

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, HENRY LANASA, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for... offices

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.

Edgar L. Sperl
Contract purchaser
Address: 3031 East Avenue
Baltimore, Md 21234
Petitioner's Attorney
Address: _____
Protestant's Attorney
Address: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 1st day of May, 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 2nd day of June, 1975, at 11:00 o'clock

Henry P. Lanasa
Zoning Commissioner of Baltimore County

(over)

PETITION FOR A SPECIAL EXCEPTION 9th DISTRICT

ZONING: Petition for Special Exception for Offices.
LOCATION: West side of Old Harford Road 468 feet, more or less, North of Kings Ridge Road.
DATE & TIME: MONDAY, JUNE 2, 1975 at 11:00 A.M.
PUBLIC HEARING: Room 106, 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:

Petition for Special Exception for Offices.

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

Being the property of Henry Lanasa, as shown on plat plan filed with the Zoning Department Office.

Hearing Date: Monday, June 2, 1975 at 11:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
S. ERIC DINENIA
ZONING COMMISSIONER OF
BALTIMORE COUNTY

Mr. Edgar L. Sperl
3031 East Avenue
Baltimore, Maryland 21234

RE: Petition for Special Exception
W/S of Old Harford Road, 468' N of
Kings Ridge Road - 9th Election
District
Henry Lanasa - Petitioner
NO. 75-275-X (Item No. 186)

Dear Mr. Sperl:

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

Very truly yours,

James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

Mr. Henry M. Lanasa
8424 Old Harford Road
Baltimore, Maryland 21234

LEF 2741 309

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, HENRY P. LANASA, of Baltimore County, State of Maryland, have made, constituted and appointed and by these presents do make, constitute and appoint my son, HENRY M. LANASA, my true and lawful attorney to act in, manage and conduct all of my estate and all my affairs and for that purpose for me, and in my name, place and stead, and for my use and benefit, and as my act and deed, to do and execute, or to concur with persons jointly interested with myself therein, in the doing or executing of all or any of the following acts, deeds and things, that is to say:

1. To buy, receive, lease, accept or otherwise acquire; to sell, convey, mortgage, hypothecate, pledge, quit claim, or otherwise encumber or dispose of; or to contract, or agree for the acquisition, disposal or encumbrance of; any property whatsoever and wheresoever situated, be it real, personal or mixed.

2. To take, hold, possess, invest, accept or otherwise manage any or all of my real, personal or mixed property, or any interest therein; to eject, remove or relieve tenants or other persons from, and recover possession of, such property by all lawful means; and to maintain, protect, preserve, insure, remove, store, transport, repair, rebuild, modify or improve the same or any part thereof.

3. To make, do and transact all and every kind of business of what nature or kind so ever, including the receipt, recovery, collection, payment, compromise, settlement and adjustment of all accounts, legacies, bequests, interests, dividends, annuities, demands, debts, taxes and obligations, which may now or hereafter be due, owing or payable by me or to me.

4. To make, endorse, accept, receive, sign, seal, execute, acknowledge and deliver deeds, assignments, agreements, certificates, hypothecations, checks, notes, bonds, vouchers, receipts and such other instruments in writing of whatever kind and nature as may be necessary, convenient or proper in the premises.

5. To deposit and withdraw for the purposes hereof, in either my said attorney's name or my name or jointly in both our names, in or from any banking institution, any funds, negotiable paper, or monies which may come into my said attorney's hands as such attorney or which I now or hereafter may have on deposit or be entitled to.

6. To institute, prosecute, defend, compromise, arbitrate and dispose of legal, equitable or administrative hearings, actions, suits, attachments, arrest, distresses or other proceedings or otherwise engage in litigation in connection with the premises.

7. To act as my attorney or proxy in respect to any stocks shares, bonds or other investments, rights or interests, I may now or hereafter hold.

8. To engage and dismiss agents, counsel and employees, and to appoint and remove at pleasure any substitute for or agent of my said attorney, in respect to all or any of the matters or things herein mentioned and upon such terms as my attorney shall think fit.

9. To prepare, execute, affix signature thereto and file income and other tax returns and other governmental reports, applications, requests and documents.

LAW OFFICE
POWER AND HODNER
21 W. BROADWAY AVE.
TOWSON, MD. 21204

RECEIVED
MAY 17 1975

LEF 2741 310

GIVING AND GRANTING unto my said attorney full power and authority to do and perform all and every act, deed, matter and thing whatsoever in and about my estate, property and affairs as fully and effectually to all intents and purposes as I might or could do in my own proper person if personally present, the above specially enumerated powers being in aid and exemplification of the full, complete and general power herein granted and not in limitation or definition thereof; and hereby ratifying all that my said attorney shall lawfully do or cause to be done by virtue of these presents.

AND I hereby declare that any act or thing lawfully done hereunder by my said attorney shall be binding on myself, and my heirs, legal and personal representatives and assigns. This Power of Attorney shall not be affected by my disability or incapacity. All acts done by the attorney in fact or agent during any period of disability or incompetence or uncertainty as to whether I am dead or alive shall have the same affect, shall inure to the benefit of and bind myself as if I were alive, competent and not disabled.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 2nd day of May, 1975.

WITNESS:

Henry P. Lanasa (SEAL)
HENRY P. LANASA

STATE OF MARYLAND, Baltimore County, to wit:-

I HEREBY CERTIFY, that on this 2nd day of May, 1975, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared HENRY P. LANASA and he acknowledged that he executed the same as his voluntary act and deed for the purposes above stated.

AS WITNESS my hand and Notarial Seal.

William J. Hart
WILLIAM J. HART
Notary Public

My commission expires:
July 1, 1978

07140000 20526152 61-C-WM
07140000 20526152 61-C-WM

Filed for record MAY 3 1975 at 1:53
Per Elmer B. Balline, Jr., Clerk
Mail to William J. Hart
Baltimore, Md. 21204

LAW OFFICE
POWER AND HODNER
21 W. BROADWAY AVE.
TOWSON, MD. 21204

D. D. LYNCH CO., INC.
CONSTRUCTION LAYOUT
4907 HARFORD ROAD
BALTIMORE, MARYLAND 21214
TEL: 254-4936

MARCH 18, 1975

DESCRIPTION FOR ZONING
8424 OLD HARFORD ROAD

BEGINNING FOR THE SAME AT A POINT 468.0 FEET NORTH OF THE CENTERLINE OF KINGS RIDGE ROAD AT OLD HARFORD ROAD. SAID POINT OF BEGINNING BEING ON THE WEST SIDE OF OLD HARFORD ROAD ON THE NORTH SIDE OF A 40' WIDE RIGHT OF WAY DESCRIBED AS SELBY AVENUE AND RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK W.P.C. NO. 5 FOLIO 63. THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES:

1. SOUTH 85 DEGREES 17 MINUTES 17 SECONDS WEST 129.00 FEET
2. NORTH 45 DEGREES 31 MINUTES 41 SECONDS WEST 43.60 FEET
3. NORTH 4 DEGREES 42 MINUTES 50 SECONDS WEST 170.00 FEET
4. NORTH 85 DEGREES 17 MINUTES 17 SECONDS EAST 144.00 FEET
5. SOUTH 5 DEGREES 47 MINUTES EAST 200.18 FEET TO THE POINT OF BEGINNING.

BEING A PORTION OF THE PROPERTY DESCRIBED IN A DEED FROM MARIE A. WHITE AND HUSBAND TO HENRY P. LANASA AND WIFE DATED FEBRUARY 1, 1977 AND RECORDED IN THE LAND RECORDS OF BALTIMORE COUNTY IN LITER 992 FOLIO 451.

CONTAINING 0.70 ACRES MORE OR LESS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Eric Dinenna, Zoning Commissioner Date: May 28, 1975

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-275-X, Petition for Special Exception for Offices.

West side of Old Harford Road 468 feet, more or less, North of Kings Ridge Road. Petitioner: Henry Lanasa

9th District

HEARING: Monday, June 2, 1975 (11:00 A.M.)

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

The proposed office use at this location is consistent with the Planning Board's policy of encouraging conversion of existing buildings to office to help provide a transition from commercial zones and uses to residential zones and uses.

If this request is granted the developer should be required in addition to the usual screening requirements to maintain the appearance of a dwelling. Also any outside light standards should be limited to 8' in height.

William D. Fromm
William D. Fromm
Director of Planning

WDF:NEG:rw

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
W/S of Old Harford Road, 468' N of : DEPUTY ZONING
King Ridge Road - 9th Election District : COMMISSIONER
Henry Lanasa - Petitioner :
NO. 75-275-X (Item No. 186) :
OF :
BALTIMORE COUNTY

This Petition represents a request for a Special Exception for offices.
The property in question is located on the west side of Old Harford Road,
468 feet north of King Ridge Road, in the Ninth Election District of Baltimore
County.

Testimony established that the subject property is zoned D.R.16, contains
.43 of an acre, more or less, and is part and parcel of an overall tract that
contains a total of 0.70 of an acre, more or less. That portion of the overall
tract, that is not a part of this request, is presently zoned D.R. 5.5 and will
be utilized for access and driveway leading to the subject property. The
Petitioner plans to convert the existing dwelling to office use, with no changes
to the exterior.

There were no adverse comments presented by the Zoning Plans Advisory
Committee, and comments from the Director of Planning indicated that
the Planning Board's policy is to encourage conversions of this type, i.e.,
transitional uses between commercial and residential zones.

Without reviewing the testimony and evidence in detail but based on all
such testimony and evidence, it is the opinion of the Deputy Zoning Commission-
er that the Special Exception, as requested, will meet the prerequisites
of Section 502.1 and should, with certain restrictions, be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of
Baltimore County, this 6th day of June, 1975, that the herein Special
Exception for offices should be and the same is hereby GRANTED, subject to

the following restrictions:

1. Maintaining exterior of dwelling in its present form and in good repair.
2. Light standard shall not exceed eight feet in height and shall be directed away from residential zones.
3. Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

James E. Hogan
Deputy Zoning Commissioner of
Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204
Franklin T. Hogans
XXXXXXXXXXXXXXXXXXXX
Chairman

May 27, 1975

William J. Hart, Jr., Esq.
21 W. Susquehanna Avenue
Towson, Maryland 21204

RE: Special Exception Petition
Item 186
Henry Lanasa - Petitioner

Dear Mr. Hart:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the west side of Old Harford Road, 468 feet north of Kings Ridge Road, and is currently improved with an existing dwelling. This 0.70 acre parcel is partially zoned D.R. 16, and partially zoned D.R. 5.5. The petitioner is requesting a Special Exception for office use for the D.R. 16 portion of this property. To the north and south of this property and to the east lie properties of the petitioner on which preliminary plans have been filed for a residential subdivision. The property is currently cleared and graded, including two 40 foot right of ways abutting the subject property on its northern and southern boundaries.

William J. Hart, Jr., Esq.
Re: Item 186
May 27, 1975
Page 2

The submitted plans must be revised to indicate the overall proposed development by the petitioner.

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:JD

Enclosure

cc: B. D. Lynch & Co.
4907 Harford Road
Baltimore, Maryland 21214

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204



DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. W. T. MELZER
DIRECTOR DEPUTY TRAFFIC ENGINEER

May 14, 1975

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

Re: Item 186 - ZAC - April 15, 1975
Property Owner: Henry Lanasa
Location: W/S of Old Harford Rd. 468' N of Kings Ridge Rd.
Existing Zoning: D.R. 16 & D.R. 5.5
Proposed Zoning: Special Exception for offices and parking.
No. of Acres: 0.70
District: 9th

Dear Mr. DiNenna:

The requested special exception for offices is not expected to be a major traffic generator.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc.

MSF/usa

WILLIAM D. FROMM
DIRECTOR

S. ERIC DINENNA
ZONING COMMISSIONER



April 15, 1975

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 # 186, Zoning Advisory Committee Meeting, April 15, 1975, are as follows:

Property Owner: Henry Lanasa
Location: W/S of Old Harford Rd. 468' N. of Kings Ridge Road
Existing Zoning: D.R. 16 and D.R. 5.5
Proposed Zoning: Special Exception for offices and parking
No. of Acres: 0.70
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.

An overall site plan for the entire tract of land must be submitted.

The driveway must be a minimum of 24 feet in width.

Very truly yours,

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 434-3811 ZONING 484-3811

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: April 21, 1975

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

Z.A.C. Meeting of: April 15, 1975

Re: Item 186
Property Owner: Henry Lanasa
Location: W/S of Old Harford Rd. 468' N. of Kings Ridge Rd.
Present Zoning: D.R. 16 & D.R. 5.5
Proposed Zoning: Special Exception for offices and parking.

District: 9th
No. Acres: 0.70

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

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

H. EMILIE PARKS, Secretary
EUGENE D. HESS, Vice President
MRS. ROBERT A. BENEY

MARJUS M. BODDARI
JOSEPH M. MUDMAN
ALVIN LORECK
JOSHUA R. WHEELER, Superintendent

T. HAROLD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.D.
MRS. RICHARD E. W. WELFEL

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

April 9, 1975

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

Dear Mr. DiNenna:

Comments on Item #186, Zoning Advisory Committee Meeting, April 15, 1975, are as follows:

Property Owner: Henry Lanasa
Location: W/S of Old Harford Rd. 468' N of Kings Ridge Road
Existing Zoning: D.R. 16 & D.R. 5.5
Proposed Zoning: Special Exception for offices and parking.
No. of Acres: 0.70
District: 9th

Metropolitan water and sewer are available.

Very truly yours,

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

#HVR:ncp

E.L.S. Enterprises, Inc.
3031 East Ave.
Baltimore, Md. 21234
Advertising and posting of property for Henry J.
Lanahan—#15-275-X

APT.
PARKING
LOT

CAREY E.
CRUEY
4229-462

NORTH

#8500
JAN RINAUDO
3057/252
2-4-83 18-352175

EX TUNING
DA 16
EX USE
COMMERCIAL

#8420 NICHOLAS
BAIBAKIS
4131/417
PROP # 09 02-00534

EXIST. ZONING
DR - B.5

1. AREA 2 PARCEL = 0.70 AC.
2. EXIST ZONING = DR16 & DRB5
3. PROPOSED SPECIAL EXCEPTION FOR GENERAL OFFICES AND OFF-STREET PARKING IN A DR16 ZONE
4. PROPOSED USE - GENERAL OFFICES
5. EXISTING BUILDING TO BE UTILIZED
6. OFF-STREET PARKING DATA:
 - A. TOTAL FLOOR AREA = 958 SF
 - B. REQUIRED PARKING = 4 SPACES
 - C. PROPOSED PARKING = 14 SPACES
8. ALL PARKING AREA TO BE MACADAM PAVING
9. ALL LIGHTING TO BE MERCURY VAPOR LAMPS ILLUMINATED TOWARD BUILDING
10. PERIMETER OF TRACT TO BE PLANTED WITH 4FT DENSE SCREENING.
11. EXIST BLDG SERVED BY PUBLIC WATER & SEWER.
12. THE LIMITS OF THE SPECIAL EXCEPTION SHALL BE WITHIN THE DR16 ZONE AND NO GENERAL OFFICES NOR ADDITIONAL OFF-STREET PARKING WILL BE USED WITHIN THE EXIST DRB5 ZONE
13. TOTAL AREA OF DR16 ZONED WITHIN TRACT = 0.43 AC.

PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION
AT NO. 8424 OLD HARTFORD ROAD
ELECTION DISTRICT #9 BALTIMORE COUNTY, MD
SCALE: 1"=20' MARCH, 1975

MAP 3C
NE 9D
9
4825
3C
44
9.57
48

KEY SHEET A-J-NE

DEVELOPER:
EDGAR L. SPERL
1031 EAST AVE.
BALTO., MD 21234
665-3645

PREPARED BY:
B.D. LYNCH & CO.
4907 HARFORD RD.
BALTO., MD. 21214
254-4936

RIDGE GARDEN APTS
4318-217

APT.
PARKING
LOT

CAREY E.
CRUEY
4229-462

OLD HARFORD RD.

FUT. C & G

EX. C & G

FUT. C & G

EXIST. 8" SAN. #60-823

EXIST. 12" WATER #42-113

EX. PAVING

EDGE EX. PAVING

EXIST. R/W

PROP. R/W WIDENING

PROPOSED 4-FT. HIGH
DENSE SCREEN
PLANTING

PROPOSED
MACADAM
PARKING
AREA

NOTE: LIMIT OF
SPECIAL EXCEPTION
AT DR-16 ZONING
LINE

ENTRANCE

ENTRANCE

PROP. MERCURY
VAPOR LAMP

EX CONC. WALK

EX BUILDING

EXIST GARAGE

PROPOSED ARRY PLACE
& PAVING

#8420

NICHOLAS
BAIBAKIS
4131/417
PROP # 09-02-005941

EXIST. ZONING
DR-5.5

PLANS APPROVED
OFFICE OF PLANNING & ZONING

BY: *[Signature]*
PLANNING

DATE: 11-5-75

DATE: 11/5/75
ZONING COMMISSIONER

DATE: 11/5/75

PLANS APPROVED

OFFICE OF PLANNING & ZONING

BY: *[Signature]*
PLANNING

DATE: 11/9/75

DATE: 11/9/75
#75-275X

DATE: 11/9/75

DATE: 11/9/75

DATE: 11/9/75

DATE: 11/9/75

DATE: 11/9/75

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DATE: 11/9/75

DATE: 11/9/75

DATE: 11/9/75

DATE: 11/9/75

DATE: 11/9/75

GENERAL NOTES:

1. AREA OF PARCEL = 0.611 AC.
2. EXIST. ZONING = DR-16 & DR-5.5
3. PROPOSED SPECIAL EXCEPTION FOR GENERAL OFFICES AND OFF-STREET PARKING IN A DR-16 ZONE
4. PROPOSED USE - GENERAL OFFICES
5. EXISTING BUILDING TO BE DEMOLISHED
6. OFF-STREET PARKING DATA:
A. TOTAL FLOOR AREA = 958 SF.
B. REQUIRED PARKING = 4 SPACES
C. PROPOSED PARKING = 14 SPACES
8. ALL PARKING AREAS TO BE MACADAM PAVING
9. ALL LIGHTING TO BE MERCURY VAPOR LAMPS ILLUMINATED TOWARD BUILDING
10. PERIMETER OF TRACT TO BE PLANTED WITH 4 FT DENSE SCREENING.
11. EXIST. BLDG. SERVED BY PUBLIC WATER & SEWER.
12. THE LIMITS OF THE SPECIAL EXCEPTION SHALL BE WITHIN THE DR-16 ZONE AND NO GENERAL OFFICES NOR ADDITIONAL OFF-STREET PARKING WILL BE USED WITHIN THE EXIST. DR-5.5 ZONE.
13. TOTAL AREA OF DR-16 ZONED WITHIN TRACT = 0.43 AC.

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION & OCCUPANCY CHANGE AT NO. 8424 OLD HARFORD ROAD ELECTION DISTRICT #9 BALTIMORE COUNTY, MD SCALE: 1"=20'

MARCH, 1975
NOV., 1975

- SPECIAL RESTRICTIONS OF ZONING CASE: 75-275-X:
- 1) THE EXISTING DWELLING SHALL MAINTAIN ITS EXISTING EXTERIOR FRONT AND SHALL BE KEPT IN GOOD REPAIR.
 - 2) LIGHT STANDARDS SHALL NOT EXCEED 8 FEET IN HEIGHT AND SHALL BE DIRECTED AWAY FROM RESIDENTIAL ZONES.
 - 3) FURTHER APPROVALS TO THIS SITE SHALL BE SUBJECT TO SITE PLAN REVIEW AND APPROVALS BY THE DEPARTMENT OF PUBLIC WORKS AND THE OFFICE OF PLANNING AND ZONING.



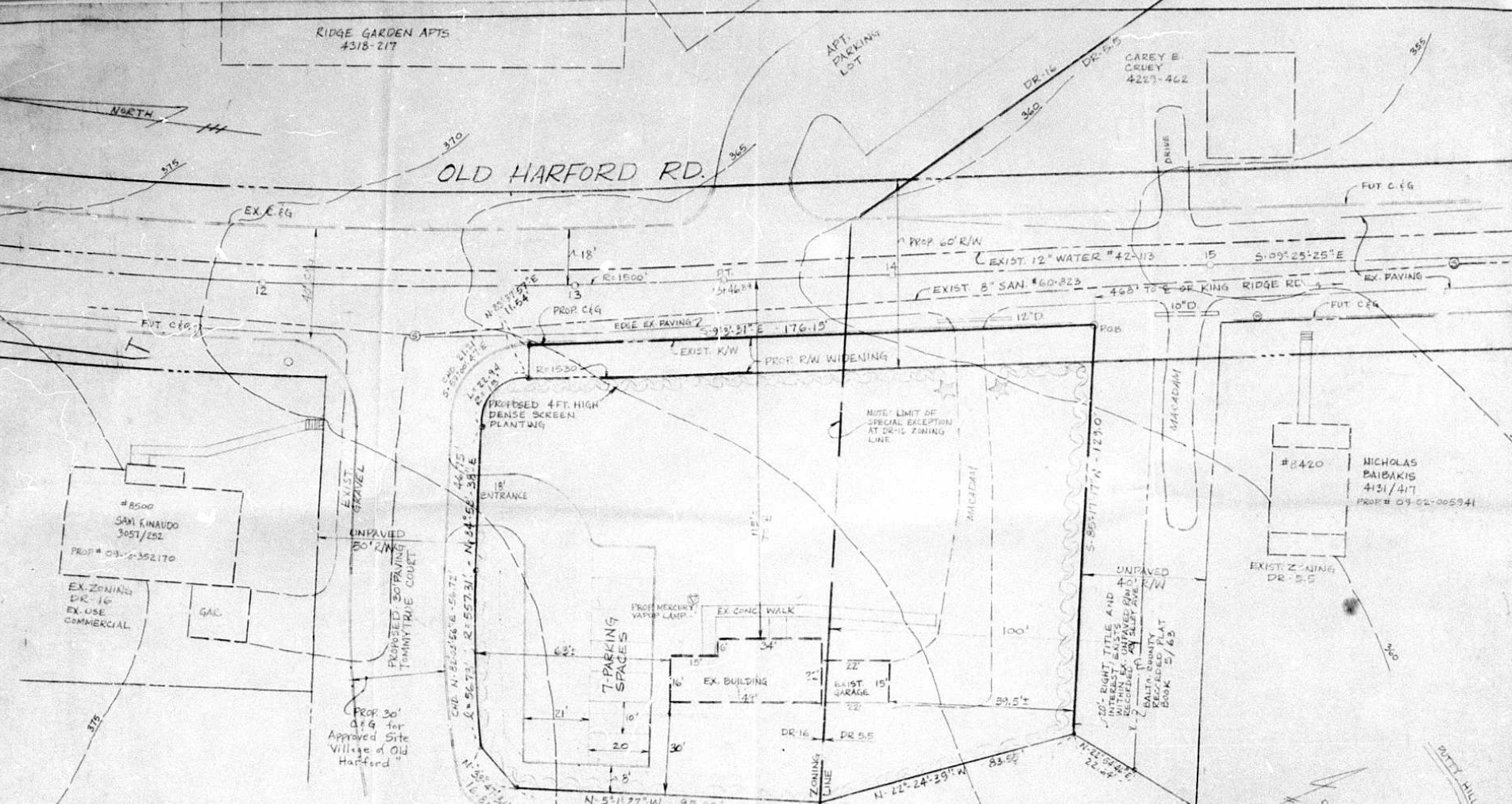
CONTRACT PURCHASER:
MR. WILLIAM KOENIG
7034 HEATHERFIELD RD.
BALTO., MD. 21212

DEVELOPER:
EDGAR L. SPERL
1031 EAST AVE.
BALTO., MD. 21234
665-3645

PREPARED BY:
B.D. LYNCH & CO.
4907 HARFORD RD.
BALTO., MD. 21214
254-4936

VICINITY MAP
1"=500'

KEY SHEET N-NE



GENERAL NOTES:

1. AREA OF PARCEL = 0.611 AC.±
2. EXIST. ZONING = DR-16 & DR-5.5
3. PROPOSED SPECIAL EXCEPTION FOR GENERAL OFFICES AND OFF-STREET PARKING IN A DR-16 ZONE
4. PROPOSED USE - GENERAL OFFICES
5. EXISTING BUILDING TO BE UTILIZED
6. OFF-STREET PARKING DATA:
 - A. TOTAL FLOOR AREA = 985 S.F.
 - B. REQUIRED PARKING = 4 SPACES
 - C. PROPOSED PARKING = 7 SPACES
7. ALL PARKING AREAS TO BE MACADAM PAVING
8. ALL LIGHTING TO BE MERCURY VAPOR LAMPS ILLUMINATED TOWARD BUILDING 4 FT MAX HGT.
9. PERIMETER OF TRACT TO BE PLANTED WITH 4 FT DENSE SCREENING.
10. EXIST. BLDG. SERVED BY PUBLIC WATER & SEWER.
11. THE LIMITS OF THE SPECIAL EXCEPTION SHALL BE WITHIN THE DR-16 ZONE AND NO GENERAL OFFICES NOR ADDITIONAL OFF-STREET PARKING WILL BE USED WITHIN THE EXIST. DR-5.5 ZONE.
12. TOTAL AREA OF DR-16 ZONED WITHIN TRACT = 0.43 AC.±

PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE 5/12/76
75-275-X

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION & OCCUPANCY CHANGE AT NO. 8424 OLD HARFORD ROAD ELECTION DISTRICT #9 BALTIMORE COUNTY, MD SCALE: 1"=20'

MARCH, 1975
NOV. 1, 1975
APRIL 1, 1976

- SPECIAL RESTRICTIONS OF ZONING CASE 75-275-X:
1. THE EXISTING DWELLING SHALL MAINTAIN ITS EXISTING EXTERIOR FORM AND SHALL BE KEPT IN GOOD REPAIR.
 2. LIGHT STANDARDS SHALL NOT EXCEED 8 FEET IN HEIGHT AND SHALL BE DIRECTED AWAY FROM RESIDENTIAL ZONES
 3. FURTHER APPROVALS TO THIS SITE SHALL BE SUBJECT TO SITE PLAN REVIEW AND APPROVALS BY THE DEPARTMENT OF PUBLIC WORKS AND THE OFFICE OF PLANNING AND ZONING.



CONTRACT PURCHASER:
MR. WILLIAM KOENIG
7034 HEATHERFIELD RD.
BALTO., MD. 21212

DEVELOPER:
EDGAR L. SPERL
1031 EAST AVE.
BALTO., MD. 21234
665-3645

PREPARED BY:
B.D. LYNCH & CO.
4907 HARFORD RD.
BALTO., MD. 21214
254-4936

VICINITY MAP
1"=500'

KEY SHEET N-16

