

PETITION FOR ZONING RECLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Patrick B. Kirwan & Helen Kirwan, owner(s) 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 Offices in a DR 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, 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.

BY W. Palladi, Inc.
Contract purchaser
Address 5202 Baltimore National Pike
Baltimore, Maryland 21229
BY Patrick B. Kirwan
Legal Owner
Address 715 Ingleside Avenue
Baltimore, Maryland 21228
BY Roland R. Bounds, Esquire
Petitioner's Attorney
Address 6630 Baltimore National Pike
Baltimore, Maryland 21228
BY Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of March, 1976, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation through 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 11th day of February, 1976, at 11:00 A.M.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
W/S of Ingleside Avenue, 150' S of : DEPUTY ZONING
Chrysler Place - 1st Election District : COMMISSIONER
Patrick B. Kirwan, et ux - Petitioners :
NO. 76-153-X (Item No. 113) :
OF :
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of a Petition filed by Patrick B. Kirwan and Helen Kirwan for a Special Exception for an office building and offices in a D.R. 16 Zone. The subject property is located on the west side of Ingleside Avenue, 150 feet south of Chrysler Place, in the First Election District, and contains 2.071 acres of land, more or less.

Evidence on behalf of the Petitioners indicated that the property is presently the site of a two-family dwelling, with one family in residence. The Petitioners propose to convert this building to a realtor's office use. It should be noted that the accompanying plat, revision dated March 1, 1976, indicates an additional office building which the Petitioners propose to build pending the lifting of the present sewer moratorium. However, the proposed building is not the subject of this Petition - a fact which is duly noted on the site plan accompanying the Petition.

Without reviewing the evidence further in detail but based on all the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, the prerequisites of Section 502.1 of the Baltimore County Zoning Regulations have been met.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 9th day of March, 1976, that the Special Exception

for an office building and offices in a D.R. 16 Zone 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.

George J. Martinak
Deputy Zoning Commissioner of
Baltimore County

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
West side of Ingleside Avenue 150 feet :
South of Chrysler Place, 1st District : OF BALTIMORE COUNTY

PATRICK B. & HELEN KIRWAN, Petitioners : Case No. 76-153-X

ORDER TO ENTER APPEARANCE

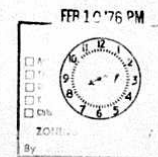
Mr. Commissioner:

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. Kuntz, Jr.
Charles E. Kuntz, 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 a copy of the foregoing Order was mailed to Roland R. Bounds, Esquire, 6630 Baltimore National Pike, Baltimore, Maryland 21228, Attorney for Petitioner.



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 22, 1976

Roland R. Bounds, Esq.
6630 Baltimore National Pike
Baltimore, Maryland 21228

RE: Special Exception Petition
Item 113
Patrick B. & Helen Kirwan -
Petitioners

Dear Mr. Bounds:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you January 15, 1976 under the above referenced subject.

Very truly yours,

Franklin T. Hoggans, Jr.
FRANKLIN T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

March 9, 1976

Messrs. Kenneth D. Short and
Roland R. Bounds
6630 Baltimore National Pike
Baltimore, Maryland 21228

RE: Petition for Special Exception
W/S of Ingleside Avenue, 150' S of
Chrysler Place - 1st Election District
Patrick B. Kirwan, et ux - Petitioners
NO. 76-153-X (Item No. 113)

Gentlemen:

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

DESCRIPTION OF 2.071 ACRES PARCEL OF LAND OWNED BY PATRICK B. KIRWAN AND WIFE

Beginning on the west side of Ingleside Avenue 150 feet from the south side of Chrysler Place running thence on the west side of Ingleside Avenue, South 03 degrees 40 minutes 00 seconds East 379.55 feet; thence South 74 degrees 33 minutes 43 seconds West 14.67 feet; thence North 47 degrees 09 minutes 17 seconds West 237.90 feet; thence South 11 degrees 15 minutes 43 seconds West 129.19 feet; thence North 78 degrees 44 minutes 17 seconds West 120.00 feet; thence North 11 degrees 15 minutes 43 seconds East 202.97 feet; thence North 47 degrees 09 minutes 17 seconds West 114.90 feet; thence North 82 degrees 23 minutes 42 seconds East 354.95 feet, to the place of beginning.

Containing 2.071 acres of land in accordance with a survey by T. M. Hoffman and Associates.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: January 26, 1976
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition # 76-153-X, Petition for Special Exception for Offices and Office Building. West side of Ingleside Avenue 150 feet South of Chrysler Place. Petitioner - Patrick B. Kirwan and Helen M. Kirwan

1st District

Hearing: Wednesday February 11, 1976 at 11:00 A.M.

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

Offices used here are consistent with the policies of the Comprehensive Plan.

William D. Fromm
William D. Fromm
Director of Planning

WDF:NEG:nb

WILLIAM D. FROMM
DIRECTOR

January 22, 1976

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 #113, Zoning Advisory Committee Meeting, December 16, 1975, are as follows:

Property Owner: Patrick B. and Helen Kirwan
Location: W/S of Ingleside Ave. 150' S. of Chrysler Pl.
Existing Zoning: D.R.16 and D.R.5.5
Proposed Zoning: Special Exception for offices
No. of Acres: 0.5
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.

If the site is developed this office would anticipate no site planning problems. However, both Calverton Street and Frances Place must be paved in accordance with the requirements of the Bureau of Engineering.

Very truly yours,

John L. Wimbley

John L. Wimbley
Planning Specialist II
Project and Development Planning

January 19, 1976

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

Re: Item 113 - (1975-1976)
Property Owner: Patrick B. and Helen Kirwan
W/S of Ingleside Avenue - 150' S. of Chrysler Pl.
Existing Zoning: DR 16 and DR 5.5
Proposed Zoning: Special Exception for offices
No. of Acres: 2.071
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:

This property was the subject of review by the Joint Subdivision Planning Committee on June 29, 1972 (Calverton Apartments - J. Richard Awalt, Developer). Those J.S.P.C. comments are also referred to for your consideration. The proposed development of this site as indicated on the submitted plan should also be subject to review by the Joint Subdivision Planning Committee.

Highway:

Ingleside Avenue, an existing public road, is proposed to be improved in the future with variable width closed section roadways and right-of-way as indicated on the submitted plan.

Calverton Avenue also an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way.

Frances Place, a 40-foot right-of-way as shown on the plat of Catonsville Heights (recorded W.P.C. 6, Folio 178) is proposed to be improved in the future, as a 30-foot closed section roadway on a 40-foot right-of-way, with a standard road termination.

Highway improvements and highway rights-of-way widenings including fillet area for sight distance and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application. Further information may be obtained from the Baltimore County Bureau of Engineering. The submitted plan must be revised accordingly.

Item 113 (1975-1976)
Property Owner: Patrick B. and Helen Kirwan
Page 2
January 19, 1976

Highways: continued

The entrance locations are subject to approval by the Department of Traffic Engineering and must be constructed in accordance with Baltimore County Standards.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Drainage studies, (storm water management drawings) 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.

A permanent method for retaining storm water runoff in excess of the original runoff based on a 2-year frequency storm must be provided on the site.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

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

Water:

Public water exists in Ingleside Avenue, and is proposed (Contract 75099 WX1) in Frances Place and Calverton Street, per Drawing 71-0322(3).

Sanitary Sewer:

Public sanitary sewerage is proposed (Contract 75099 SX2) in Frances Place and Calverton Street, per Drawing 71-0330 (1).

Very truly yours,

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

END:EAM:FWR:ag

H - N.E. - Key Sheet
5 S.W. 22 & 23 - Position Sheet
S. W. 2-F - Topo
95 - Tax Map

cc: J. J. Trenner; H. W. Shalowitz

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: Patrick B. & Helen Kirwan

Location: W/S of Ingleside Ave. 150' S of Chrysler Pl.

Item No. 113.

Zoning Agenda December 16, 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.

() 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: _____ Noted and Approved: *James H. Murphy*
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau

LAW OFFICES
BOUNDS & SHORT
MEDICAL CENTER WEST
6630 BALTIMORE NATIONAL PIKE
BALTIMORE, MARYLAND 21228
744-8700

ROLAND B. BOUNDS
KENNETH D. SHORT
JAMES K. EAGAN, III
GEORGE WERNER 1986

EAST BALTIMORE OFFICE
423 N. MELTON AVENUE
BALTIMORE, MARYLAND 21224
PE 2-2774

March 4, 1976

The Honorable George Martinek
Deputy Zoning Commissioner
for Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204

Re: Petition for Special Exception for
Patrick B. Kirwan
#76-153-X

Dear Mr. Martinek:

As indicated at the hearing on the Petition for Special Exception held on February 11, 1976, enclosed please find Revised Plat relative to the above property which we are submitting in this matter.

If there are any questions concerning the Revised Plat, please do not hesitate to contact me.

Very truly yours,

Kenneth D. Short
Kenneth D. Short

KDS/cw
Enclosures

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

baltimore county
department of health
TOWSON, MARYLAND 21204

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

January 5, 1976

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

Dear Mr. DiNenna:

Comments on Item #113, Zoning Advisory Committee Meeting, December 16, 1975, are as follows:

Property Owner: Patrick B. & Helen Kirwan
Location: W/S of Ingleside Ave. 150' S of Chrysler Pl.
Existing Zoning: DR 16 & DR 5.5
Proposed Zoning: Special Exception for offices.
No. of Acres: 2.071
District: 1st

Metropolitan water and sewer are available.

Very truly yours,

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

RJW:dla

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 484-3550

STEPHEN E. COLLINS
DIRECTOR

January 8, 1976

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

Re: Item 113 - ZAC - December 16, 1975
Property Owner: Patrick B. & Helen Kirwan
Location: W/S of Ingleside Ave. 150' S. of Chrysler Pl.
Existing Zoning: DR 16 & DR 5.5
Proposed Zoning: Special exception for offices
No. of Acres: 2.071
District: 1st

Dear Mr. DiNenna:

This site is presently zoned DR 16 and if apartments were built on this site it would generate approximately 230 trips per day. If the existing house is to be used for medical offices it will generate approximately 80 trips per day, as general offices, this house would generate approximately 35 trips per day. The entire site including buildings 1 & 2 would generate approximately 715 trips per day if it was medical offices and approximately 315 trips per day if it was general offices.

If Francis Pl. and Calverton St. are to be used for office buildings they should be improved to meet all County standards.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:nc

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 15, 1976

Roland R. Bounds, Esq.
6630 Baltimore National Pike
Baltimore, Maryland 21228

RE: Special Exception Petition
Item 113
Patrick B. & Helen Kirwan -
Petitioners

Dear Mr. Bounds:

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 Ingleside Avenue, 150' south of Chrysler Place, and is an irregularly shaped property currently improved with a two-story frame dwelling and block garage. Field inspection revealed the existing building apparently to be utilized as two apartments. The petitioner is requesting a Special Exception for offices in order that two two-story office buildings may be constructed on the site, and also that the existing access may be converted to office use. To the north of this property lies a parking area; to the east, west and south lie properties improved with single family residences.

Access to this office building complex is proposed via Ingleside Avenue and Frances Place.

Roland R. Bounds, Esq.
Re: Item 113
January 15, 1976
Page 2

Ingleside Avenue is proposed to be considerably widened along the frontage of this subject site, and Frances Place, a 40 foot right of way terminates at its juncture with this property.

Field inspection revealed many sizable oak trees, the locations of which are noted with diameter dimensions on the site plan. The Committee feels, as obviously does the site planner for this proposal, that these trees are a notable asset to the development of this site and should be protected at any cost.

The petitioner's plan indicates that office buildings I and II to be "future", and not to be included with this petition. In light of the importance of the submitted site plan in the evaluation of a Special Exception request, the Committee feels that the future development, as indicated, must be considered concomitantly with the proposed conversion into office use of the existing dwelling. If for any reason this is not acceptable to the petition, the submitted plan should be revised to indicate only that which is proposed for development at the present time.

The petitioner should be aware that a subsequent public hearing may be required if future development of the site does not conform substantially with plans used as a basis for the granting of a previous Special Exception. The Committee notes, therefore, the plan as submitted indicates that future office buildings I and II, as well as parking provided to service them, are "not included in this petition". The plan should be revised if necessary.

The petitioner should note with particular interest the comments of the Department of Traffic Engineering.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing

Roland R. Bounds, Esq.
Re: Item 113
January 15, 1976
Page 3

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. Rogans, Jr.
FRANKLIN T. ROGANS, JR.,
Chairman, Zoning Plans
Advisory Committee

PTH:JD

Enclosure

Baltimore County Fire Department

J. Austin Deitz
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 Owner: Patrick B. & Helen Kirwan

Location: W/S of Ingleside Ave. 150' S of Chrysler Pl.

Item No. 113.

Zoning Agenda December 16, 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.
- () 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: *H. J. Kelly* Noted and Approved: *Louis H. Murphy*
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 12, 1975

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

Z.A.C. Meeting of: December 16, 1975

Re: Item 113
Property Owner: Patrick B. & Helen Kirwan
Location: W/S of Ingleside Ave. 150' S. of Chrysler Pl.
Present Zoning: D.R. 16 & D.R. 5.5
Proposed Zoning: Special Exception for offices

District: 1st
No. Acres: 2.071

Dear Mr. DiNenna: No adverse effect on student population.

Very truly yours,

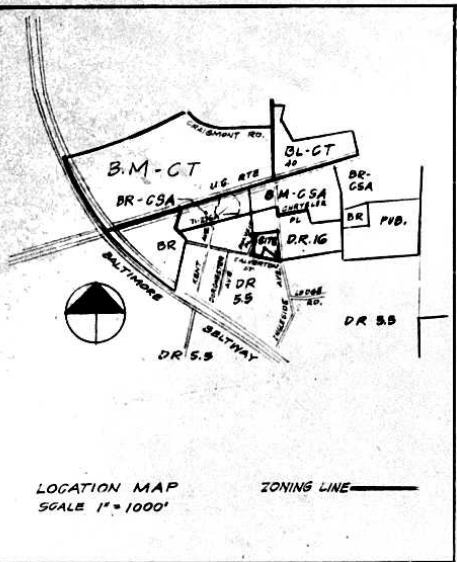
W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WNP/ml

H. EMBLE PARKS, President
EUGENE C. HESS, Vice-President
MRS. ROBERT L. BERNY

MARCUS M. BOTSARIS
JOSEPH N. MCDONNAN
ALVIN LORICK
JOSHUA B. WHEELER, Superintendent

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, V.M.O.
MRS. RICHARD A. KELLEY



GENERAL NOTES

1. AREA OF PARCEL: 2.071 ACRES
2. EXISTING ZONING: DR 16 32%, DR 5.5 8%
3. PROPOSED WIDENING INGLESIDE AVE IS FOR CAPITAL IMPROVEMENT PROGRAM - FISCAL 1979.
4. PUBLIC WATER AVAILABLE PUBLIC SEWER IN CALVERTON ST. & FRANCIS PLACE. PLANS APPROVED CONSTRUCTION TO BEGIN IN ACCORDANCE WITH BALTO CO. REQUIREMENTS.
5. PROPOSED USE:

EXISTING HOUSE - PROPOSED OFFICE BUILDING
1ST & 2ND FLOOR AREAS = 2304 SQ. FT.
PARKING REQUIRED: 300 SQ. FT. (1ST & 2ND FLOOR) +
2304 = 8 SPACES. - 9 SPACES SHOWN

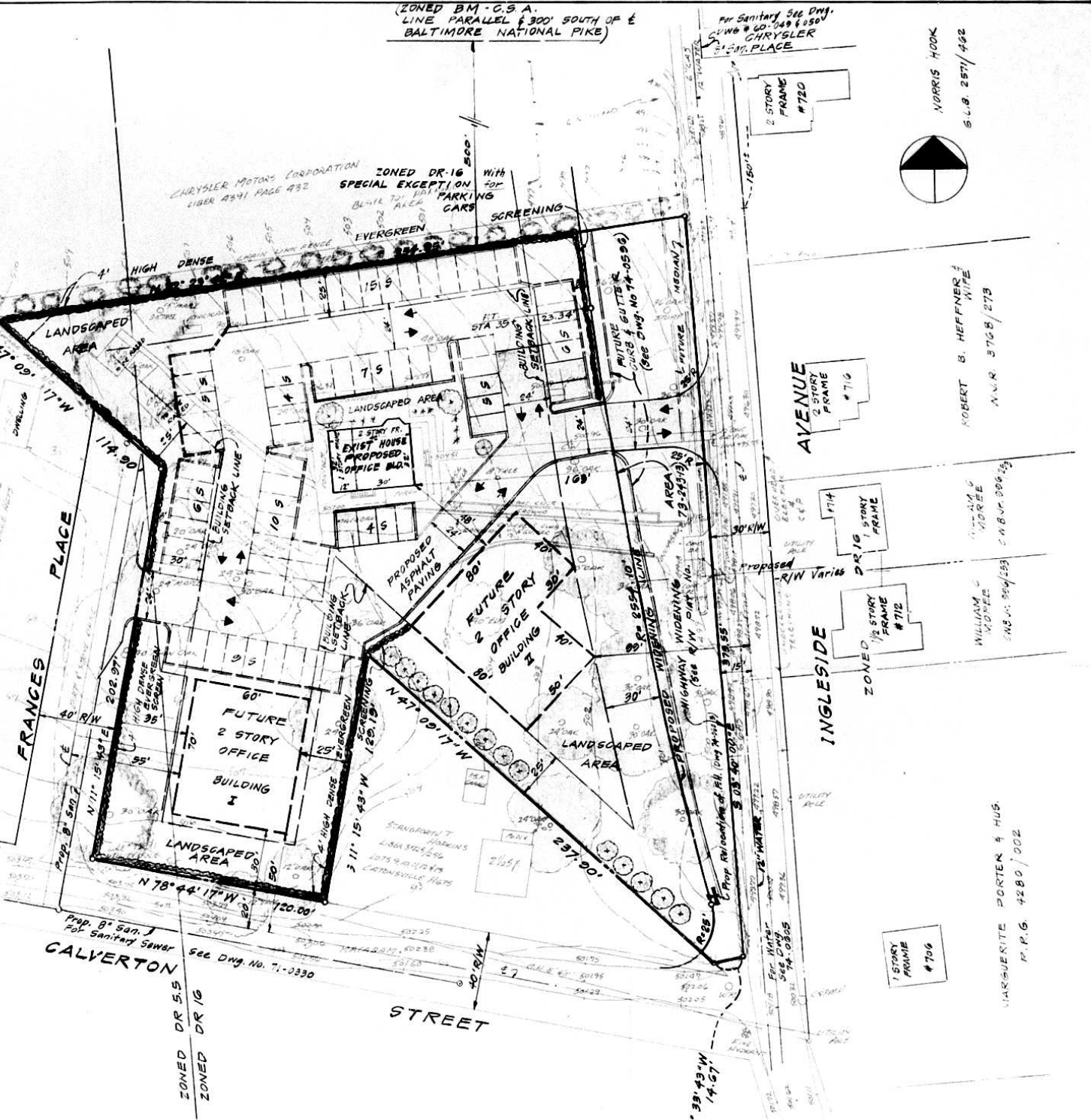
FUTURE OFFICE BUILDING I - 2 STORY AREA 8400 SQ. FT.
300 SQ. FT. = 28 SPACES

FUTURE OFFICE BUILDING II - 2 STORY AREA 10,400 SQ. FT.
300 SQ. FT. = 35 SPACES

PARKING REQUIRED FOR EXISTING & FUTURE BUILDINGS - 71 SPACES
PARKING SHOWN - 71 SPACES (TOTAL FUTURE)

TYPICAL PARKING SPACE SIZE 10' X 20'
PARKING & DRIVEWAY AREAS TO BE ASPHALT PAVED
MOUNTABLE ASPHALT CURBING TO BE PROVIDED ALONG
ALL PARKING AREAS

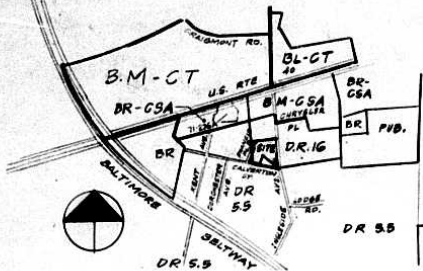
TITLE REFERENCE: PATRICK B. KIRWAN & WIFE
LIBER 1409, FOLIO 333;
LIBER 4391, FOLIO 432;
LOTS 1 & 2, Section 4, Catonsville Heights, W.P.C. 0/178



- ### LEGEND
- PROPOSED (SOLID LINE)
 - EXISTING TOPO (STIPPLED)
 - FUTURE (DASHED)
 - PROPOSED TREES & SHRUBS & EXISTING TREES TO REMAIN (SHADED)
 - PROPOSED PAVING (UNSHADED)

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION
KIRWAN PROPERTY
FIRST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
Scale: 1" = 30' NOV. 4, 1975
Prepared by:
T. M. HOFFMAN & ASSOCIATES, INC.
LAND SURVEYORS
5502 STONINGTON AVE.
BALTIMORE, MD. 21207

SUPERSEDED
SEE MAR. 1, 1976
Revision



LOCATION MAP
SCALE 1" = 1000'

ZONING LINE

GENERAL NOTES

1. AREA OF PARCEL: 2.071 ACRES
2. EXISTING ZONING: DR 16 92%, DR 5.5 8%
3. PROPOSED WIDENING INGLESIDE AVE IS FOR CAPITAL IMPROVEMENT PROGRAM - FISCAL 1979.
4. PUBLIC WATER AVAILABLE PUBLIC SEWER IN CALVERTON ST. & FRANCIS PLACE PLANS APPROVED CONSTRUCTION TO BEGIN IN ACCORDANCE WITH BALTO CO. REQUIREMENTS.
5. PROPOSED USE:
EXISTING HOUSE - PROPOSED OFFICE BUILDING
1ST & 2ND FLOOR AREAS = 2304 SQ. FT.
PARKING REQUIRED: 300 SQ. FT. (1ST & 2ND FLOOR) ±
2304 = 8 SPACES. - 9 SPACES SHOWN
PROPOSED OFFICE BUILDING - 2 STORY AREA 10,400 SQ. FT.
300 SQ. FT. = 35 SPACES

PARKING REQUIRED FOR EXISTING & PROPOSED BUILDING - 43 SPACES
PARKING SHOWN - 44 SPACES

TYPICAL PARKING SPACE SIZE 10' X 20'
PARKING & DRIVEWAY AREAS TO BE ASPHALT PAVED
MOUNTABLE ASPHALT CURBING TO BE PROVIDED ALONG
ALL PARKING AREAS

TITLE REFERENCE: PATRICK B. KIRWAN & WIFE
LIBER 1409, FOLIO 333;
LIBER 4391, FOLIO 432;
LOTS 1 & 2, Section 4, Catonsville Heights, W.R.G. 0/178

LEGEND

- PROPOSED (SOLID LINE)
- EXISTING TOPO (STIPPLED)
- FUTURE (DASHED)
- PROPOSED TREES & SHRUBS (SHADED)
- EXISTING TREES TO REMAIN (SHADED)
- PROPOSED PAVING (SHADED)

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION
KIRWAN PROPERTY
FIRST ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
Scale: 1" = 30'
Prepared By: NOV. 4, 1978
T. M. HOFFMAN & ASSOCIATES, INC.
2nd SURVEYORS
5502 STONINGTON AVE.
BALTIMORE, MD. 21207