

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 the 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

to permit 88 parking spaces instead of the required 212 spaces

It IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of December, 1976, that the herein Petition for 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, State Highway Administration and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County

It IS ORDERED by the Zoning Commissioner of Baltimore County this 17th day of December, 1976, that the herein Petition for 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, State Highway Administration and the Office of Planning and Zoning.

Deputy 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 the strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners

the above Special Hearing should NOT BE GRANTED.

It IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of December, 1976, that the above Special Hearing 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 the 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

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Deputy Zoning Commissioner of Baltimore County

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the above Variance should NOT BE GRANTED.

It IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of December, 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



STEPHEN E. COLLINS
DIRECTOR

July 16, 1976

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

RE: Item #256 - SAC - June 22, 1976
Property Owner: Edgar & Ethel Sperl
Location: NW/4 Harford Rd. 90' SE of 2nd Avenue
Existing Zoning: B.L. & D.R.S. 5.5
Proposed Zoning: Variance to permit 88 parking spaces in lieu of the required 212 spaces and Special Hearing to permit off-street parking in a residential zone

Acres: 0.96
District: 9th

Dear Mr. DiNenna:

The requested variance to parking can be expected to cause some parking problems in the area.

All two way driveways must be a minimum of 20 feet wide.

Very truly yours,

Michael J. Flanagan
Traffic Engineer Associate

MSB:mc



Paul H. Heinke
Chief

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

Attention: Mr. Frank Brown, Chairman
Zoning Advisory Committee

Re: Property Owner: Edgar & Ethel Sperl

Location: NW/4 Harford Rd. 90' SE of 2nd Ave.

Item #256

Zoning Agenda June 29, 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 100 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 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed by: *John J. Rudy*
Planning Group
Special Inspection Division

Noted and Approved: *George M. McQuinn*
Special Inspection Division
Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 23, 1976

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

Re: Item #256

Property Owner: Edgar & Ethel Sperl

Location: NW/4 Harford Rd. 90' SE of 2nd Ave.

Present Zoning: B.L. and D.R.S. 5.5

Proposed Zoning: Variance for parking spaces

District: 9

No. Acres: 0.96

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich

BNP/ml

W. Nick Petrovich,
Field Representative.



WILLIAM D. FROMM
DIRECTOR

July 14, 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 #256, Zoning Advisory Committee Meeting, June 22, 1976, are as follows:

Property Owner: Edgar & Ethel Sperl
Location: NW/4 Harford Road 90 feet SE of 2nd Avenue
Existing Zoning: B.L. and D.R.S. 5.5
Proposed Zoning: Variance to permit 88 parking spaces in lieu of the required 212 spaces and Special Hearing to permit off-street parking in a residential zone
Acres: 0.96
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.

The site plan as submitted has insufficient information and must be re-used to show the following:

Complete parking calculations.
Required screening.
Twenty foot driveways for two way traffic.
The 409.4 notes should be checked carefully and answered completely.
The site plan indicates the Engineering firm of Thompson and Grace which has not been in existence for many years, this should be removed from the plan.
The petitioner should refer to comments of January 15, 1976; application for a building permit #C-041-76.

Very truly yours,

John L. Wimbley

John L. Wimbley
Planner III
Project and Development Planning



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

October 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 #256, Zoning Advisory Committee Meeting, June 22, 1976, are as follows:

Property Owner: Edgar & Ethel Sperl
Location: NW/4 Harford Rd. 90' SE of 2nd Ave.
Existing Zoning: B.L. and D.R.S. 5.5
Proposed Zoning: Variance to permit 88 parking spaces in lieu of the required 212 spaces and Special Hearing to permit off-street parking in a residential zone.
Acres: 0.96
District: 9th

No septic tank or sewer and water are available; no health hazards are anticipated.

Very truly yours,

Thomas L. Berlin
THOMAS L. BERLIN, Director
BUREAU OF ENVIRONMENTAL SERVICES

THE/BNP/BNP



S. ERIC DINENNA
ZONING COMMISSIONER

December 17, 1976

E. Scott Moore, Esquire
406 Jefferson Building
Towson, Maryland 21204

RE: Petition for Variance and Special Hearing
NW/4 of Harford Road, 90' SE of Second Avenue - 9th Election District
Edgar Sperl, et ux - Petitioners
NO. 77-27-ASPH (Item No. 256)

Dear Mr. Moore:

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

Very truly yours,

George M. McQuinn
GEORGE M. MCQUINN
Deputy Zoning Commissioner

OJM/mc

Attachments

cc: Mrs. Nellie Kemig
2926 Cheonan Avenue
Baltimore, Maryland 21234

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

DESCRIPTION FOR VARIANCE
PROPERTY OF EDGAR AND ETHEL SPERL

Beginning on the Northwest side of Harford Road approximately 20 feet southeast of 2nd Avenue and running North 63 degrees 10 minutes 20 seconds West, 100.55 feet, thence South 35 degrees 10 minutes 16 seconds West, 84.11 feet, thence South 63 degrees 01 minutes 20 seconds East, 101.13 feet, thence North 35 degrees 57 minutes 10 seconds East, 84.10 feet to the place of beginning.

Also known as 9306 Harford Road.

DESCRIPTION FOR SPECIAL HEARING
PROPERTY OF EDGAR AND ETHEL SPERL

Beginning on the Northwest side of Harford Road approximately 90 feet Southeast of 2nd Avenue and running North 63 degrees 10 minutes 20 seconds West, 100.55 feet, thence South 35 degrees 10 minutes 16 seconds West, 84.11 feet, thence South 63 degrees 01 minutes 20 seconds East, 101.13 feet, thence North 35 degrees 57 minutes 10 seconds East, 84.10 feet to the place of beginning and excepting that portion shown D.L.

Also known as 9306 Harford Road.

PETITION FOR A VARIANCE AND SPECIAL HEARING

9th DISTRICT

REASON:

Petition for Variance for Off-Street Parking.
Petition for Special Hearing to permit Off-Street Parking in a residential zone.

LOCATION:

Northwest side of Harford Road 90 feet Southeast of 2nd Avenue.

DATE & TIME:

Monday, July 26, 1976 at 10:15 A.M.

PUBLIC HEARING:

Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from the Zoning Regulations of Baltimore County to permit 10 parking spaces instead of the required 212 spaces.
Petition for Special Hearing to permit Off-Street Parking in a residential zone.

The Zoning Regulation to be accepted as follows:

Section 109.2.b.(3) - Off-Street Parking - 1 for each ~~space~~ 50 square feet of total floor area.

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

Being the property of ~~Edgar Sperl and Ethel Sperl~~, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, July 26, 1976 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

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

PETITION FOR VARIANCE AND
RE: PETITION FOR SPECIAL HEARING
NW/4 of Harford Road 90 feet SE of
2nd Avenue, 9th District
EDGAR SPERL, et ux, Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 77-27-ASPH

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 thereto, and of the passage of any preliminary or final Order in connection therewith.

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

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

I HEREBY CERTIFY that on this 21st day of July, 1976, a copy of the foregoing Order was mailed to Mr. & Mrs. Edgar Sperl, 9306 Harford Road, Baltimore, Maryland 21234, Petitioners.

Charles E. Kountz, Jr.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 7/15/76
Posted for: Edgar Sperl
Petitioner: Edgar Sperl
Location of property: NW/4 of Harford Rd. 90 ft. SE of 2nd Ave.
Location of Sign: 2 signs on Harford Rd.

Remarks: None
Posted by: Eric Dinien Date of return: 7/15/76

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

No. 33482

DATE: July 1, 1976 ACCOUNT: 01-662
AMOUNT: \$25.00

RECEIVED: Rowan's Restaurant, Inc. 9306 Harford Rd.
Towson, Md. 21234

FOR: Petition for Variance and Special Hearing for Edgar Sperl
Spec: 77-27-ASPH

VALIDATION OR SIGNATURE OF CASHIER

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

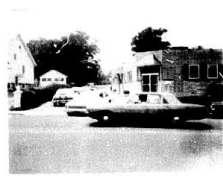
No. 38930

DATE: July 30, 1976 ACCOUNT: 01-662
AMOUNT: \$59.00

RECEIVED: Rowan's Restaurant, Inc. 9306 Harford Rd.
Towson, Md. 21234

FOR: Advertising supporting of property for Edgar Sperl
77-27-ASPH

VALIDATION OR SIGNATURE OF CASHIER



PETITION FOR A VARIANCE
AND SPECIAL HEARING

REASON: Petition for Variance for Off-Street Parking.
Petition for Special Hearing to permit Off-Street Parking in a residential zone.

LOCATION: Northwest side of Harford Road 90 feet Southeast of 2nd Avenue.

DATE & TIME: Monday, July 26, 1976 at 10:15 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance from the Zoning Regulations of Baltimore County to permit 10 parking spaces instead of the required 212 spaces.

Petition for Special Hearing to permit Off-Street Parking in a residential zone.

The Zoning Regulation to be accepted as follows:

Section 109.2.b.(3) - Off-Street Parking - 1 for each ~~space~~ 50 square feet of total floor area.

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

Being the property of ~~Edgar Sperl and Ethel Sperl~~, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, July 26, 1976 at 10:15 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

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

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 2, 1976

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper owned and published in Towson, Baltimore County, Md. on July 2, 1976.

AD. EXP. 1.00 SUCCESSORS ORDER before the 20th day of July, 1976

Cost of Advertisement \$ 1.00

THE JEFFERSONIAN
S. Eric Dinien, Zoning Commissioner

Cost of Advertisement \$ 1.00

THE JEFFERSONIAN
S. Eric Dinien, Zoning Commissioner

Cost of Advertisement \$ 1.00

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S. Eric Dinien, Zoning Commissioner

Cost of Advertisement \$ 1.00

OFFICE OF THE
ZONING COMMISSIONER

RE: PETITION FOR VARIANCE AND
SPECIAL HEARING

NW/4 of Harford Road 90 feet SE of
2nd Avenue, 9th District

EDGAR SPERL, et ux, Petitioner

Case No. 77-27-ASPH

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 thereto, and of the passage of any preliminary or final Order in connection therewith.

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

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

I HEREBY CERTIFY that on this 21st day of July, 1976, a copy of the foregoing Order was mailed to Mr. & Mrs. Edgar Sperl, 9306 Harford Road, Baltimore, Maryland 21234, Petitioners.

Charles E. Kountz, Jr.

OFFICE OF THE
ZONING COMMISSIONER

RE: PETITION FOR VARIANCE AND
SPECIAL HEARING

NW/4 of Harford Road 90 feet SE of
2nd Avenue, 9th District

EDGAR SPERL, et ux, Petitioner

Case No. 77-27-ASPH

ORDER TO ENTER APPEARANCE

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Deputy People's Counsel

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

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Charles E. Kountz, Jr.

THE JEFFERSONIAN
S. Eric Dinien, Zoning Commissioner

Cost of Advertisement \$ 1.00

THE JEFFERSONIAN
S. Eric Dinien, Zoning Commissioner

Cost of Advertisement \$ 1.00

THE JEFFERSONIAN
S. Eric Dinien, Zoning Commissioner

Cost of Advertisement \$ 1.00

THE JEFFERSONIAN
S. Eric Dinien, Zoning Commissioner

Cost of Advertisement \$ 1.00

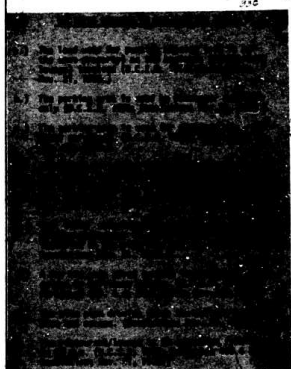
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 9 day of July 1976. Filing Fee \$ 25.00 Received Check
Cash
Other

Petitioner: SPERL Submitted by: S. Eric Dinien
Petitioner's Attorney: John W. Hession, III Reviewed by: John W. Hession, III

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



EXIST. DWELLING	EXIST. DWELLING
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LOCATION MAP
SCALE 1"=50'

5' GRASS STR. SEPARATION BOTH SIDE
TAKING LOT AND 1/2" HIGH BARRIER
FENCE

EXIST.
DWELLING

EXIST.
DWELLING

EXIST.
DWELLING

NEW
STORAGE RM.
ADDITION
AREA = 342 S.F.

EXIST.
RESTAURANT
1ST FLOOR
328.37
AREA = 2160 S.F.

HARFORD

PROPERTY OF
EDGAR L. SPERL & WIFE
3306 HARFORD ROAD

9TH ELECTION DISTRICT BALTIMORE CO. MD.
SCALE: 1"=20' APRIL 29, 1960
AREA OF PARCEL = .36 ACRES ±

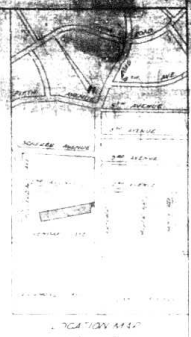
PLANS APPROVED
PLANNING & ZONING
John L. [Signature]
12-15-76

306MAN RESTAURANT	
DATE: 12-15-76	APPROVED BY: [Signature]
SCALE: 1"=20'	REVISION: 1
3306 HARFORD RD BALTIMORE COUNTY, MARYLAND	
DRAWN BY: [Signature]	

NORTH

BUSINESS PARKING IN RESIDENTIAL ZONES.

- a.) The land used for parking adjoins (and is on the same property) as the business (restaurant/lounge) involved. (B.C.Z.R. 1955; Resolution; Nov. 21, 1956.)
- b.) The parking area is used by passenger vehicles only. (B.C.Z.R. 1955; Resolution; Nov. 21, 1956.)
- c.) The parking area is used for parking only - (no other services). (B.C.Z.R. 1955; Resolution; Nov. 21, 1956.)
- d.) Parking area lighting is located as shown on the site plan. The lights are owned by Baltimore Gas and Electric Co. and are in operation from dusk until dawn. (B.C.Z.R. 1955; Resolution; Nov. 21, 1956.)
- e.) The fence screening the parking area from adjoining properties is of the height and type indicated on the site plan drawing. (B.C.Z.R. 1955; Resolution; Nov. 21, 1956.)
- f.) A tar and chip paved surface is provided as required by Baltimore County. (B.C.Z.R. 1955; Paragraph 409.4.e; Resolution; Nov. 21, 1956.)
- g.) The site plan drawing shows the parking arrangement and access. (Resolution; Nov. 21, 1956.)
- h.) The restaurant/lounge is in operation from 10 a.m. to 10 p.m. (B.C.Z.R. 1955; Paragraph 409.4.e; Resolution; Nov. 21, 1956.)



HARFORD

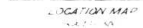
EDGAR L. SPERL & WIFE
3306 HARFORD ROAD

9TH EDITION, 1955. BAL. ORDER CO. 147
SCALE 1"=20' APRIL 28, 1956
CITY OF BALTIMORE

John L. ...
12-15-76

20' 0"	10' 0"	10' 0"
10' 0"	10' 0"	10' 0"
10' 0"	10' 0"	10' 0"

- a. The land used for parking adjacent (and is on the same property) as the business (restaurant) involved (P.C.I.R. 1955; Resolution, Nov. 21, 1956).
- b. The parking area is used by passenger vehicles only (P.C.I.R. 1954; Resolution, Nov. 21, 1956).
- c. The parking area is used for parking only. (no other use) (P.C.I.R. 1955; Resolution, Nov. 21, 1956).
- d. Parking area lighting is located as shown on the site plan. The lights are owned by Baltimore Gas and Electric Co. and are to remain in place until dusk. (P.C.I.R. 1955; Resolution, Nov. 21, 1956).
- e. The "X" screening the parking area from adjacent properties is of the height and type indicated on the site plan drawing (P.C.I.R. 1955; Resolution, Nov. 21, 1956).
- f. A tarp and chip paved surface is provided as required by Baltimore City Ordinance 10-10-1954 (P.C.I.R. 1954; Resolution, Nov. 21, 1956).
- g. The site plan drawing shows the parking arrangement and access. (Resolution, Nov. 21, 1956).
- h. The restaurant/lounge is in operation from 10 a.m. to 11 p.m. (P.C.I.R. 1955; Resolution, Nov. 21, 1956).



E. E. E.
N. E. E.

EXIST.
RESTAURANT.
125.04
3.03
AREA = 2.22 SF.

HARFORD

ROAD

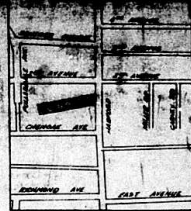
EDGAR L SPERL & WIFE
9306 HARFORD ROAD

9TH ELECTION DISTRICT BALTIMORE CO MD
SCALE 1" = 20' APRIL 28 1960

1950 - 1951 - 1952

20-0
JESSE PARSONS R.
BALTIMORE CON

6-



LOCATION MAP
SCALE 1/500

5' GRASS STRIP SEPARATION BETWEEN
PARKING LOT AND 4' HIGH WOODEN
FENCE

EXIST.
DWELLING

EXIST.
DWELLING

EXIST.
DWELLING

EXIST.
DWELLING

PARKING DATA

BUILDING 12,600 SQ. FT.
ONE PARKING SPACE FOR EACH 50 SQ. FT.
212 PARKING SPACES REQUIRED
82 PARKING SPACES SHOWN
PARKING SPACES 9' X 12'

NEW
STORAGE RM.
ADDITION
AREA = 342 S.F.

EXIST.
RESTAURANT
1ST FLOOR
329.37
AREA = 5460 S.F.

HARFORD

420' ± TO
CHENOWETH AVE.

90' ± TO
2ND AVENUE

ROAD

87 PARKING SPACES - ON SITE
PROPERTY OF
EDGAR L. SPERL & WIFE
3306 HARFORD ROAD

3RD ELECTION DISTRICT BALTIMORE CO. AND
SCALE 1" = 20'

AREA OF PARCEL = 36 ACRES ±

REVISION PLAN

03 25 76 PM



BOWMAN RESTAURANT & LOUNGE	
DATE OCT 28, 1975	DESIGNED BY DRINK.
SCALE 1" = 20.0'	REVISION 36%
0506 HARFORD RD.	
BALTIMORE COUNTY, MARYLAND	