAL EXCEPTION
FOX CHEVROLET - OWNER**

WOODLAWN DRIVE
1ST DISTRICT
DATE DEC 15, 1974
REV. DEC 20, 1975

Garden Construction Corp.
REVISED PLAN



Robert E. Hoffman

STILLERMAN & SONS
1000 N. 1ST ST.
ANN ARBOR, MI 48106
(313) 761-1111

NOTE:

LUBRICATION & OIL CHANGES WILL BE PERFORMED AT THIS LOCATION. THE REMOVAL OF WASTES WILL BE ACCOMPLISHED BY A SIMILAR SYSTEM THAT IS USED AT EXISTING FOX CHEVROLET SITE ON SECURITY BOULEVARD. DETAILS OF WHICH WILL BE SUBMITTED TO THE TIME APPLICATION IS MADE FOR BUILDING PERMIT.

ML-1M

STORM DRAIN RESERVATION
& UTILITY EASEMENT

ML-1M

AGREEMENT SIGNED DEPT. 10/19/70
BETWEEN KNOTT AND INC.
#30-7 GAS & ELECTRIC
USE FOR PARKING
5 X 25

ML-1M

PROPOSED WOODLAWN DRIVE

PROPOSED 23' PARKING

10' MIN. WIDENING DRIVE
ALL AROUND
APPROX. 10' MIN. DRIVE
EASEMENT OF REMOVED
DISCLOSED VEHICLES

5' X 20' CONC. CURB
5' X 20' CONC. CURB
5' X 20' CONC. CURB

WOODLAWN & OFFICE BUILDING
D. J. E. CO.

LOCATION MAP
1" = 100'

GENERAL NOTES

EXISTING ZONING	ML-1M
PROPOSED ZONING	ML-1M
<u>PARKING REQUIREMENTS</u>	
1 SPACE FOR EVERY 300 SQ. FT. OF FLOOR AREA	
TOTAL FLOOR AREA	38,500 SQ. FT.
PARKING REQUIRED	127 SPACES
PARKING SHOWN	215 SPACES
SPECIAL EXCEPTION TO ALLOW FOR A SERVICE GARAGE 23.2-B-3	

PLAN FOR SPECIAL EXCEPTION

FOR CHEVROLET - ONLINE
WOODLAWN DRIVE
1ST DISTRICT
DATE DEC 20, 1974
REV. 2021 CO. 275

SA. TO. CO. INC.
SCALE 1" = 50'

PET EX # I

Robert E. Spillman

SEAL OF THE CITY OF WASHINGTON
OFFICE OF THE DISTRICT ENGINEER
DISTRICT OF COLUMBIA
12-20-74

