

# PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:  
Griffith

I, or we, Raymond W. & Florence P. Griffith, 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 N/A zone to an N/A 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 GENERAL OFFICE BUILDING IN A.

D.R. 16 ZONE

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, printing, 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

Raymond W. & Florence P. Griffith  
RAYMOND W. AND FLORENCE P. GRIFFITH  
Legal Owner

Address: 4714 EDMONDSON AVE.

BALTIMORE, MARYLAND 21229

Petitioner's Attorney

Protector's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 2nd day of December, 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 14th day of January, 1976, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

January 28, 1976

Paul J. Feeley, Esquire  
209 Courtland Avenue  
Towson, Maryland 21204

RE: Petition for Special Exception  
N/S of Edmondson Avenue, 142' W of  
Small Court - 1st Election District  
Raymond W. Griffith, et ux - Petitioners  
NO. 76-143-X (Item No. 99)

Dear Mr. Feeley:

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

Very truly yours,

George J. Martinak  
GEORGE J. MARTINAK  
Deputy Zoning Commissioner

GJM/mc

Attachments

cc: M's. Dorothy Keise  
20 Somerset Road  
Baltimore, Maryland 21228

M's. Grace Blackburn  
319 Regester Avenue  
Baltimore, Maryland 21212

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE  
N/S of Edmondson Avenue, 142' W of : DEPUTY ZONING  
Small Court - 1st Election District : COMMISSIONER  
Raymond W. Griffith, et ux - Petitioners :  
NO. 76-143-X (Item No. 99) :  
OF  
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition filed requesting a Special Exception for a general office building and offices in a D.R. 16 Zone. The subject property is situated on the north side of Edmondson Avenue, 142' W of Small Court, in the First Election District of Baltimore County. The parcel, containing 0.287 acres, more or less, is presently occupied by an abandoned automotive service station.

Testimony for the Petitioner indicated that the proposed building would be styled to resemble a residence, be two stories in height, would accommodate seven offices, and would be compatible with the domiciliary surroundings. The existing building, according to testimony, is approximately 12 feet high.

Two Protestants indicated their concern about possible retail uses of the proposed building, but agreed that the architect's rendition of the office structure indicated that it would be highly suitable to the neighborhood.

Based on all of the evidence presented at the hearing, in the judgement of the Deputy Zoning Commissioner, the requested Special Exception should be granted. Evidence and testimony indicated that the prerequisites of Section 502.1 would be met by the Petitioner.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 26th day of January, 1976, that the Special Exception for an office building and offices in a D.R. 16 Zone should be and the

same is GRANTED, subject to the following conditions:

1. The site is to be restricted to one entrance.
2. The frontage is to be appropriately landscaped.
3. The large oak tree at the rear of and situated on the site must be preserved.
4. Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

George J. Martinak  
Deputy Zoning Commissioner of  
Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER  
North side of Edmondson Avenue  
142 feet West of Small Court,  
1st District : OF BALTIMORE COUNTY  
RAYMOND W. & FLORENCE P.  
GRIFFITH, Petitioners : Case No. 76-143-X

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

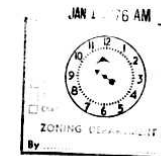
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in 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 9th day of January, 1976, a copy of the foregoing Order was mailed to Mr. and Mrs. Raymond W. Griffith, 4714 Edmondson Avenue, Baltimore, Maryland 21229, Petitioners.

John W. Hession, III



B. D. LYNCH CO., INC.  
CONSTRUCTION LAYOUT  
4807 HARFORD ROAD  
BALTIMORE, MARYLAND 21214  
TEL: 254-4838

November 5, 1975

ZONING DESCRIPTION  
8106 EDMONDSON AVENUE

DEED REFERENCE: LIBER 1504 PAGE 467

Beginning for the same on the North Side of Edmondson Avenue, at a distance of 142.0 feet west of the centerline of Small Court. Thence running along the North Side of Edmondson Avenue:

- 1) North 89 degrees 50 minutes West 100.0 feet, thence leaving the North Side of Edmondson Avenue and running the following courses and distances:
- 2) North 2 degrees 36 minutes 26 seconds East-125.00 feet.
- 3) South 89 degrees 50 minutes East-100.00 feet.
- 4) South 2 degrees 36 minutes 26 Seconds West-125.00 feet to the place of beginning.

Containing 0.287 Acres of land more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNanno, Zoning Commissioner Date: January 12, 1976  
FROM: William D. Fromm, Director of Planning  
SUBJECT: Petition #76-143-X, Petition for Special Exception for Offices and Office Building.  
North side of Edmondson Avenue 142 feet West of Small Court.  
Petitioners - Raymond W. Griffith and Florence P. Griffith

1st District

HEARING: Wednesday, January 14, 1976 at 10:00 A.M.

SUPPLEMENTAL COMMENT:

You should be advised that this office has received several telephone calls from concerned residents to the effect that the petitioner, in explaining to them his plans for use of the property, has suggested that a commercial use may be involved and we would therefore ask that if you do grant the petition, the petitioner be advised by you of the appropriate activities which may be conducted on the property under its present zoning classification and under the proposed Special Exception.

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

WDF:NEG:mb



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNanno, Zoning Commissioner Date: January 9, 1976  
FROM: William D. Fromm, Director of Planning  
SUBJECT: Petition # 76-143-X, Petition for Special Exception for Offices and Office Building.  
North side of Edmondson Avenue 142 feet West of Small Court.  
Petitioners - Raymond W. Griffith and Florence P. Griffith

1st District

HEARING: Wednesday, January 14, 1976 at 10:00 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 conversion of this abandoned gasoline service station to office use would be appropriate. This office concurs with the comments of the Department of Traffic Engineering re the closing of one of the existing access points to Edmondson Avenue. Additionally, in view of the surrounding residential properties and the length of time - The station has been abandoned, it is suggested that landscaping in addition to that required by Section 409 of the Baltimore County Zoning Regulations, as well as the careful treatment of any outdoor lighting on this site be conditioned by any order approving this request.

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

WDF:NEG:mb



# BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



### PETITION AND SITE PLAN

### EVALUATION COMMENTS

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 9, 1975

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

Franklin T. Hogans  
Chairman

MEMBERS  
ZONING ADMINISTRATION  
HEALTH DEPARTMENT  
BUREAU OF FIRE PREVENTION  
DEPARTMENT OF TRAFFIC ENGINEERING  
STATE HIGHWAY ADMINISTRATION  
BUREAU OF ENGINEERING  
PROJECT AND DEVELOPMENT PLANNING  
INDUSTRIAL DEVELOPMENT COMMISSION  
BOARD OF EDUCATION  
OFFICE OF THE BUILDINGS ENGINEER

Mr. Raymond W. Griffith  
4714 Edmondson Avenue  
Baltimore, Maryland 21229

RE: Special Exception Petition  
Item 99  
Raymond W. & Florence P. Griffith - Petitioners

Dear Mr. Griffith:

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 north side of Edmondson Avenue, 142 feet west of Small Court, and is currently improved with an abandoned gasoline service station. The petitioner is requesting a Special Exception in the existing D.R. 16 zone to permit offices.

Adjacent properties to the east, north, and west, as well as across Edmondson Avenue to the south, are improved with multi-family housing units.

The comments of the Department of Traffic Engineering should be noted with particular interest

Mr. Raymond W. Griffith  
Re: Item 99  
Page 2  
January 9, 1975

in regard to the number of entrances permitted. This Committee feels that every effort should be made during the further development of this site to save the stately oak to the rear of the building.

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.,  
Chairman, Zoning Plans  
Advisory Committee

FTH:JD

Enclosure

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

## Baltimore County, Maryland Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Division of Engineering  
ELLSWORTH H. DIVER, P. E. CHIEF

January 8, 1976

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

Re: Item #99 (1975-1976)  
Property Owner: Raymond W. & Florence P. Griffith  
N/S of Edmondson Ave., 142' W. of Small Court  
Existing Zoning: D.R. 16 & D.R. 10.5  
Proposed Zoning: Special Exception for general office use.  
No. of Acres: 0.287 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:

The comments supplied in connection with the Zoning Advisory Committee review of this site for Item #32, Cycle VII (April - October 1974) are referred to for your consideration.

The construction of sidewalk, curb and gutter, entrance, apron, etc. as may be required 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 office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #99 (1975-1976).

Very truly yours,

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

END:EAM:FWR:ss

N-NE Key Sheet  
6 SW 21 Pos. Sheet  
SW 2 F Topo  
101 Tax Map

## Baltimore County Fire Department



J. Austin Deitz  
Chief

Towson, Maryland 21204

833-7310

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

Attention: Mr. Jack Dillon, Chairman  
Zoning Advisory Committee

Re: Property Owner: Raymond W. & Florence P. Griffith

Location: N/S of Edmondson Avenue 142' W of Small Court

Item No. 99 Zoning Agenda December 2, 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.

( ) 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.

(x) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

(xx) 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.

NOTE: Underground tanks shall comply with all applicable parts of the Fire Prevention Code Appendix B, Underground Storage Tanks.

Reviewer: \_\_\_\_\_ Approved: \_\_\_\_\_  
Planning Group Acting Deputy Chief  
Special Inspection Division Fire Prevention Bureau

Baltimore County  
Department of Traffic Engineering  
TOWSON, MARYLAND 21204  
(301) 484-3550

STEPHEN E. COLLINS  
DIRECTOR

December 10, 1975

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

Re: Item 99 - ZAC - December 2, 1975  
Property Owner: Raymond W. & Florence P. Griffith  
Location: N/S Edmondson Ave. 142' W of Small Court  
Existing Zoning: D.R. 16 & D.R. 10.5  
Proposed Zoning: Special Exception for general office use  
No. of Acres: 0.287  
District: 1st

Dear Mr. DiNenna:

The requested special exception is of insufficient size to create any major traffic problems.

Should the special exception be granted, the site will be restricted to one entrance.

Very truly yours,

Michael S. Flanigan  
Michael S. Flanigan  
Traffic Engineer Associate

MSF:nc

Baltimore County  
Department of Health  
TOWSON, MARYLAND 21204

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

December 15, 1975

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

Dear Mr. DiNenna:

Comments on Item #99, Zoning Advisory Committee Meeting, December 2, 1975, are as follows:

Property Owner: Raymond W. & Florence P. Griffith  
Location: N/S of Edmondson Ave. 142' W of Small Court  
Existing Zoning: D.R. 16 & D.R. 10.5  
Proposed Zoning: Special Exception for general office use.  
No. of Acres: 0.287  
District: 1st

Since this is a special exception for an office and metropolitan water and sewer are existing, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

RJW:dls

Baltimore County  
Office of Planning and Zoning  
TOWSON, MARYLAND 21204  
(301) 484-3211

WILLIAM D. FROMM  
DIRECTOR

December 23, 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 #99, Zoning Advisory Committee Meeting, December 2, 1975, are as follows:

Property Owner: Raymond W. and Florence P. Griffith  
Location: N/S of Edmondson Avenue 142' W. of Small Court  
Existing Zoning: D.R. 16 and D.R. 10.5  
Proposed Zoning: Special Exception for general office use  
No. of Acres: 0.287  
District: 1st

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The access to the property for the proposed use should be limited to one driveway and the other driveway closed. The frontage of the site should be landscaped. All existing light standards must be shown on the site plan.

Very truly yours,

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

# BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 5, 1975

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

Z.A.C. Meeting of: December 2, 1975

Re: Item 99  
Property Owner: Raymond W. & Florence P. Griffith  
Location: N/S of Edmondson Ave. 142' N. of Small Court  
Present Zoning: D.R. 16 & D.R. 10.5  
Proposed Zoning: Special Exception for general office use.

District: 1st  
No. Acres: 0.287

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

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

JOHN L. PARKS, PRESIDENT  
EUGENE E. HESS, VICE PRESIDENT  
JOHN L. BERNY

MARCUS M. BOTSARIS  
JOSEPH N. MCDONNAN  
ALVIN LOBECK  
JOSHUA W. WHEELER, SUPERINTENDENT

T. BAYARD WILLIAMS, JR.  
RICHARD W. TRACEY, V.M.O.  
WILLIAM RICHARD K. HUEFEL

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 1st Date of Posting: Dec 27, 1975  
Posted for: PETITION FOR SPECIAL EXCEPTION  
Petitioner: RAYMOND W. GRIFFITH  
Location of property: N/S Edmondson Ave. 142' W. of Small Ct.  
Location of Sign: FRONT 6106 Edmondson Ave.  
Remarks: Discussed with Petitioner  
Posted by: [Signature] Date of return: JAN 2, 1976

## OFFICE OF THE CATONSVILLE TIMES

CATONSVILLE, MD. 21228

Dec. 24, 1975

THIS IS TO CERTIFY, that the annexed advertisement of  
Petition for a Special Exception- Griffith

was inserted in THE CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 14th day of Jan., 1976, that is to say, the same was inserted in the issues of Dec. 24, 1975.

STROMBERG PUBLICATIONS, Inc.

By: *Pat Smink*

## CERTIFICATE OF PUBLICATION

TOWSON, MD. December 25, 1975

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each week, consecutive weeks before the 14th day of January, 1976, the first publication appearing on the 25th day of December, 1975.

THE JEFFERSONIAN

*L. L. Smith*  
Manager

Cost of Advertisement, \$.....

## BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received \* this 14th day of November 1975. Item # 5800000

*S. Eric DiNenna*  
S. Eric DiNenna,  
Zoning Commissioner

Petitioner: *Raymond W. Griffith* Submitted by: *Raymond Griffith*  
Petitioner's Attorney: \_\_\_\_\_ Reviewed by: *DS*

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

## BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

Mr. Raymond W. Griffith  
4714 Edmondson Avenue  
Baltimore, Maryland 21229

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

Your Petition has been received and accepted for filing this 2nd day of December 1975

*S. Eric DiNenna*  
S. Eric DiNenna,  
Zoning Commissioner

Petitioner: *Raymond W. & Florence P. Griffith*

Petitioner's Attorney: \_\_\_\_\_ Reviewed by: *Franklin T. Hogans Jr.*  
S. D. Lynch & Co., Inc.  
4947 Harwood Ave.  
Baltimore, Md. 21214  
Chairman,  
Zoning Plans  
Advisory Committee

## 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<br>ZC, BA, CC, CA                    |          |    |                                                                       |    |           |    |         |    |           |    |
| Reviewed by: <i>DS</i>                          |          |    | Revised Plans:<br>Change in outline or description Yes _____ No _____ |    |           |    |         |    |           |    |
| Previous case: <i>75-3812</i>                   |          |    | Map # _____                                                           |    |           |    |         |    |           |    |

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 28252  
DATE: Jan. 14, 1976 ACCOUNT: 01-662  
AMOUNT: \$43.50  
RECEIVED FROM: *Paul J. Fowler, Res. 209 Smartland Ave. Towson Md. 21204*  
FOR: *Advertising and posting of property for Mr. Raymond W. Griffith 976-143-2*  
\$43.50  
43.50 REC  
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 25978  
DATE: Nov. 14, 1975 ACCOUNT: 01-662  
AMOUNT: \$50.00  
RECEIVED FROM: *Raymond Griffith, 4714 Edmondson Ave., Balto. Md. 21229 (Cash)*  
FOR: *Petition for Special Exception*  
\$50.00  
50.00 REC  
VALIDATION OR SIGNATURE OF CASHIER



76-143X  
1-14-76

PROTESTANT'S  
EXHIBITS

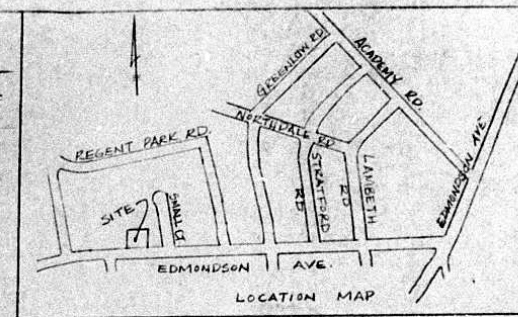
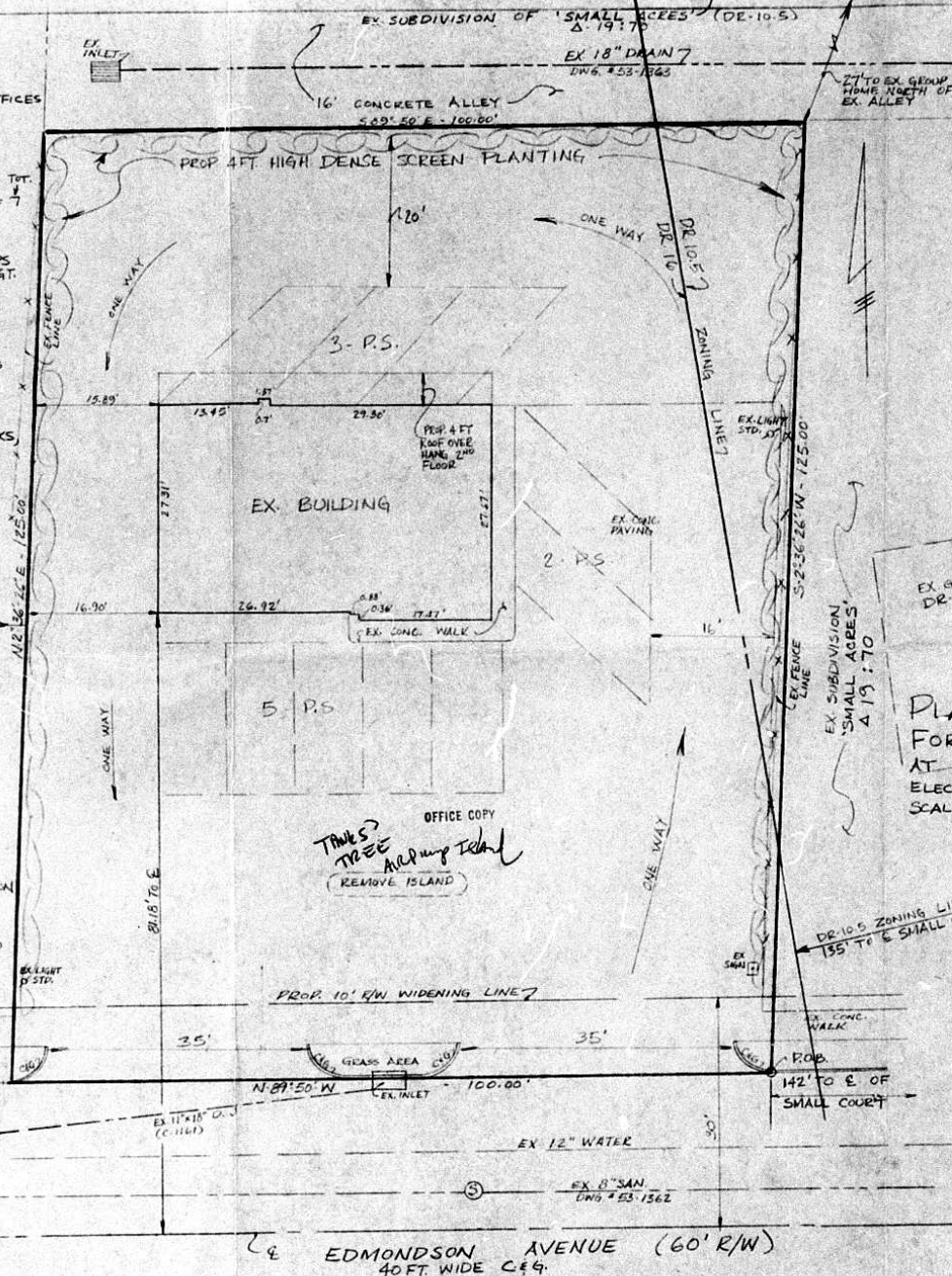
# GENERAL NOTES:

1. AREA OF PARCEL = 0.287 AC.
2. EXIST. ZONING - DR 10.5 & DR 10.5
3. PROPOSED SPECIAL EXCEPTION FOR GENERAL OFFICES AND OFFSTREET PARKING IN A DR 10.5 ZONE
4. PROPOSED USE - GENERAL OFFICES
5. EXISTING BUILDING TO BE RENOVATED AND UTILIZED WITH ALTERATIONS.
6. OFF-STREET PARKING DATA:
  - A. TOTAL FLOOR AREA = 1210 1586
  - B. REQUIRED PARKING = 4.03 2.77 = 7
  - C. PROPOSED PARKING = 10 SPACES
7. ALL PARKING AREAS TO BE MACADAM OR CONCRETE PAVING.
8. ALL LIGHTING TO BE MERCURY VAPOR LAMPS ILLUMINATED TOWARD BUILDING, 8FT MAX. HGT.
9. PERIMETER OF TRACT TO BE PLANTED WITH 4FT DENSE SCREENING AND/OR OPTICALLY DENSE FENCING.
10. EXIST. BLDG. SERVED BY PUBLIC WATER, SEWER AND STORM DRAINS.
11. THE EXISTING STRUCTURE SHALL HAVE ITS EXTERIOR ALTERED AND MAINTAINED IN GOOD REPAIR.
12. FURTHER APPROVALS TO THIS SITE SHALL BE SUBJECT TO SITE PLAN REVIEW AND APPROVALS BY THE DEPT. OF PUBLIC WORKS, THE DEPT. OF PERMITS & LICENSES, AND THE OFFICE OF PLANNING AND ZONING.
13. ALL UNDERGROUND STORAGE TANKS TO BE REMOVED OR SAND FILLED.
14. ALL EXTERIOR LIGHTS AND SIGNS TO BE REMOVED.

EX. APT. RESIDENCE

PROPERTY OF  
PIERCE J. FACLEY  
1369 270  
ZONED DR-16

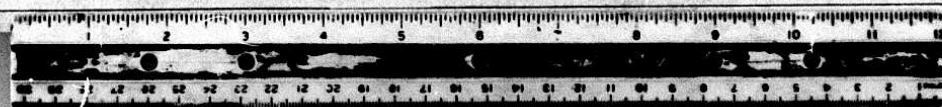
NOTE THIS SITE HAD PREVIOUSLY BEEN PETITIONED FOR A ZONING RECLASSIFICATION FOR A B.L. CLASSIFICATION UNDER NO. 75-38 R. (ITEM NO. 32, CYCLE 7). HOWEVER THE PETITIONER WITHDREW HIS PETITION ON OCT 21, 1974 AND THE SUBJECT PETITION WAS DISMISSED WITHOUT PREJUDICE BY THE ZONING COMMISSIONER.



PLAT TO ACCOMPANY PETITION  
FOR SPECIAL EXCEPTION  
AT NO. 6106 EDMONDSON AVENUE  
ELECTION DISTRICT #1 BALTIMORE COUNTY, MD.  
SCALE: 1"=10' NOV. 5, 1975

OWNER:  
DEVELOPER:  
RAY GRIFFITH  
4714 EDMONDSON AVE.  
BALTO., MD.  
21229

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



1. GENERAL NOTES:
2. AREA OF PARCEL = 0.287 AC.
3. EXIST. ZONING: DR-16 + DR 10.5
4. EXISTING SPECIAL EXCEPTION FOR GENERAL OFFICES
5. OFF-STREET PARKING IN A DR-16 ZONE
6. PROPOSED USE - GENERAL OFFICES
7. EXISTING BUILDING TO BE RENOVATED AND UTILIZED WITH ALTERATIONS.
8. OFF-STREET PARKING DATA:

|                       | 1ST FLOOR | 2ND FLOOR | TOT. |
|-----------------------|-----------|-----------|------|
| A. TOTAL FLOOR AREA   | 1210      | 1586      | 2796 |
| B. REQUIRED PARKING = | 4.05      | 2.77      | 6.82 |
| C. PROPOSED PARKING = | 10 SPACES |           |      |
9. ALL PARKING AREAS TO BE MAGADAM OR CONCRETE PAVING.
10. ALL LIGHTING TO BE MERCURY VAPOR LAMPS (ILLUMINATED TOWARD BUILDING, OPTIM.HGT.)
11. PERIMETER OF PLANT TO BE PLANTED WITH 4FT DENSE SCREENING AND/OR OPTICALLY DENSE FENCING.
12. EXIST. BLDG. SERVED BY PUBLIC WATER, SEWER AND STORM DRAINS
13. THE EXISTING STRUCTURE SHALL HAVE ITS EXTERIOR ALTERED AND MAINTAINED IN GOOD REPAIR
14. FURTHER APPROVALS TO THIS SITE SHALL BE SUBJECT TO SITE PLAN REVIEW AND APPROVALS BY THE DEPT. OF PUBLIC WORKS, THE DEPT. OF PERMITS & LICENSES, AND THE OFFICE OF PLANNING AND ZONING.
15. ALL UNDERGROUND STORAGE TANKS TO BE REMOVED OR SAND FILLED.
16. ALL EXTERIOR LIGHTS AND SIGNS TO BE REMOVED.

PROPERTY OF  
MERRE J. FARLEY  
4369 / 270  
ZONED DR:16

NOTE THIS SITE HAD PREVIOUSLY BEEN PETITIONED FOR A ZONING RECLASSIFICATION FOR A B.L. CLASSIFICATION UNDER NO. 75-30K (ITEM NO. 32 CYCLE 7). HOWEVER THE PETITIONER WITHDREW HIS PETITION ON OCT. 21, 1974 AND THE SUBJECT PETITION WAS DISMISSED WITHOUT PREJUDICE BY THE ZONING COMMISSIONER.

CONSTRUCT 5 FT. WIDE PLANTING AREA AT  
CLOSED ENTRANCE AREA. LANDSCAPE WITH  
SPREADING YEW AND EVERGREENS 10' R/W WIDENING LINE

CLOSE THIS ENTRANCE

INSTRUCT STD 7" CONCRETE  
LINE WITH EX. CURB LINES

EXIST. 35' ENTRANCE

EX 12" WATER

EX. 8" SAN.  
DWG. # 53-1362

EDMONDSON AVENUE (60' R/W)  
40 FT WIDE C&G.

A hand-drawn location map showing the intersection of Regent Park Rd, Edmondson Ave, and Northdale Rd. The map includes labels for Greenlawn, Academy Rd, Laverth Rd, Stamford Rd, and Edmondson Ave. A specific site is marked with a circle and labeled 'SITE' and 'SHED'.

PLAT TO ACCOMPANY REQUEST  
FOR CHANGE OF OCCUPANCY PERMIT  
AT NO. 6106 EDMONDSON AVENUE  
ELECTION DISTRICT #1 BALTIMORE COUNTY, MD.  
SCALE: 1"=50' NEW SURVEY

NOV. 5, 1975  
MAR. 4, 1976 REV

NOTE: ON JANUARY 28, 1976, IT WAS ORDERED BY THE DEPUTY ZONING COMMISSIONER THAT A SPECIAL EXCEPTION BE GRANTED FOR AN OFFICE BUILDING AND OFFICES IN A ZONED (NO. 76-143-X, ITEM 99) SUBJECT TO THE FOLLOWING:

- 1) THE SITE IS RESTRICTED TO ONE ENTRANCE.
- 2) THE FRONTAGE IS TO BE APPROPRIATELY LANDSCAPED
- 3) THE LARGE OAK TREE WITHIN THE REAR OF THE SITE WILL BE PRESERVED.
- 4) APPROVAL OF A SITE PLAN BY THE DEPT. OF PUBLIC WORKS AND OFFICE OF PLANNING & ZONING.

OWNER-  
DEVELOPER-  
RAY GRIFFITH  
4714 EDMONDSON AVE  
BALTO, MD.  
21229  
556-6671

PREPARED BY  
B.D. LYNCH & CO., INC.  
4907 HAEFLER RD  
BALTO MD 21214

