

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **REICO-DOLPHIN ASSOCIATES**, 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.

herby petition for a Variance from Section 409.2b(3) to permit 32 parking spaces instead of the required 46 spaces.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
Our reason for wanting to add an addition to our present property is to move some of the tables we now have into the new addition so there is better seating between tables and there will be extra space to put in a beer cooler and other supplies for the restaurant. As of now I am turning customers away that want to be seated in the dining room. I have to borrow money to get through the winter because I cannot enter to the public. I feel that both my customers and my business will benefit by the 20 ft. extension. I do not open until 11:00 A.M. and I do not carry any lunch specials. My business is strictly night time. At this time the parking area adjacent to me is empty of any other cars. At present there is an eight foot cement covered frontage on the building which is not being used for parking. This is part of the extension, so it will only take a few feet off our present parking space. At no time have we had any trouble with the parking as it is now. Since we are not going to seat more than about twelve extra people I am asking for this approval because we are only trying to better ourselves for the people of Baltimore County.

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 be and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

DATE April 1, 1976
BY John W. Hession, III
Zoning Commissioner of Baltimore County

20th 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 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 29th day of March, 1976, at 10:00 A.M.

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 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 29th day of March, 1976, at 10:00 A.M.

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(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER

South side of German Hill Road 155 feet East of Plainfield Road, 12th District : OF BALTIMORE COUNTY

REICO-DOLPHIN ASSOCIATES, Petitioners : Case No. 76-195-A

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.

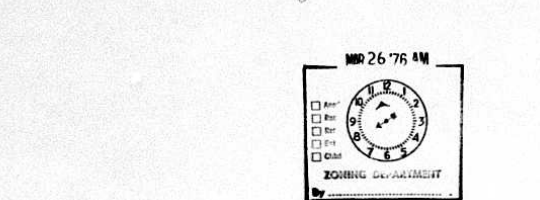
Charles E. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel

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

I HEREBY CERTIFY that a copy of the foregoing Order was mailed on this 22nd day of March, 1976 to Mr. Linwood W. Brice, Sr., Reico-Dolphin Associates, 7703 German Hill Road, Baltimore, Maryland 21222, Petitioners.

German Hill Road, Baltimore, Maryland 21222, Petitioners.

John W. Hession, III



RE: PETITION FOR VARIANCE : BEFORE THE

S/S of German Hill Road, 155' E of Plainfield Road - 12th Election District : DEPUTY ZONING

Reico-Dolphin Associates - Petitioner : COMMISSIONER

NO. 76-195-A (Item No. 135) : OF

: BALTIMORE COUNTY

!!! !!! !!!

This matter comes before the Deputy Zoning Commissioner as a result of a Petition for a Variance from Section 409.2b(3) to permit 32 parking spaces in lieu of the required 46 spaces for an existing restaurant. The subject property is located on the south side of German Hill Road, 155 feet east of Plainfield Road, in the Twelfth Election District of Baltimore County.

Testimony indicated that the Petitioner plans to add approximately 600 square feet to the restaurant area to provide space for service facilities and seating for an estimated 12 additional patrons.

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, strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and/or unreasonable hardship upon the Petitioner, and the granting of the Variance requested does not adversely affect the health, safety, and general welfare of the community.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 1st day of April, 1976, that the Variance to permit 32 parking spaces in lieu of the required 46 spaces should be and the same is hereby GRANTED, from and after the date of this Order, subject to 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

April 1, 1976

Mr. Linwood W. Brice, Sr.
President
Reico Dolphin Associates
7703 German Hill Road
Baltimore, Maryland 21222

RE: Petition for Variance
S/S of German Hill Road, 155' E of Plainfield Road - 12th Election District
Reico-Dolphin Associates - Petitioner
NO. 76-195-A (Item No. 135)

Dear Mr. Brice:

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 4, 1976

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

Franklin T. Hoggans, Jr.
Chairman

MEMBERS

BOARD OF ADMINISTRATION

HEALTH DEPARTMENT

BOARD OF FIRE PREVENTION

DEPARTMENT OF TRAFFIC ENGINEERING

STATE HIGHWAY ADMINISTRATION

BUREAU OF ENGINEERING

PROJECT AND DEVELOPMENT PLANNING

TRUCKING AND TRANSPORTATION COMMISSION

BOARD OF EDUCATION

OFFICE OF THE BALTIMORE COUNTY

Mr. Linwood W. Brice, Sr.
Reico Dolphin Associates
7703 German Hill Road
Baltimore, Maryland 21222

RE: Variance Petition
Item 135
Reico-Dolphin Associates - Petitioners

Dear Mr. Brice:

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 south side of German Hill Road, 155 feet southeast of Plainfield Road, and is currently improved with an existing carryout and restaurant building. The petitioner is requesting a Variance to permit 32 parking spaces in lieu of the required 46 spaces, in order that an addition may be constructed on the front of the existing building. This new addition as shown in the calculations on the submitted plan is to be used as additional restaurant area.

Although this site as shown appears to be separate and distinct from existing adjacent commercial uses, field inspection revealed that access and circulation is in common among these contiguous properties.

Mr. Linwood W. Brice, Sr.
Re: Item 135
March 4, 1976
Page 2

The Committee feels that the proposed arrangement for parking on the subject site, as indicated on the submitted plan, will create a more acceptable vehicular circulation if implemented as shown.

To the rear of this property and across a 20 foot alley exist row house dwelling units.

It should be noted at this time that all proposed parking areas must be paved with a durable and dustless hard surface agent.

The plan submitted has been "revised" in ink concerning minor alterations to the parking lot. Prior to the hearing, ten (10) copies of the plan must be submitted without inked revisions.

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

FTH:JD

Enclosure

cc: John M. Hilliard, Architect
2612 North Charles St.,
Baltimore, Md. 21218

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

ALBERT KALLENBAUM
DIRECTOR

February 24, 1976

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

Re: Item #135 (1975-1976)
Property Owner: Reico-Dolphin Assoc.
S/S German Hill Rd., 155' S/E of Plainfield Rd.
Existing Zoning: B.L.
Proposed Zoning: Var. to permit 32 parking spaces instead of the required 46 spaces.
No. of Acres: 99.977/94.10' x 206'/220.85'
District: 12th

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.

Highways:

German Hill Road, an existing County road, has been improved in the vicinity of this property; further improvements are not required at this time.

The alley adjacent to the rear of this site is for residential use only; therefore, the Petitioner shall provide means to prevent ingress or egress of vehicular traffic thereto for this site.

Any construction or reconstruction 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.

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.

Storm Drains:

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

Beginning for same on the south side of German Hill Road at a point south 74 degrees 25 minutes 30 seconds east 155 feet from the intersection of Plainfield and said German Hill Road thence running and binding the following five courses and distances. South 74 degrees 25 minutes 30 seconds east 46.89 feet thence by a curve to the right with a radius of 480.00 feet and a chord bearing south 77 degrees 35 minutes 41 seconds east 53.08 feet thence south 13 degrees 59 minutes 50 seconds east 206.00 feet thence by a curve to the right with a radius of 667.92 and a chord bearing of north 83 degrees 48 minutes 52 seconds west 94.10 feet thence north 13 degrees 59 minutes 50 seconds west 220.85 feet to the place of the beginning.

Containing 0.433 of an acre of land more or less.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: March 16, 1976

FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #135 - A - Petition for Variance for Off-Street Parking.
South side of German Hill Road 155 feet East of Plainfield Road.
Petitioner - Reico-Dolphin Associates T/A The Crab Net

12th District

Hearing: Monday, March 29 at 10:15 A.M.

There are no comprehensive planning factors requiring comments on this petition.

William D. Fromm
William D. Fromm
Director of Planning

WDF/SGH/aw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS



Paul H. Reincke
CHIEF

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Reico-Dolphin Assoc.

Location: S/S German Hill Rd., 155' SE of Plainfield Rd.

Item No. 135 Zoning Agenda January 20, 1976

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

Reviewed: *John L. Wimbley* Noted and Approved: *James H. Miller*
Planning Group Acting Deputy Chief
Special Inspection Division Fire Prevention Bureau



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

February 11, 1976

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

Dear Mr. DiNenna:

Comments on Item #135, Zoning Advisory Committee Meeting, January 20, 1976, are as follows:

Property Owner: Reico-Dolphin Assoc.
Location: S/S German Hill Rd. 155' SE of Plainfield Rd.
Existing Zoning: B.L.
Proposed Zoning: Var. to permit 32 parking spaces instead of the required 46 spaces.
No. Acres: 99.97'/94.10' x 206'/220.85'
District: 12th

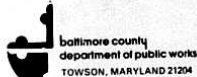
Metropolitan water and sewer are existing.

Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Very truly yours,

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

RJW:phg



ALBERT KATZBAUM, P.E.
DIRECTOR

February 24, 1976

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

Re: Item #135 (1975-1976)
Property Owner: Reico-Dolphin Assoc.
S/S German Hill Rd., 155' S/E of Plainfield Rd.
Existing Zoning: B.L.
Proposed Zoning: Var. to permit 32 parking spaces instead of the required 46 spaces.
No. of Acres: 99.97'/94.10' x 206'/220.85'
District: 12th

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.

Highways:

German Hill Road, an existing County road, has been improved in the vicinity of this property; further improvements are not required at this time.

The alley adjacent to the rear of this site is for residential use only; therefore, the Petitioner shall provide means to prevent ingress or egress of vehicular traffic thereto for this site.

Any construction or reconstruction 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.

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.

Storm Drains:

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

Item #135 (1975-1976)
Property Owner: Reico-Dolphin Assoc.
Page 2
February 24, 1976

Storm Drains: (Cont'd)

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 problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property.

It appears that additional fire hydrant protection may be required in the vicinity.

Very truly yours,

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

END:EAM: FWR:es

cc: John Trenner
William Munchel

E-NW Key Sheet
7 SE 22 Pos. Sheet
SE 2 F Topo
103 Tax Map



WILLIAM D. FROMM
DIRECTOR

February 11, 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 #135, Zoning Advisory Committee Meeting, January 20, 1976, are as follows:

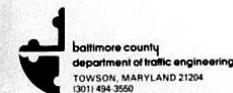
Property Owner: Reico-Dolphin Assoc.
Location: S/S German Hill Road 155' SE of Plainfield Road
Existing Zoning: B.L.
Proposed Zoning: Var. to permit 32 parking spaces instead of the required 46 spaces
No. Acres: 99.97'/94.10' x 206'/220.85'
District: 12th

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.

This office would anticipate no site planning problems if the property is developed as shown.

Very truly yours,

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



STEPHEN E. COLLINS
DIRECTOR

February 19, 1976

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

Re: Item 135 - ZAC - January 20, 1976
Property Owner: Reico-Dolphin Assoc.
Location: S/S German Hill Rd. 155' SE of Plainfield Rd.
Existing Zoning: B.L.
Proposed Zoning: Var. to permit 32 parking spaces instead of the required 46 spaces
No. of Acres: 99.97'/94.10' x 206'/220.85'
District: 12th

Dear Mr. DiNenna:

Baltimore County's parking regulations are based on a proven need for parking and a variance to parking will mean a shortage of parking in this area.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

NSF:nc

MICROFILMED

AUG 02 1976

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 23, 1976

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

Z.A.C. Meeting of: January 20, 1976

Re: Item 135

Property Owner: Reico-Dolphin Association

Location: S/S German Hill Rd. 155' S.E. of Plainfield Rd.

Present Zoning: B.L.

Proposed Zoning: Variance to permit 32 parking spaces instead of the required 46 spaces.

District: 12th

No. Acres: 99.97' / 94.10' x 206' / 220.85'

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

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

WNP/ml

H. ENSLIE PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MR. ROBERT L. BERNY

MARCUS W. SOTSAKIS
JOSEPH N. MCGRAN
ALVIN LORECK
JOSHUA W. WHEELER, SUPERINTENDENT

#76-195-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 12th
Date of Posting: 3-11-76
Posted for: Reico-Dolphin Assoc.
Petitioner: Reico-Dolphin Assoc.
Location of property: S/S German Hill Rd. 155' E. of Plainfield Rd.
Location of Signs: 1 sign posted @ 7263 Sherman Hill Rd.
Remarks: M.L.H. Hoss
Posted by: M.L.H. Hoss
Date of return: 3-18-76

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 7 day of

JAN 1976. Filing Fee \$ 25. Received ☒ Check

☒ Cash

☐ Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Reico-Dolphin Assoc. Submitted by MR. BRICE

Petitioner's Attorney _____ Reviewed by MBE

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

280-6266

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 11, 1976

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 of one time successive weeks before the 29th day of March, 1976, the first publication appearing on the 11th day of March 1976.

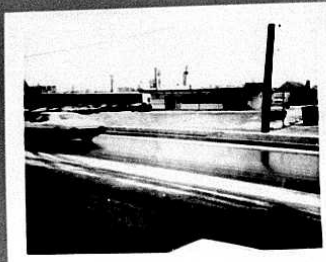
THE JEFFERSONIAN,

Richard L. Smith
Manager.

Cost of Advertisement, \$ _____

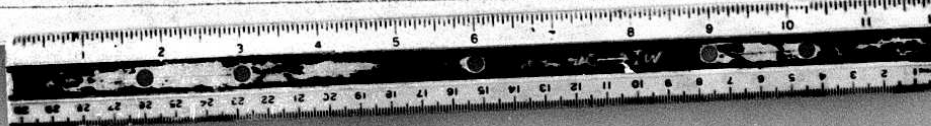
PETITION FOR A VARIANCE
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, do hereby certify that the following Petition for a Variance from the Zoning Ordinance of Baltimore County, to permit 32 parking spaces instead of the required 46 spaces, was received and accepted for filing on the 7th day of January, 1976, at 10:15 A.M.
The Petitioner is: Reico-Dolphin Assoc., 7703 German Hill Road, Towson, Maryland 21204.
The Petitioner's Attorney is: Mr. Eric DiNenna, 111 W. Chesapeake Avenue, Towson, Maryland 21204.
The Zoning Commission of Baltimore County, do hereby certify that the following Petition for a Variance from the Zoning Ordinance of Baltimore County, to permit 32 parking spaces instead of the required 46 spaces, was received and accepted for filing on the 7th day of January, 1976, at 10:15 A.M.
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The Petitioner's Attorney is: Mr. Eric DiNenna, 111 W. Chesapeake Avenue, Towson, Maryland 21204.
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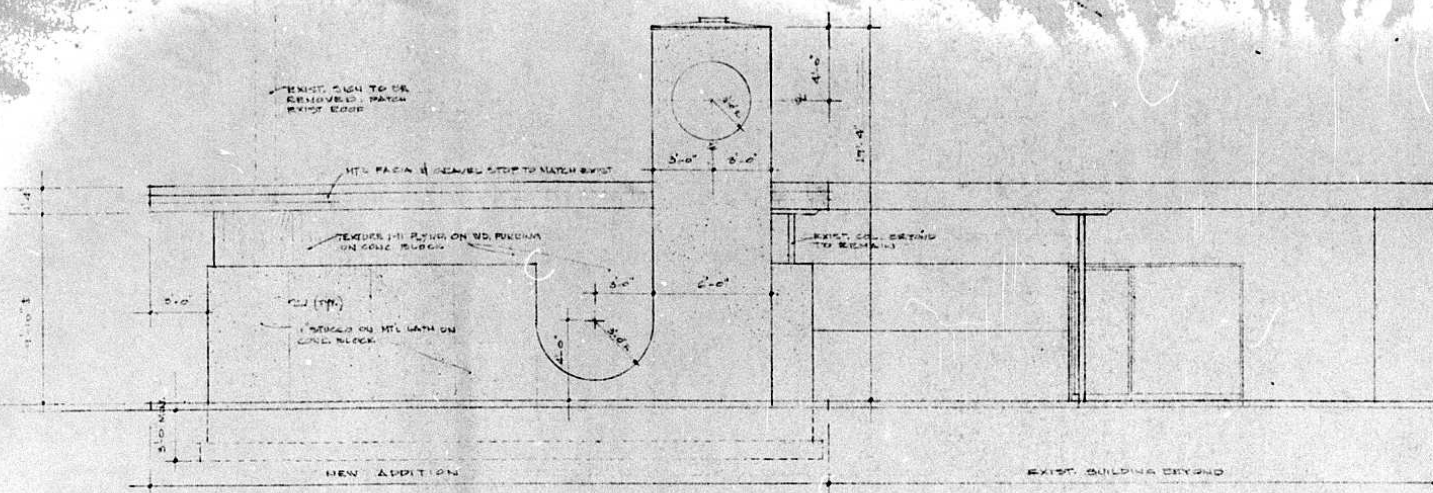
Mr. Linwood W. Brice, Sr.
Reico-Dolphin Associates
7703 German Hill Road
Baltimore, Md. 21204
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for filing this 22nd day of February 1976.
S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner
Petitioner Reico-Dolphin Associates
Petitioner's Attorney _____ Reviewed by Franklin T. Hoggan, Jr.
Mr. John M. Hilliard, Architect
2412 North Charles St.,
Baltimore, Md. 21204
Chairman,
Zoning Advisory
Committee



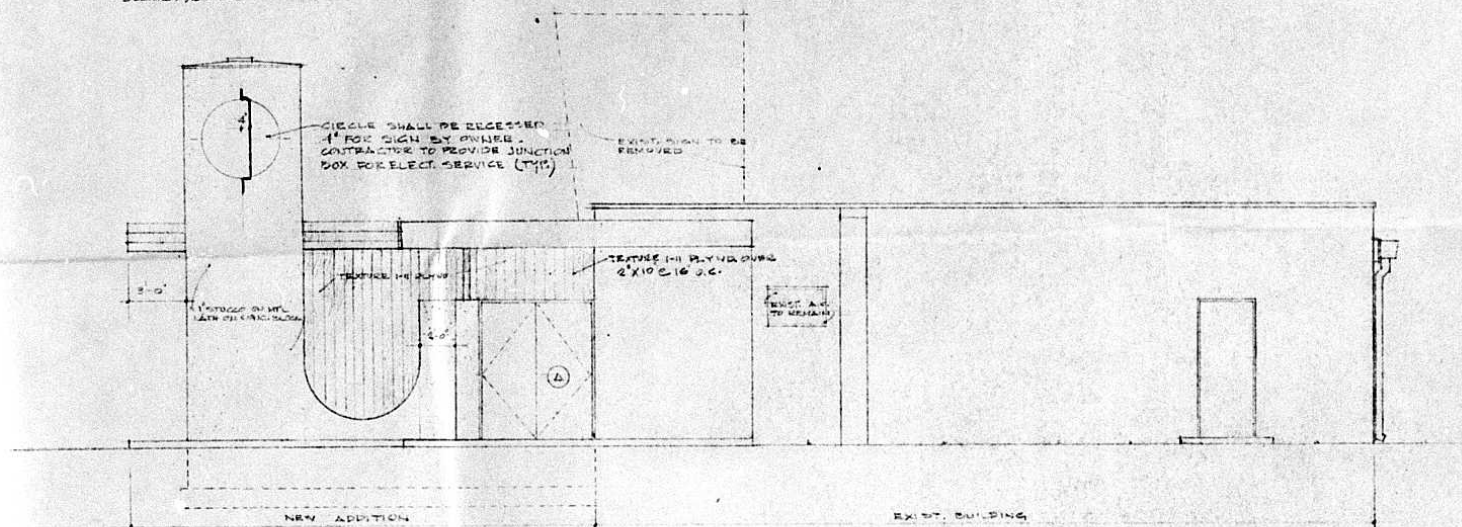
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 31699
DATE: March 29 1976 ACCOUNT: 01-662
AMOUNT: \$47.50
RECEIVED FROM: L. W. Brice, Sr., 7703 German Hill Rd., Baltimore, Md. 21222
FOR: Advertising and posting of property for Reico-Dolphin Assoc.
#76-195-A
36 APR 29 4 75 CMC
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 28241
DATE: January 7, 1976 ACCOUNT: 01-662
AMOUNT: \$25.00
RECEIVED FROM: Cash Linwood Brice, 7703 German Hill Rd., Baltimore, Md. 21222
FOR: Petition for Variance for Reico-Dolphin Assoc.
36 APR 7 25 00 CMC
VALIDATION OR SIGNATURE OF CASHIER

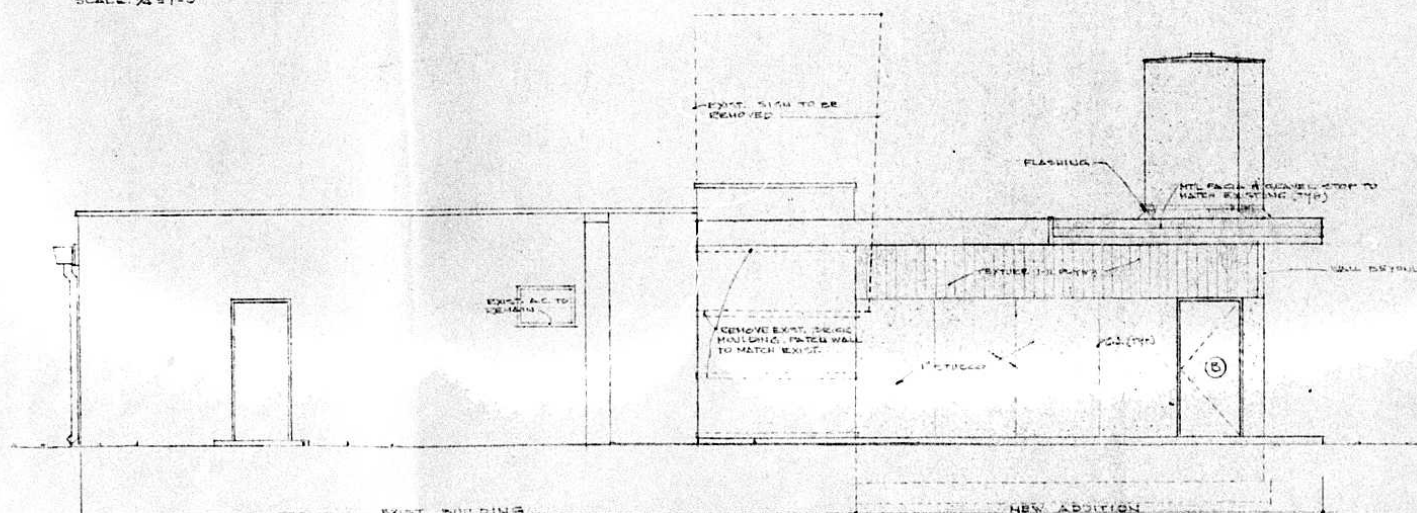




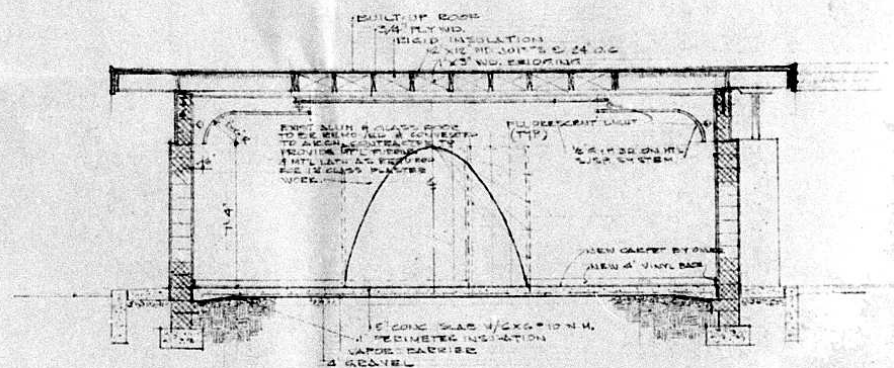
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



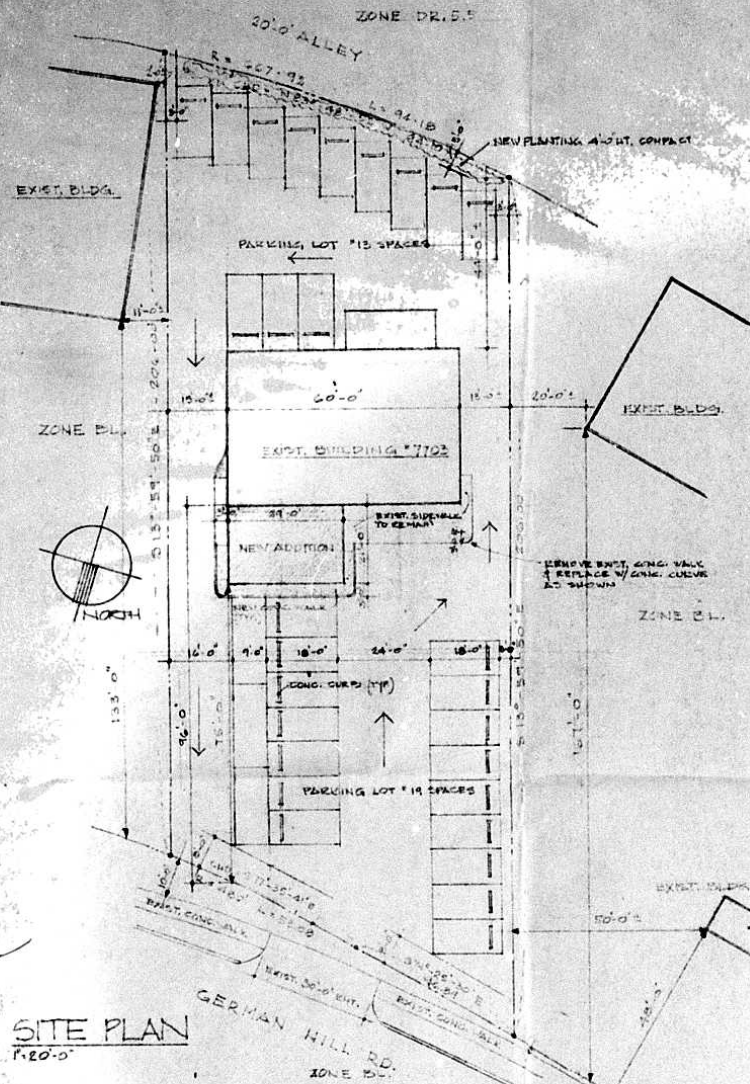
EAST ELEVATION
SCALE: 1/4" = 1'-0"



SECTION A-A
SCALE: 1/4" = 1'-0"

ELEVATIONS & SECTIONS		DATE:
ADDITIONS & ALTERATIONS TO		DEC. 27, 75
CRAB NET		SCALE:
7703 GERMAN HILL RD. BALTIMORE, CO. MD.		AS NOTED
LINWOOD BRICE - OWNER		
JOHN M. HILLIARD, ARCHITECT, A-I-A		A-3
2612 NORTH CHARLES ST. BALTIMORE, MD 21218		OF 11/15





SITE PLAN 110-5

PROPERTY LINE & SURVEY INFORMATION PROVIDED BY BARRY DOWNE, P.E., 1277 NECHES AVE., BALTIMORE, MD. REGISTERED LAND SURVEYOR, NOV. 14, 1975

EXISTING CARRYOUT: 600 SQ FT X 50' 51 PARKING
 EXISTING RESTAURANT: 1000 SQ FT X 50' 12 PARKING
 NEW ADDITION: 600 SQ FT X 50' 12 PARKING
 32 PARKING SPACES PROVIDED

- EXISTING & PROPOSED USES: CARRYOUT, RESTAURANT, OFFICE
- EXISTING ZONING: R-1
 AREA OF EXISTING LOT: 2.4 ACRES
 120 DIST. CT. BALTIMORE CO. MD.
- GENERAL NOTES:**
1. ALL SITE WORK TO BE DONE SHALL CONFORM WITH ALL REGULATIONS CONCERNING RESIDENTIAL ZONING.
 2. ELECTRICAL CONTRACTOR TO DESIGN AND CONNECT TO EXISTING ELECTRICAL SYSTEM. PROVIDE ALL NECESSARY WIRING & CONTROLS FOR ALL NEW & EXISTING EQUIPMENT.
 3. CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING AND PROPOSED CONDITIONS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT FOR HIS CORRECTION.
 4. THE PARKING SPACE TO BE 10' X 18' 0".
 5. PRIOR TO START OF PROJECT, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND VERIFY EXISTENCE OF ALL UTILITIES.
 6. PROPERTY LINES ARE SHOWN EXCEPT AS NOTED.
 7. PARKING LINES TO BE 2' WIDE WHITE STRIPES.
 8. NEW AND EXISTING ROOF ELEVATIONS ARE GIVEN FOR THE CONTRACTOR'S CONVENIENCE ONLY. ALL CONDITIONS, DIMENSIONS AND ELEVATIONS OF EXISTING ROOF SHALL BE CHECKED AND THE NEW ROOF AND THE EXISTING ROOF CO-ORDINATED ACCORDINGLY.

CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING AND PROPOSED CONDITIONS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT FOR HIS CORRECTION.

ELECTRICAL: CONTRACTOR TO DESIGN AND CONNECT TO EXISTING ELECTRICAL SYSTEM. PROVIDE ALL NECESSARY WIRING & CONTROLS FOR ALL NEW & EXISTING EQUIPMENT.

GENERAL CONDITIONS: CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING AND PROPOSED CONDITIONS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT FOR HIS CORRECTION.

INSURANCE: CONTRACTOR SHALL OBTAIN & PAY FOR WORKMAN'S COMPENSATION & GENERAL LIABILITY INSURANCE IN THE AMOUNT OF \$200,000.00 & \$1,000,000.00 RESPECTIVELY. THIS INSURANCE SHALL BE MAINTAINED THROUGHOUT THE PROJECT.

PERMITS: CONTRACTOR SHALL OBTAIN & PAY FOR ALL NECESSARY PERMITS FOR THIS PROJECT.

MATERIALS: ALL MATERIALS TO BE USED SHALL BE OF THE HIGHEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT.

WORKMANSHIP: ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.

FOUNDATIONS: CONTRACTOR SHALL PROVIDE ALL NECESSARY FOUNDATIONS FOR ALL NEW CONSTRUCTION.

ROOFING: CONTRACTOR SHALL PROVIDE ALL NECESSARY ROOFING FOR ALL NEW CONSTRUCTION.

WALLS: CONTRACTOR SHALL PROVIDE ALL NECESSARY WALLS FOR ALL NEW CONSTRUCTION.

FLOORING: CONTRACTOR SHALL PROVIDE ALL NECESSARY FLOORING FOR ALL NEW CONSTRUCTION.

PAINTING: CONTRACTOR SHALL PROVIDE ALL NECESSARY PAINTING FOR ALL NEW CONSTRUCTION.

MECHANICAL: CONTRACTOR SHALL PROVIDE ALL NECESSARY MECHANICAL SYSTEMS FOR ALL NEW CONSTRUCTION.

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: [Signature]
 DATE: 11-21-75
 76-195A

LINE WORK: THIS ADDITION HAS BEEN DESIGNED FOR THE FOLLOWING LINE WORK:
 ROOF: 20' 0" X 50' 0"
 WALLS: 20' 0" X 50' 0"

FOUNDATION: CONTRACTOR SHALL PROVIDE ALL NECESSARY FOUNDATIONS FOR ALL NEW CONSTRUCTION.

ROOFING: CONTRACTOR SHALL PROVIDE ALL NECESSARY ROOFING FOR ALL NEW CONSTRUCTION.

WALLS: CONTRACTOR SHALL PROVIDE ALL NECESSARY WALLS FOR ALL NEW CONSTRUCTION.

FLOORING: CONTRACTOR SHALL PROVIDE ALL NECESSARY FLOORING FOR ALL NEW CONSTRUCTION.

PAINTING: CONTRACTOR SHALL PROVIDE ALL NECESSARY PAINTING FOR ALL NEW CONSTRUCTION.

MECHANICAL: CONTRACTOR SHALL PROVIDE ALL NECESSARY MECHANICAL SYSTEMS FOR ALL NEW CONSTRUCTION.

ELECTRICAL: CONTRACTOR SHALL PROVIDE ALL NECESSARY ELECTRICAL SYSTEMS FOR ALL NEW CONSTRUCTION.

GENERAL CONDITIONS: CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING AND PROPOSED CONDITIONS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT FOR HIS CORRECTION.

SITE PLAN & SPECIFICATIONS		DATE
ADDITIONS & ALTERATIONS TO		DEC 27, 1975
C R A B N E T		SCALE: AS NOTED
7703 GERMAN HILL RD. BALTIMORE CO. MD.		OWNER
LIMWOOD BRICK		
JOHN M. HILLIARD, ARCHITECT, A.I.A.		
2612 NORTH CHARLES ST. BALTIMORE, MD. 21218		OR 11-15

