

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Richard F. Ruzicka, 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 232.1... to permit a front yard setback of 6 feet instead of the required 10 feet.

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

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's adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser
Address: 5202 Springlake Way
Baltimore, Md. 21212

Legal Owner
Address: 2516 Cherry Lane
Baltimore, Md. 21234

Petitioner's Attorney
Address: _____

Protestant's Attorney
Address: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 197____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 197____, at _____ o'clock.

Zoning Commissioner of Baltimore County.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Richard F. Ruzicka, 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 R-5.5 zone to an _____ zone; for the following reasons:

Formerly property of State Roads Commission. Has no other access to Harford Road or Grendon Avenue other than thru adjoining property of A. M. Antlitz. The best and proper use would be B/L Zoning - Office Use - in common use with adjoining property.

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 re-classification and/or Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser
Address: 5202 Springlake Way
Baltimore, Md. 21212

Legal Owner
Address: 2516 Cherry Lane
Baltimore, Md. 21234

Petitioner's Attorney
Address: _____

Protestant's Attorney
Address: _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 197____, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 197____, at _____ o'clock.

Zoning Commissioner of Baltimore County.

RE: PETITION FOR RECLASSIFICATION
from D.R. 5.5 to B.L., and
VARIANCE from Section 232.1
of the Baltimore County
Zoning Regulations
NW corner Harford Road
and Grendon Avenue
9th District
Richard F. Ruzicka, Petitioner
Albert M. Antlitz,
Contract Purchaser

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 75-220-BA

ORDER OF DISMISSAL

Petition of Richard F. Ruzicka (Albert M. Antlitz, Contract Purchaser) for reclassification from D.R. 5.5 to B.L. and a variance from Section 232.1 of the Baltimore County Zoning Regulations, on property located on the northwest corner of Harford Road and Grendon Avenue, in the Ninth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of Appeal, filed July 2, 1975, (a copy of which is attached hereto and made a part hereof), from the People's Counsel for Baltimore County.

WHEREAS, the said People's Counsel for Baltimore County requests that said appeal be dismissed and withdrawn as of July 2, 1975.

IT IS HEREBY ORDERED, this _____ day of July, 1975, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

John A. Miller

William T. Hackett

RE: PETITION FOR RECLASSIFICATION
from D.R. 5.5 to B.L.
PETITION FOR VARIANCE FOR A
FRONT YARD SETBACK OF 6
FEET INSTEAD OF THE REQUIRED
10 FEET.
Northwest corner of Harford Road
and Grendon Avenue, 9th District
RICHARD F. RUZICKA

BEFORE THE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
Case No. 75-220-BA

ORDER FOR DISMISSAL OF APPEAL

Madame Secretary:

Please accept this Pleading as authority to note on your docket that the People's Counsel for Baltimore County, Appellant herein, hereby withdraws and dismisses the Appeal from the decisions of the Zoning Commissioner of Baltimore County herein to the County Board of Appeals of Baltimore County, the intent here being to remove any legal impediment to the Orders of said Zoning Commissioner becoming final and effective.

John W. Hession, III
People's Counsel

Charles E. Kuntz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-3211

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this _____ day of June, 1975, to Charles E. Brooks, Esquire, Law Offices of Brooks & Turnbull 610 Bailey Avenue, Towson, Maryland 21204, Attorney for the Petitioner.

John W. Hession, III

Due to an error in map, the property was shown as State Roads Commission. Has no other access to Harford Road or Grendon Avenue, other than through adjoining property of A. M. Antlitz. The best and proper use would be B/L Zoning - Office Use - in common use with adjoining property.

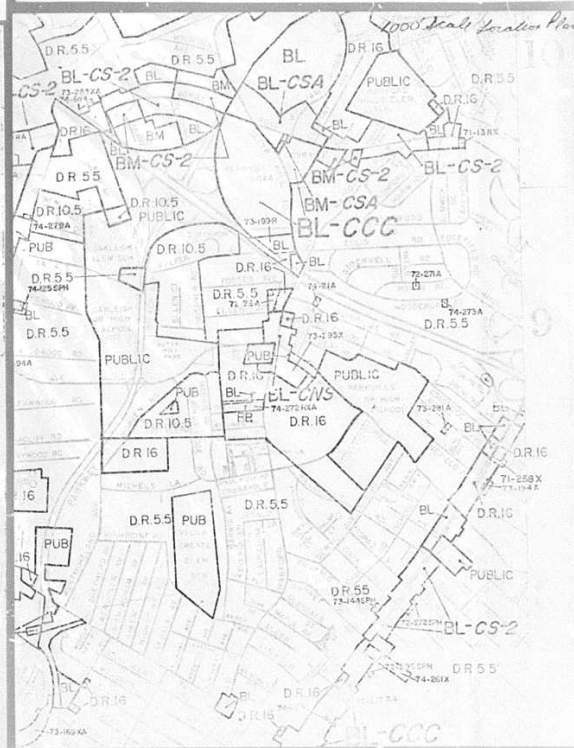
Robert C. Morris, Reg. Surveyor
11 Court Road, Balto. 21206 Sept. 23, 1974

Description for a parcel of land on the Harford Road, in 9th District of Balto. Co. Md.

Beginning for the same, the three following courses and distances from the Northwest corner of Harford Road and Grendon Avenue, to wit: North 33 degrees 14 minutes 20 seconds East 98.31 ft. and North 17 degrees 31 minutes 34 seconds East 59.0 ft. and North 48 degrees 19 minutes 40 seconds West 25.0 ft., thence running North 41 degrees 55 minutes 20 seconds East 25.0 ft. and North 12 degrees 04 minutes 40 seconds West 40.0 ft. and North 19 degrees 01 minute West 99.18 ft. and South 41 degrees 55 minutes 20 seconds West 65.0 ft. and South 48 degrees 56 minutes 10 seconds East 10.00 ft. and South 33 degrees 14 minutes 20 seconds West 32.32 ft. and South 48 degrees 19 minutes 40 seconds East 103.94 ft. to the point of beginning. Containing 0.16 of an acre and being a part of the land described in a deed from the Maryland State Roads Commission to Richard F. Ruzicka and wife, dated August 16, 1972 and recorded among the Land Records of Balto. Co. in Liber No. 5290 folio 060 etc...



Robert C. Morris,
Reg. Surveyor, No. 759



Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a front yard setback of six (6) feet in lieu of the required ten (10) feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of April, 1975, that the herein Petition for a Variance to permit a front yard setback of six (6) feet in lieu of the required ten (10) feet should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 197, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of error in the original zoning map, substantial changes in the character of the neighborhood and the health, safety, and general welfare of the community not being adversely affected,

the above Reclassification should be had.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 21st day of April, 1975, that the herein described property or area should be and the same is hereby reclassified from a D.R. 5.5 Zone to a B.1 Zone from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 197, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a Zone; and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

RE: PETITION FOR RECLASSIFICATION AND VARIANCE, NW corner of Harford Road and Grendon Avenue - 9th Election District
Richard F. Rusicka - Petitioner
No. 75-220-RA (Item No. 25)

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

ORDER FOR APPEAL

Mr. Commissioner:

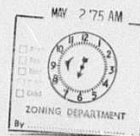
Please note an Appeal from the decision of the referenced matter and forward all papers in connection therewith to the County Board of Appeals for hearing.

John W. Hession, III
People's Counsel

Charles E. Kountz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-3212

I HEREBY CERTIFY That a copy of the foregoing Order for Appeal was mailed this 21st day of May, 1975 to Charles E. Brooks, Esquire, 610 Bosley Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III



RE: PETITION FOR RECLASSIFICATION AND VARIANCE, NW corner of Harford Road and Grendon Avenue - 9th Election District
Richard F. Rusicka - Petitioner
No. 75-220-RA

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

GUIDE TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the Authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

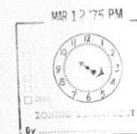
Charles E. Kountz, Jr.
Deputy People's Counsel

John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-3211

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 24th day of March, 1975, to Richard F. Rusicka, 2816 Chesley Avenue, Baltimore, Maryland, 21234, Petitioner.

John W. Hession, III
John W. Hession, III

I WILL NOT ATTEND.



April 21, 1975

Charles E. Brooks, Esquire
610 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Reclassification and Variance
NW corner of Harford Road and Grendon Avenue - 9th Election District
Richard F. Rusicka - Petitioner
No. 75-220-RA (Item No. 25)

Dear Mr. Brooks:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/acw

Attachments

cc: Mr. Albert M. Anlits
P.O. 4591
Baltimore, Maryland 21212
John W. Hession, III, Esquire
People's Counsel

C&P Telephone

February 21, 1975

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

Re: Item 45-75-220-RA

In order to anticipate future changes in service requirements, I would appreciate the result of the scheduled zoning Reclassification Hearing for the October, 1974 - April, 1975 zoning Reclassification Cycle. Please forward the decision when it becomes available to Mr. Clyde L. Lev, Field Engineer, 305 W. Chesapeake Avenue, Towson, Maryland, 21204.

Very truly yours,
C. Lev
Field Engineer

CLL/nk

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

823-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Richard F. Rusicka

Location: NW corner of Harford Rd. & Grendon Ave.

Item No. 45

Zoning Agenda Cycle #6 - October 1, 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) 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

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "The Life Safety Code", 1970 Edition prior to occupancy.

- () 6. Site plans are approved as drawn.

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

Reviewed: J. J. Kelly
Planning Group
Special Inspection Division

Noted and Approved: Paul H. Rausch
Deputy Chief
Fire Prevention Bureau

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 25, 1974

Mr. Richard F. Ruzicka
2816 Chesley Avenue
Baltimore, Maryland 21234

RE: Reclassification and Special
Exception - Item 25 - 8th Zoning Cycle
Richard F. Ruzicka - Petitioner

Dear Mr. Ruzicka:

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 at the southwest quadron of Harford Road and the Baltimore County Beltway, and is presently unimproved. This 16 acre tract abuts additional holdings of the petitioner improved by two office buildings.

Opposite the site on Harford Road are various residential uses as well as an animal hospital.

The petitioner is requesting a Reclassification from existing public land to a Business Local zone, and proposes a one-story office building of 2400 square feet accessed by the aforementioned existing properties. Off street parking is provided for 8 vehicles.

Mr. Richard F. Ruzicka
RE: Item 25 - 8th Zoning Cycle
October 25, 1974

Page 2

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to December 1, 1975, in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between March 1, 1975 and April 15, 1975, will be forwarded to you well in advance of the date and time.

Very truly yours,

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

JBB:JD

Enclosure

cc: Robert C. Norris, Reg. Surveyor
Old Court Road
Baltimore, Md. 21207



Maryland Department of Transportation

State Highway Administration

October 15, 1974

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

Re: 8th Zoning Cycle, Oct. 1974
Property Owner: Richard F. Ruzicka
Location: NW/4 of Harford Rd. & Grendon Ave. (Route 147)
Existing Zoning: R-5.5
Proposed Zoning: B-1, Variance
from Sec. 232.1 to permit a front
yard setback of 6 ft. instead
of the required 10 ft.
Spec. Except. for Office Bldg.
No. of Acres: 0.16
District: 9th

Dear Sir:

The entrance from Harford Road into the subject site leaves much to be desired. The angle to the highway requires an awkward turn from the northbound lane. The problem was compounded by a recent building addition that further restricts the entrance.

To substantially increase traffic generation could cause traffic problems at the intersection of the entrance with Harford Road. The 1973 average daily traffic count on this section of Harford Road is ... 22,600 vehicles.

The plan should be revised to indicate the width of the entrance at Harford Road.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permit
Charles Lee
by J. E. Meyers

CLJ/DHk

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

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

October 14, 1974

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

Dear Mr. DiNenna:

Comments on Item 25, Zoning Reclassification,
Cycle 8, are as follows:

Property Owner: Richard F. Ruzicka
Location: NW/4 of Harford Rd. & Grendon Ave.
Existing Zoning: R-5.5
Proposed Zoning: B-1, VARIANCE from Sec. 232.1 to permit
a front yard setback of six (6) ft. instead
of the required ten (10) ft. SPECIAL
EXCEPTION for Office Bldg.

No. of Acres: 0.16
District: 9th

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 R. Davlin
Thomas R. Davlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/nce

CC--W.L. Phillips

Baltimore County, Maryland
Department of Public WorksCOUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204Bureau of Engineering
ELLSWORTH M. DIVER, P.E., CHIEF

October 23, 1974

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

Re: Item #25 (Cycle VIII - October 1974 - April 1975)
Property Owner: Richard F. Ruzicka
N/W quadrant of Harford Rd. & the Baltimore County Beltway
Existing Zoning: D.R. 5.5
Proposed Zoning: B-1, & a Variance from Section 232.1 -
Front yard
No. of Acres: 0.16 District: 9th

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:

Harford Road is a State Road; therefore, all improvements and drainage requirements come under the jurisdiction of the Maryland Highway Administration. Any construction of water and sewer connections within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Highways:

There are no County roads involved. The right of ingress and egress through the adjacent property are considered private.

Storm Drains:

Provisions for the accommodation of storm drainage have not been shown on the plan; however, surface improvements resulting in increased storm water runoff, particularly the paving of parking areas, grading thereof or other surface improvements, may necessitate the Petitioner to provide facilities for this drainage. Before these surface improvements are made, drainage provisions must be submitted to the Department of Public Works for approval prior to any construction.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Sediment Control:

Drainage studies and sediment control drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Item #25 (Cycle VIII - October 1974 - April 1975)
Property Owner: Richard F. Ruzicka
Page 2
October 23, 1974

Water:

There is an existing 12-inch water main in Harford Road and an 8-inch main in Grendon Lane.

Sanitary Sewers:

There are existing 8-inch sanitary sewers in Harford Road and Grendon Lane.

The subject zoning plat indicates water and sewer connections through the adjacent property. The Applicant will be responsible to obtain the rights to install said utility connections in this manner.

Very truly yours,

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

END/RAM:RUC:iss

N-NE Key Sheet
33 NE 15 Pos. Sheet
NE 9 D Topo
71 Tax Map

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



November 6, 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 #25, Zoning Cycle VIII, October 1974, are as follows:

Property Owner: Richard F. Ruzicka
Location: NW/4 of Harford Road and Grendon Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: B-1, Variance from Sec. 232.1 to permit a front yard setback of six (6) ft. instead of the required ten (10) ft. Special Exception for office building
No. of Acres: 0.16
District: 9th

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.

At the time of the field inspection the site was not developed in accordance with the previously approved site plans and the entrance onto Harford Road was not built as shown. The parking areas were not properly lined and parking was being done in a haphazard manner, including blocking of the driveway. There were no signs indicating one-way entrances and exits.

However, it is the opinion of this office that if the property were developed as proposed and properly controlled there would be no site planning problems.

Very truly yours,

John L. Wimbly
John L. Wimbly
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

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTORWm. T. HELLER
DEPUTY TRAFFIC ENGINEER

October 28, 1974

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

Re: Item 25 - Cycle Zoning 8 - October 1974 through April 1975
Property Owner: Richard F. Ruzicka
NW quadrant of Harford Road and the Baltimore County Beltway
B-1, and a variance from Section 232.1-front yard
District 9

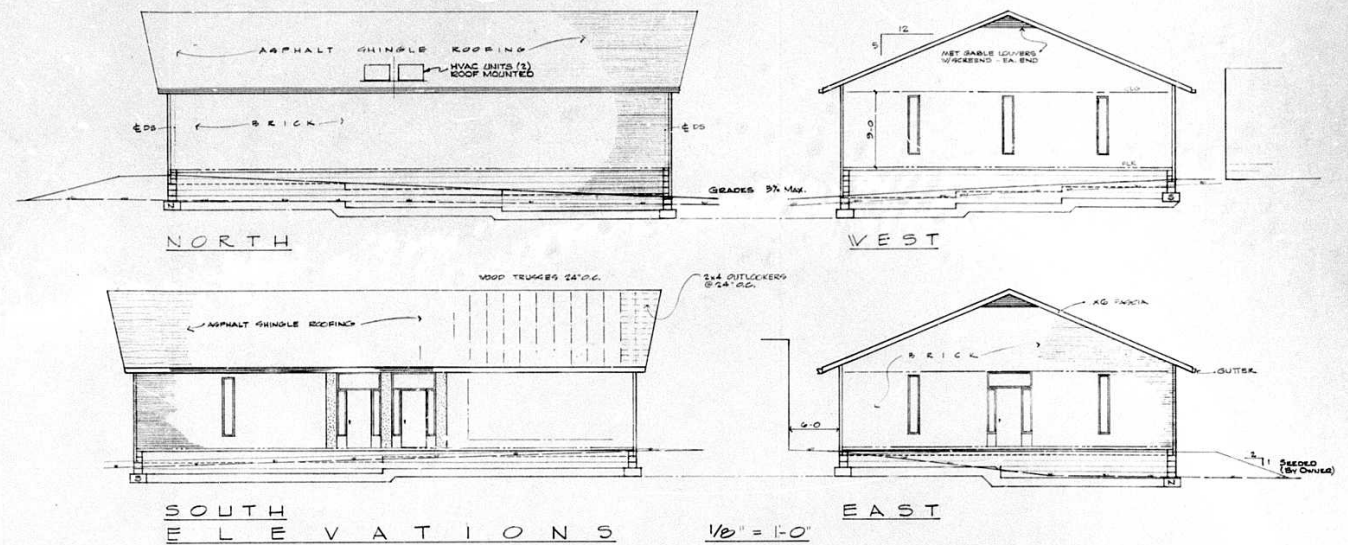
Dear Mr. DiNenna:

In general the site is of insufficient size to create any major traffic problems. However, access to the site via an existing entrance on Harford Road at the end of the ramp from the highway does create traffic problems. Expansion in the use of this entrance would only compound problems created by the location of this entrance.

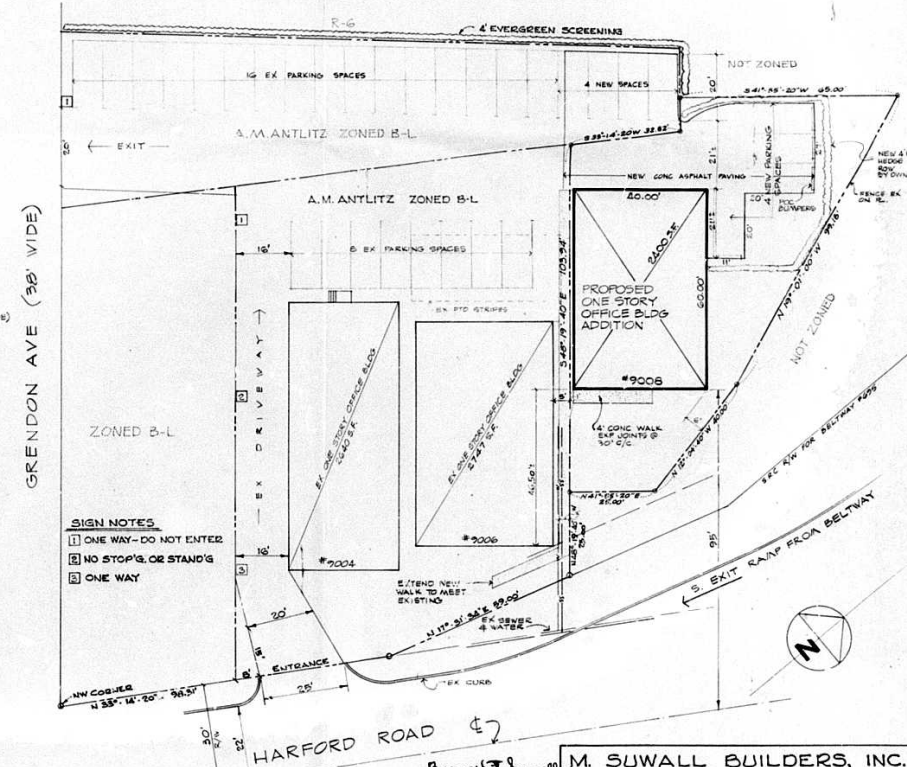
Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/rmg



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: John H. Wembridge
DATE: 6-9-76
75-220



SIGN NOTES

① ONE WAY- DO NOT ENTER

② NO STOP'G. OR STAND'G

③ ONE WAY

SITE PLAN SCALE 1"=20'-0"
AREA OF PARCEL = 0.16 ACRES
9TH DISTRICT, BALTO. COUNTY, MD.
REQUIRED PARKING = 26 SPACES (TOTAL)
PARKING PROVIDED = 32 SPACES

M. SUWALL BUILDERS, INC.
PROPOSED OFFICE ADDITION 9006 HARFORD RD., BALTIMORE CO., MD.
FOR MR. A. A. ANTLITZ

r. c. melhorn, drafting services 357-7443		dwg. no.	1
drawn by RAS:70	by 	last rev. 25 MAY 1970	

FLOOR PLAN $\frac{1}{4}'' = 1'-0''$

NOTES:

- 1) CEILING THROUGHOUT TO BE 2x4 ACoustICAL PANELS - WHITE PANELS & GRID CLASS "A"
- 2) ENTRANCE MATERIALS (DOORS, AGGREGATE PANELS, GLASS & LANTERNS) TO MATCH EXISTING
- 3) RAILINGS TO MATCH EXISTING
- 4) ROOF SHINGLES TO MATCH EXISTING
- 5) HEATING & AIR CONDITIONING TO BE ELECTRIC. PROVIDE TWO SEPARATE SYSTEMS
- 6) CONTRACTOR MAKE ALLOWANCE FOR ELECTRICAL OUTLETS TO BE LOCATED BY OWNER
- 7) LIGHTING TO PROVIDE 75 FT CANDLES AT DESK HEIGHT.
- 8) ALL PLUMBING WORK TO BE PROPERLY VENTED AND IN ACCORDANCE WITH R.C.B.C. REQUIREMENTS
- 9) ALL ELECTRICAL WIRING, DEVICES, LIGHTING & EXIT SIGNS TO BE IN ACCORDANCE WITH R.C.B.C. REQUIREMENTS

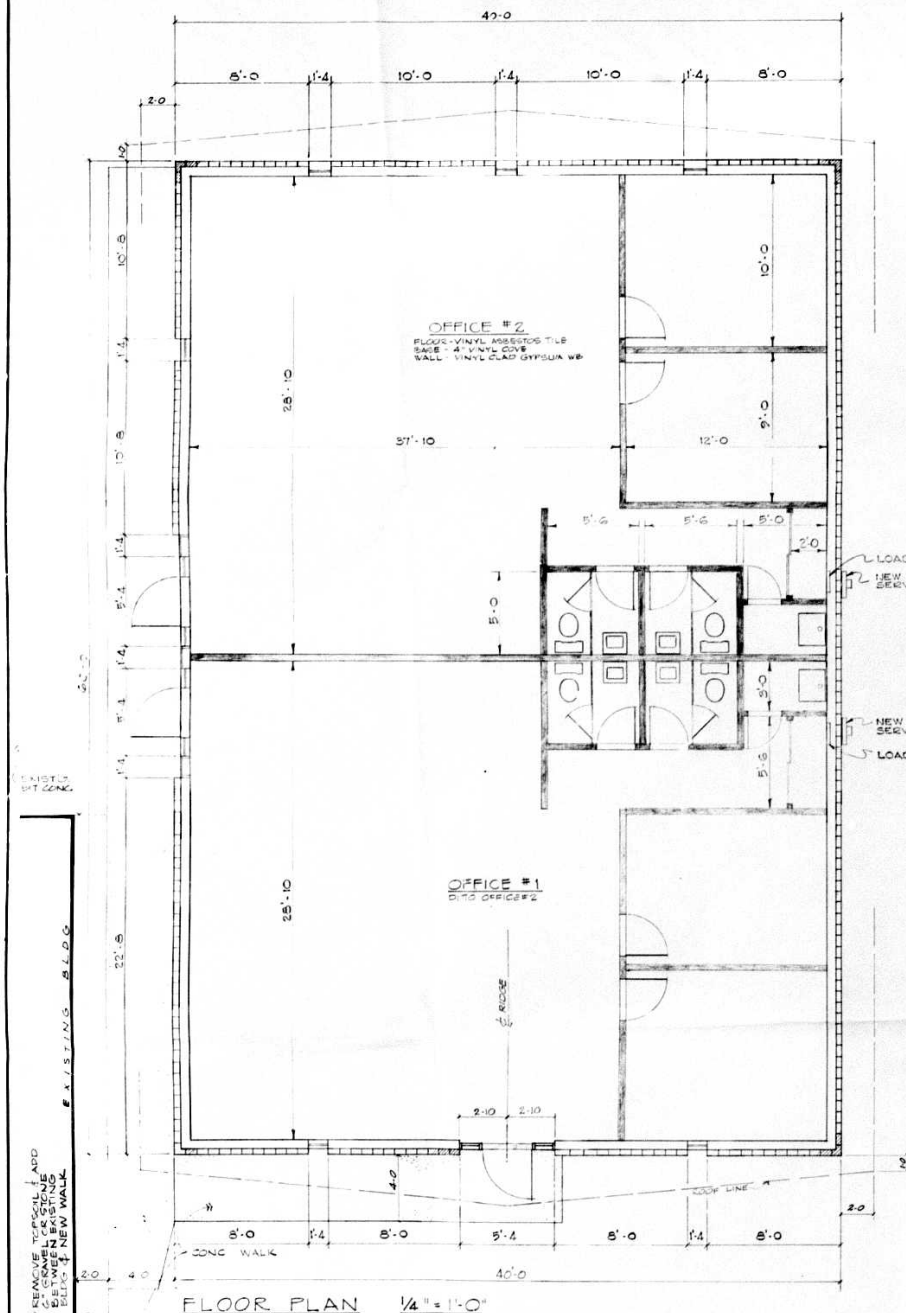
PARTITION DETAILS

$$12 = -0$$

ALL INSULATION = 1 1/2" TK.
ALL WOOD STUDS 24" OC.

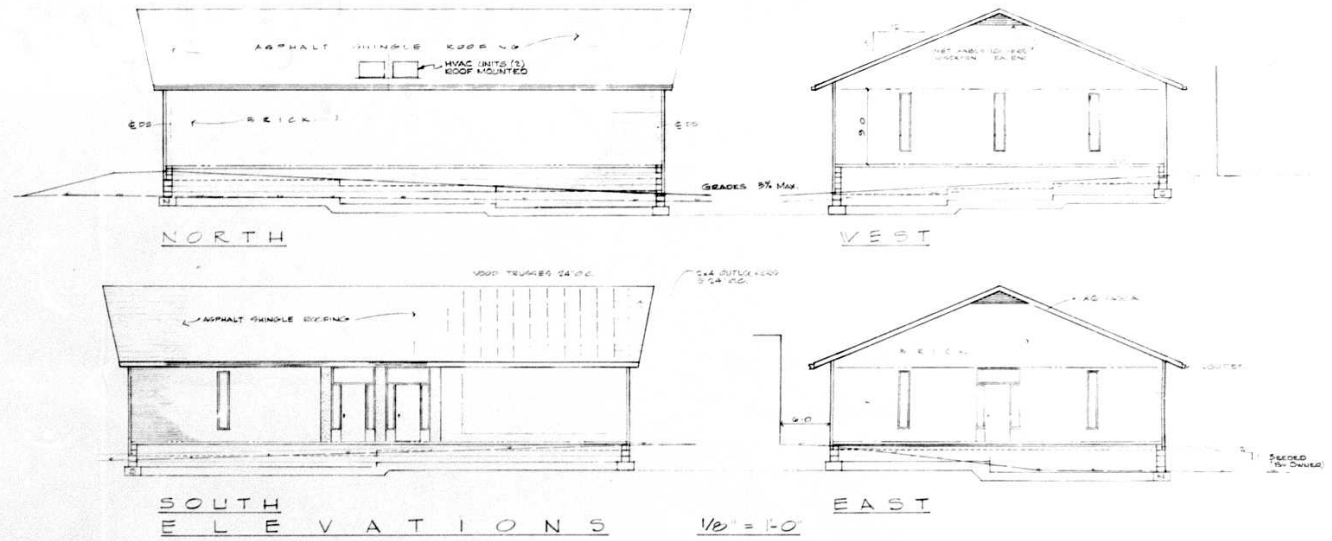
F FLOOR & FOOTING

PARKING DATA
TOTAL BUILDING AREAS = 7787 SF.
ONE PARKING SPACE FOR EACH 300 SF.
26 SPACES REQUIRED
32 SPACES SHOWN
PARKING SPACES 9' x 20'

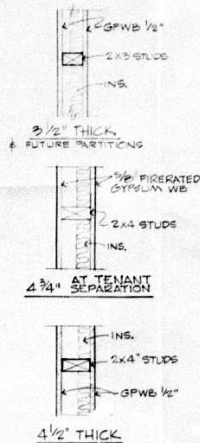


NOTES:

- 1) CEILING THROUGHOUT TO BE 2x4 ACoustICAL PANELS - WHITE PANELS & GRID CLASS 'A'.
- 2) ENTRANCE MATERIALS (DOORS, AGGREGATE PANELS, GLASS & LANTERNS) TO MATCH EXISTING.
- 3) RAILINGS TO MATCH EXISTING.
- 4) ROOF SHINGLES TO MATCH EXISTING.
- 5) HEATING & AIR CONDITIONING TO BE ELECTRIC. PROVIDE TWO SEPARATE SYSTEMS.
- 6) CONTRACTOR MAKE ALLOWANCE FOR ELECTRICAL OUTLETS TO BE LOCATED BY OWNER.
- 7) LIGHTING TO PROVIDE 75 FT CANDLES AT DESK HEIGHT.
- 8) ALL PLUMBING WORK TO BE PROPERLY VENTED AND IN ACCORDANCE WITH S.C.B.C. REQUIREMENTS.
- 9) ALL ELECTRICAL WIRING, DEVICES, LIGHTING & EXIT SIGNS TO BE IN ACCORDANCE WITH S.C.B.C. REQUIREMENTS.



PLANS APPROVED
OFFICE OF ANTLITZ ZONING
BY *John A. Antlitz*
DATE 1-11-77
1/11/77
75-220

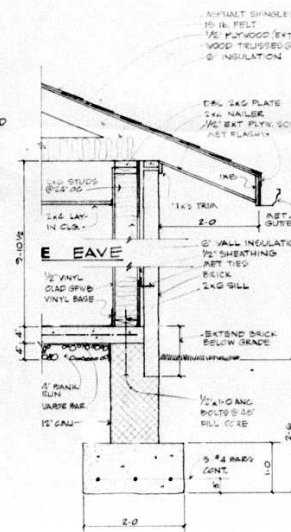


PARTITION DETAILS

1/2" = 1'-0"

ALL INSULATION = 1/2" T.K.

ALL WOOD STUDS 2x4 @ 20"

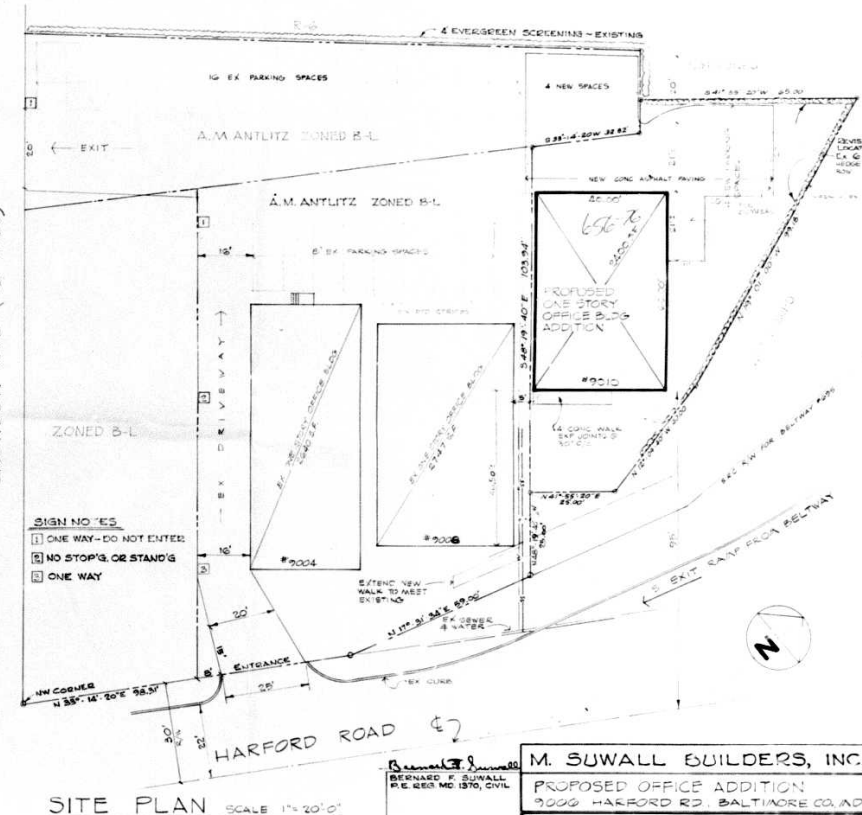


F FLOOR & FOOTING

PARKING DATA

TOTAL BUILDING AREAS = 7787 SF
ONE PARKING SPACE FOR EACH 200 SF
20 SPACES REQUIRED
20 SPACES SHOWN
PARKING SPACES 9'x20'

GRENDON AVE (30' WIDE)



SITE PLAN SCALE 1" = 20'-0"

AREA OF PARCEL = 0.16 ACRES
9TH DISTRICT, BALTO. COUNTY, MD
REQUIRED PARKING = 20 SPACES (TOTAL)
PARKING PROVIDED = 32 SPACES

Bernard F. Suwall
BERNARD F. SUWALL
P.E. REG. NO. 1370, CIVIL

M. SUWALL BUILDERS, INC.

PROPOSED OFFICE ADDITION
3000 HARFORD RD., BALTIMORE CO., MD.

FOR
AC. A. A. ANTLITZ

r.c. melhorn, drafting services 557-7645

Drawn by A.A.R. 10 by B.S. 11/1/76 25 MAY 1978

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