

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Alton C. Akers & Ruth E. Akers 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 A Service Garage

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 Alton C. Akers Legal Owner
Address 2640 Masea Ave.
Baltimore, Maryland 21219

Petitioner's Attorney Franklin T. Hogans, Jr. Protestor's Attorney
Address 2 N. Dunbar Avenue
Baltimore, Maryland 21222

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of October, 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 15th day of December, 1975, at 10:30 clock

S. Eric DiNenna
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 5, 1975

Mr. Alton C. Akers
2640 Masea Avenue
Baltimore, Maryland 21219

RE: Special Exception Petition
Item 86
Alton C. and Ruth E. Akers -
Petitioners

Dear Mr. Akers:

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, currently zoned B.L., is located approximately 115 feet south of the center line of Sparrows Point Road, and is bordered on the west by Brannan Avenue, and the east by Marine Avenue.

The property is currently improved with a large concrete block building, approximately 48'x51', a portion of which is the subject of this petition. Adjacent properties to the north, east and west are improved with commercial uses, while residential dwellings exist to the south.

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Alton & Ruth Akers legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.26 (5) to permit 5 off street parking spaces in lieu of the required 8 spaces.

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

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.

Contract purchaser Alton Akers Legal Owner
Address 2640 Masea Ave., Baltimore, Md.

Petitioner's Attorney Franklin T. Hogans, Jr. Protestor's Attorney
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this 28th day of October, 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 15th day of December, 1975, at 10:30 clock

S. Eric DiNenna
Zoning Commissioner of Baltimore County.

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Baltimore County Fire Department

PAUL H. REINCKE
Chief



Towson Maryland 21204
875-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owners: Alton C. & Ruth E. Akers

Location: 90' S of Sparrows Point Rd. between Brannan & Marine Ave.
Item No. 86 Zoning Agenda November 4, 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.

- () 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. NOTE: Hydrant located Marine & Sparrow Point 150'
- () 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.
- (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. Reincke Noted and Approved: Franklin T. Hogans, Jr.
Planning Group Chairman, Zoning Plans
Special Inspection Division Acting Deputy Chief
Fire Prevention Bureau

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
301-484-3271

WILLIAM D. FROMM
DIRECTOR

December 4, 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 #86, Zoning Advisory Committee Meeting, November 4, 1975, are as follows:

Property Owner: Alton C. and Ruth E. Akers
Location: 90' S. of Sparrows Point Road between Brannan and Marine Avenue
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a service garage
No. of Acres: 0.127
District: 15th

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.

Since the proposed enlargement to the existing building is existing, this office has no site plan comments to offer at this time.

Very truly yours,

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

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met.

a Special Exception for a Service Garage should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of January, 1976, that the aforementioned Special Exception 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 Department of Public Works and the Office of Planning and Zoning.

[Signature]
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

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 1976, 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

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 Petitioners.

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit five off-street parking spaces in lieu of the required eight spaces should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of January, 1976, that the aforementioned Variance 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 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 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: October 29, 1975

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

Z.A.C. Meeting of: November 4, 1975

Re: Item 86
Property Owner: Alton C. & Ruth E. Akers
Location: 90' S. of Sparrows Point Rd. between Brannan & Marine Ave.
Present Zoning: B.L.
Proposed Zoning: Special Exception for a service garage.

District: 15th
No. Acres: 0.127

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

[Signature]
W. Nick Petrovich,
Field Representative.

WNP/ml

H. EMILIE PARKER, President
EUGENE S. HESS, Vice President
MRS. ROBERT L. BERNET

MARCUS W. ROTHEBIS
JOSEPH N. MCDONNAN
ALVIN LOBECK
JOSHUA W. WHEELER, Superintendent

T. HARVARD WILLIAMS, JR.
RICHARD W. TRACER, V.P.
MRS. RICHARD W. RICHART

Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
13011494.3550
STEPHEN E. COLLINS
DIRECTOR

December 3, 1975

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

Re: Item 86 - ZAC - November 4, 1975
Property Owner: Alton C. & Ruth E. Akers
Location: 90' S. of Sparrows Point Rd. bet. Brannan & Marine Ave.
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a service garage
No. of Acres: 0.127
District: 15th

Dear Mr. DiNenna:

The requested Special Exception for a service garage is not expected to cause any major traffic problems. The variance to the parking may cause some problems due to the narrow streets in the area.

Very truly yours,

[Signature]
Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

November 17, 1975

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

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

Dear Mr. DiNenna:

Comments on Item #86, Zoning Advisory Committee Meeting, November 4, 1975, are as follows:

Property Owner: Alton C. & Ruth E. Akers
Location: 90' S of Sparrows Point Rd. between Brannan & Marine Ave.
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a service garage
No. of Acres: 0.127
District: 15th

A revised plot plan is required showing the method of waste oil disposal.

Public water and sewer are existing.

Very truly yours,

[Signature]
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

PHV:dlw

January 6, 1976

Gerard William Wittstadt, Esquire
2 North Dundalk Avenue
Baltimore, Maryland 21222

RE: Petitions for Special Exception and Variance Beginning 115' S of Sparrows Point Road on the W/S of Marine Avenue - 15th Election District Alton C. Akers, et ux - Petitioners NO. 76-129-XA (Item No. 86)

Dear Mr. Wittstadt:

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

Very truly yours,

[Signature]
S. ERIC DI NENNA
Zoning Commissioner

SED/scw

Attachments

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

PROPERTY DESCRIPTION

Being a part of a parcel of land which by deed dated December 7, 1918 and Recorded among the Land Record of Baltimore County in Liber W.P.C. No. 506, Folio 399 & Liber 5354, Folio 935 with the improvement thereon being known as No. 2501 Brannan Avenue consisting of approximately 0.127 Acre, more or less, beginning at a point located approximately 115 feet South of Sparrows Point Road & between Brannan Avenue & Marine Avenue in the 15th Election District of Baltimore County running the following courses & distances:

South 85° 3'00" East 91.35 feet; South 2° 30'00" West 60.36 feet; North 85° 48'00" West 92.5 feet; North 3° 38'00" 60.55 feet East to the point of beginning.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: December 12, 1975
FROM: William D. Framm, Director of Planning
SUBJECT: Petition #76-129-XA. Petition for Special Exception for a Garage, Service, partition for Variance for Off-Street Parking. Beginning 115 feet South of Sparrows Point Road on the West side of Marine Ave. Petitioner - Alton Akers and Ruth Akers

15th District

HEARING: Monday, December 15, 1975 at 10:30 A.M.

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

There are no land use planning factors involved in the proposed expansion and requested parking variance.

[Signature]
William D. Framm
Director of Planning

WDF:NEG:nb

RE: PETITION FOR SPECIAL EXCEPTION and
PETITION FOR VARIANCE
Beginning 115 feet South of Sparrows
Point Road on the West side of Marine
Avenue, 15th District
ALTON AKERS, Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 76-129-XA

ORDER TO ENTER APPEARANCE

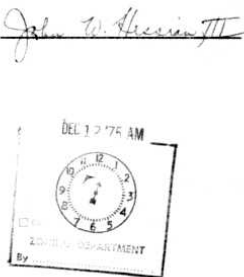
Mr. Commissioner:

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

John W. Hession, III
John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I hereby certify that on this 11th day of December, 1975, a copy of the foregoing
Order was mailed to Alton Akers, 2640 Masea Avenue, Baltimore, Maryland 21219,
Petitioner.



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 23rd day of
Oct 1975 Filing Fee \$ 50 Received He/ha Check cash
Other

Alters Submitted by He/ha
S. Eric DiNenna, Zoning Commissioner
Petitioner's Attorney Reviewed by He/ha

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

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>FPH</u>	Revised Plans: Change in outline or description Yes <u> </u> No <u> </u>									
Previous case: <u> </u>	Map # <u> </u>									

PETITION FOR SPECIAL EXCEPTION AND VARIANCE
15th DISTRICT

ZONING: Petition for Special Exception for a Garage, Serv-

ice.

LOCATION: Beginning 115 feet South of Sparrows Point

Road on the West side of Marine Avenue.

DATE & TIME: MONDAY, DECEMBER 15, 1975 at 10:30

A.M.

PUBLIC HEARING: Room 308, County Office Building, 111 W.

Chesapeake Avenue, Towson, Maryland.

Petition for Special Exception for a Garage, Serv-

ice.

Petition for Variance from the Zoning Regulations of

Baltimore County to permit 3 Off-Street Parking spaces in-

stead of the required 8 spaces.

The Zoning Regulations to be accepted as follows:

Section 603.2.1.1. Off-Street Parking: 1 for each 200 square

feet of total ground floor area and 1 for each 500 square feet of

total area of upper floors.

All that parcel of land in the 15th District of Baltimore

County

Being a part of a parcel of land which by deed dated Decem-

ber 7, 1961 and recorded among the Land Records of Baltimore

County Liber W.P.C. No. 308, Folio 308 & Liber 308A, Folio 308

with the improvement thereon being known as No. 2640 Masea

Avenue consisting of approximately 0.157 Acres, more or

less, beginning at a point located approximately 115 feet South

of Sparrows Point Road & between Brannan Avenue & Marine

Avenue in the 15th Election District of Baltimore County run-

ning the following courses & distances:

South 85° 15' 00" East 91.25 feet; South 5° 30' 00" West 88.25

feet; North 85° 45' 00" West 91.25 feet; North 5° 30' 00" East

88.25 feet to the point of beginning.

Being the property of Alton Akers and Ruth Akers, as shown

on plat plan filed with the Zoning Department.

Hearing Date: Monday, December 15, 1975 at 10:30 A.M.

Public Hearing: Room 308, County Office Building, 111 W.

Chesapeake Avenue, Towson, Md.

BY ORDER OF

S. ERIC DINENNA

ZONING COMMISSIONER OF

BALTIMORE COUNTY

(187)

Nov. 25

OFFICE OF
THE DUNDALK TIMES

DUNDA.K. MD. 21222

Nov. 26, 1975

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Special Exception & Variance- Alton Akers

was inserted in THE DUNDALK TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one week
before the 15th day of Dec. 1975, that is to say, the same
was inserted in the issues of Nov. 26, 1975.

STROMBERG PUBLICATIONS, Inc.

By Patterson

PETITION FOR SPECIAL
EXCEPTION AND VARIANCE
15th DISTRICT

ZONING: Petition for Special Excep-

tion for a Garage, Serv-

ice.

LOCATION: Beginning 115 feet

South of Sparrows Point Road on

the West side of Marine Avenue.

DATE & TIME: Monday, December

15, 1975 at 10:30 A.M.

PUBLIC HEARING: Room 308,

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

a Garage, Serv-

ice.

Petition for Variance from the

Zoning Regulations of Baltimore

County to permit 3 Off-Street Park-

ing spaces instead of the required 8

spaces.

The Zoning Regulations to be ac-

cepted as follows:

Section 603.2.1.1. Off-Street Park-

ing: 1 for each 200 square feet of

total ground floor area and 1 for

each 500 square feet of total area

of upper floors.

All that parcel of land in the 15th

Electon District of Baltimore Coun-

ty

Being a part of a parcel of land

which by deed dated December 7,

1911 and recorded among the Land

Records of Baltimore County in Liber

W.P.C. No. 308, Folio 308 & Liber

308A, Folio 308, with the improve-

ment thereon being known as No.

2640 Masea Avenue consisting of

approximately 0.157 Acres, more or

less, beginning at a point located

approximately 115 feet South of

Sparrows Point Road & between

Brannan Avenue & Marine Avenue

in the 15th Election District of Bal-

timore County running the following

courses & distances:

South 85° 15' 00" East 91.25 feet;

South 5° 30' 00" West 88.25 feet;

North 85° 45' 00" West 91.25 feet;

North 5° 30' 00" East 88.25 feet to

the point of beginning.

Being the property of Alton Akers

and Ruth Akers, as shown on plat

plan filed with the Zoning Depart-

ment.

Hearing Date: Monday, December

15, 1975 at 10:30 A.M.

Public Hearing: Room 308, Coun-

ty Office Building, 111 W. Ches-

apeake Avenue, Towson, Md.

BY ORDER OF

S. ERIC DINENNA

Zoning Commissioner of

Baltimore County

Nov. 27,

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 27, 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 a week
one time before the 15th day of December, 1975, the first publication
appearing on the 27th day of November
1975.

THE JEFFERSONIAN

Manager

Cost of Advertisement, \$

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

No. 25939

DATE Oct. 23, 1975 ACCOUNT 01-662

AMOUNT \$50.00

RECEIVED FROM Cash Petition for Special Exception for
FOR Alton C. Akers, 2640 Masea Ave., Baltimore, Md. 21219

4845 7261 23

500.00

VALIDATION OR SIGNATURE OF CASHIER

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

No. 28223

DATE Dec. 22, 1975 ACCOUNT 01-662

AMOUNT \$76.25

RECEIVED FROM Akers Sinclair Station, North Pt. Rd. and
Grider Ave., Balto., Md. 21219

FOR Advertising and posting of property
#76-129-XA

4845 7261 23

7625.00

VALIDATION OR SIGNATURE OF CASHIER

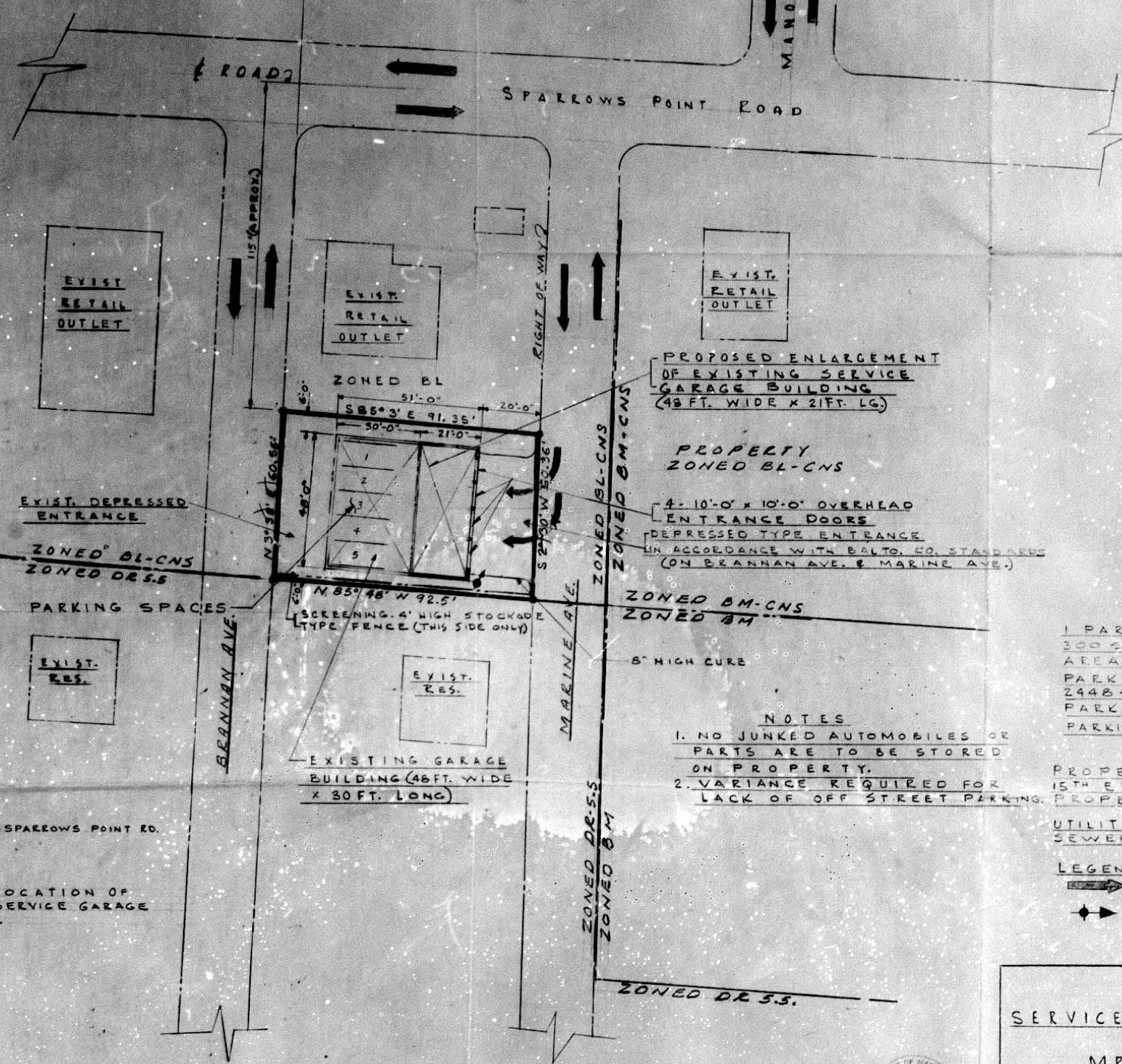
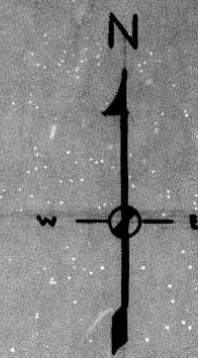
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#76-129-XA

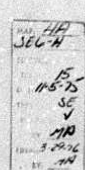
District 15th Date of Posting 11/30/75
Posted for: Hearing on Nov. 15, 1975 @ 10:30 A.M.
Petitioner: Alton Akers
Location of property: By lot 4 of Sparrows Pt. Rd. on W side of Marine
ave.
Location of Signs: Signs posted on 2 posts on
Marine ave.
Remarks:
Posted by: M. H. Hession Date of return: 12-4-75
Signature



TO NORTH POINT BLVD.



PROPERTY SURVEYED
3/73 BY DOLLENBERG BROS.
TOWSON, MD. 21204



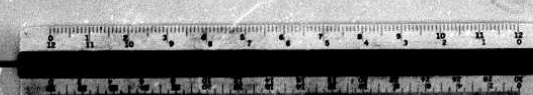
PARKING DATA
1 PARKING SPACE FOR EACH
300 SQ. FT.
AREA OF STRUCTURE = 2448 SQ. FT.
PARKING SPACES REQUIRED
2448 ÷ 300 = 8 SPACES
PARKING SPACES PROVIDED - 5
PARKING SPACES 9' x 20'

NOTES
1. NO JUNKED AUTOMOBILES OR
PARTS ARE TO BE STORED
ON PROPERTY.
2. VARIANCE REQUIRED FOR
LACK OF OFF STREET PARKING.

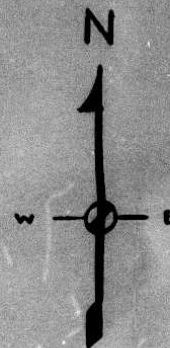
PROPERTY ZONED BL
15TH ELECTION DISTRICT
PROPERTY AREA 0.127 AC.
UTILITIES: CITY WATER,
SEWERAGE, & ELECTRICITY EXIST.

LEGEND:
→ TRAFFIC FLOW
◆ LIGHT STANDARD & DIRECTION
OF LIGHT - HEIGHT 10 FEET

PLOT PLAN
SERVICE GARAGE ALTERATIONS
FOR
MR. ALTON AKERS
2501 BRANNAN AVENUE
15TH ELECTION DISTRICT
BALTIMORE COUNTY
SCALE 1" = 20 FT. DATE: OCT. 6, 1975 DWG. # 75-110



TO NORTH POINT BLVD.



ZONED BL-CNS

MANOE AVE.

ROADS

SPARROWS POINT ROAD

EXIST.
RETAIL
OUTLET

EXIST.
RETAIL
OUTLET

EXIST.
RETAIL
OUTLET

PROPOSED ENLARGEMENT
OF EXISTING SERVICE
GARAGE BUILDING
(48 FT. WIDE X 21 FT. LG.)

PROPERTY
ZONED BL-CNS

4 - 10'-0" X 10'-0" OVERHEAD
ENTRANCE DOORS
DEPRESSED TYPE ENTRANCE
IN ACCORDANCE WITH BALTO. CO. STANDARDS
(ON BRANNAN AVE. & MARINE AVE.)

EXIST. DEPRESSED
ENTRANCE

ZONED BL-CNS
ZONED OR-SS

PARKING SPACES

EXIST.
RES.

SCREENING 4' HIGH STOCKADE
TYPE FENCE (THIS SIDE ONLY)

EXIST.
RES.

ZONED BM-CNS
ZONED BM

8" HIGH CURB

BRANNAN AVE.

MARINE AVE.

ZONED DR-SS
ZONED BM

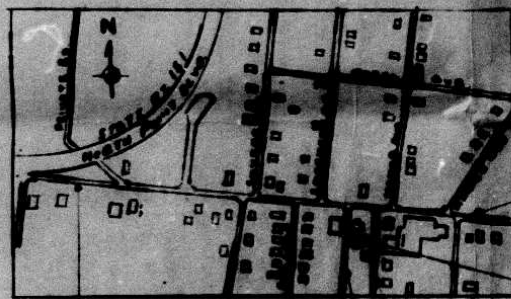
EXISTING GARAGE
BUILDING (48 FT. WIDE
X 30 FT. LONG)

NOTES
1. NO JUNKED AUTOMOBILES OR
PARTS ARE TO BE STORED
ON PROPERTY.
2. VARIANCE REQUIRED FOR
LACK OF ONE STREET PARKING.

PARKING DATA
1 PARKING SPACE FOR EACH
300 SQ. FT.
AREA OF STRUCTURE = 2448 SQ. FT.
PARKING SPACES REQUIRED
 $2448 \div 300 = 8$ SPACES
PARKING SPACES PROVIDED - 5
PARKING SPACES 9' X 20'

PROPERTY ZONED BL
15TH ELECTION DISTRICT
PROPERTY AREA 0.127 AC.
UTILITIES: CITY WATER,
SEWERAGE, & ELECTRICITY EXIST.

LEGEND:
TRAFFIC FLOW
LIGHT STANDARD & DIRECTION
OF LIGHT - HEIGHT 10 FEET



LOCATION DIAGRAM

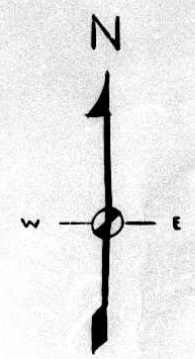
PLOT PLAN
SCALE 1" = 20'

PLOT PLAN
SERVICE GARAGE ALTERATIONS
FOR
MR. ALTON AKERS
2501 BRANNAN AVENUE

15TH ELECTION DISTRICT
BALTIMORE COUNTY
SCALE 1" = 20 FT
DATE: OCT. 6, 1975 DWG. # 75-1

MICROFILMED

TO NORTH POINT BLVD.



ZONED BL-CNS

SPARROWS POINT ROAD

MANOR AVE.

EXIST.
RETAIL
OUTLET

EXIST.
RETAIL
OUTLET

EXIST.
RETAIL
OUTLET

PROPOSED ENLARGEMENT
OF EXISTING SERVICE
GARAGE BUILDING
(48 FT. WIDE X 21 FT. LG.)

PROPERTY
ZONED BL-CNS

4- 10'-0" X 10'-0" OVERHEAD
ENTRANCE DOORS
DEPRESSED TYPE ENTRANCE
IN ACCORDANCE WITH BALTO. CO. STANDARD
(ON BRANNAN AVE. & MARINE AVE.)

PROPERTY SURVEYED
3/73 BY DOLLENBERG & SONS.
TOWSON, MD. 21204

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 2-26-76
76-129-XA

EXIST. DEPRESSED
ENTRANCE
ZONED BL-CNS
ZONED DR-SS

PARKING SPACES

EXIST.
RES.

SCREENING 4' HIGH STOCKADE
TYPE FENCE (THIS SIDE ONLY)

EXIST.
RES.

ZONED BM-CNS
ZONED BM

8" HIGH CURB

NOTES
1. NO JUNKED AUTOMOBILES OR
PARTS ARE TO BE STORED
ON PROPERTY.
2. VARIANCE REQUIRED FOR
LACK OF OFF STREET PARKING.

PARKING DATA
1 PARKING SPACE FOR EACH
300 SQ. FT.
AREA OF STRUCTURE = 2448 SQ. FT.
PARKING SPACES REQUIRED
2448 ÷ 300 = 8 SPACES
PARKING SPACES PROVIDED - 5
PARKING SPACES 9' X 20'

PROPERTY ZONED BL
15TH ELECTION DISTRICT
PROPERTY AREA 0.127 AC.
UTILITIES: CITY WATER,
SEWERAGE, & ELECTRICITY EXIST.

LEGEND:
→ TRAFFIC FLOW
◆ LIGHT STANDARD & DIRECTION
OF LIGHT - HEIGHT 10 FEET



SPARROWS POINT RD.

LOCATION OF
SERVICE GARAGE

BRANNAN AVE.
MARINE AVE.
SPARROWS POINT ROAD
LOCATION DIAGRAM

PLOT PLAN
SCALE 1" = 20'

PLOT PLAN
SERVICE GARAGE ALTERATIONS
FOR
MR. ALTON AKERS
2501 BRANNAN AVENUE
15TH ELECTION DISTRICT
BALTIMORE COUNTY
SCALE 1" = 20 FT. DATE: OCT. 6, 1975 DWG. # 75-11

