

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, G.F.S. Realty, Inc., legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 411.2.2 of the Zoning Ordinance to be located opposite a residential district

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County for the following reason: (Indicate hardship or practical difficulty)

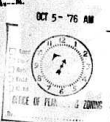
Because the main entrance to the shopping center from Merritt Boulevard, accessible to North and South traffic, is remotely located from the shopping center buildings and is located in front of the bowling alley building on the adjacent property, practical difficulty and hardship will be created for the owner and the public if a sign cannot be erected.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Joseph A. DiNanno, Jr. John O'Brien
 Plaintiff's Attorney Defendant's Attorney
 1300 N. E. ... Baltimore, Md. 21284
 Plaintiff's Attorney Defendant's Attorney
 1300 N. E. ... Baltimore, Md. 21284

APPROVED by the Zoning Commissioner of Baltimore County, this 5th day of October, 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 held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of November, 1976, at 10:30'clock a.m.



Baltimore County Department of Public Works TOWSON, MARYLAND 21284
 THOMSON M. MOURING, P.E. DIRECTOR
 October 26, 1976

Mr. S. Eric DiNanno, Zoning Commissioner, County Office Building, Towson, Maryland 21284

Re: Item #63 (1976-1577) Property Owner: GFS Realty, Inc. 2/8 Merritt Blvd. 1020' N. German Hill Rd. Existing Zoning: R-1 Proposed Zoning: Variance to permit a sign to be located opposite a residential district. Acre: 0.0210 District: 12th

Dear Mr. DiNanno:

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:

Baltimore County highway and utility improvements are not involved and are as secured by Public Works Agreement #127501, executed in connection with "Giant Shopping Center". This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #63 (1976-1977).

Very truly yours,
 Edward J. Owen/Bowser
 Chief, Bureau of Engineering

END:ENR:ERS
 cc: S. Norton (Giant Shopping Center)
 P. Koch
 P-W Key Sheet
 6 & 7 SE 21 & 22 Pos. Sheets
 SE 2 & 7 Page
 103 Tax Map

Baltimore County Department of Health TOWSON, MARYLAND 21284
 DONALD J. ROOP, M.D., M.P.H. DEPUTY STATE AND COUNTY HEALTH OFFICER
 October 7, 1976

Mr. S. Eric DiNanno, Zoning Commissioner, Office of Planning and Zoning, County Office Building, Towson, Maryland 21284

Dear Mr. DiNanno:

Comments on Item #63, Zoning Advisory Committee Meeting, October 5, 1976, are as follows:

Property Owner: GFS Realty, Inc. Location: 2/8 Merritt Blvd. 1020' N. German Hill Road, Towson, Maryland 21284 Proposed Zoning: Variance to permit a sign to be located opposite a residential district. Acre: 0.0210 District: 12th

Since this is a variance for a sign, no health hazards are anticipated.

Very truly yours,
 Thomas H. Davies
 Director, Bureau of Environmental Health

END:ENR:ERS

Baltimore County Office of Planning and Zoning TOWSON, MARYLAND 21284 (301) 494-3211
 October 19, 1976

Mr. S. Eric DiNanno, Zoning Commissioner, Office of Planning and Zoning, Baltimore County Office Building, Towson, Maryland 21284

Dear Mr. DiNanno:

Comments on Item #63, Zoning Advisory Committee Meeting, October 5, 1976, are as follows:

Property Owner: G.F.S. Realty, Inc. Location: E/S Merritt Blvd 1020' N. German Hill Road Existing Zoning: R-1 Proposed Zoning: Variance to permit a sign to be located opposite a residential district. Acre: 0.0210 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 plan has been reviewed and there are no site planning factors requiring comment.

Very truly yours,
 John L. Windley
 Planner III
 Project and Development Planning

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 COUNTY OFFICE BUILDING
 100 N. GERMANTOWN RD.
 TOWSON, MARYLAND 21284
 November 1, 1976

RE: Variance Petition
 127-13
 GFS Realty, Inc. - Petitioner

DOOR Mr. Fisher:

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 intended to advise you of 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 of the property. The following comments are a result of this review and inspection.

These comments are intended to advise you of 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 of the property. The following comments are a result of this review and inspection.

This site, currently zoned R-1, and improved with a partially constructed shopping center, is located on the north side of Merritt Blvd., approximately 100 feet north of German Hill Road, in the 12th Election District. Adjacent properties to the north and south are similarly zoned and are improved with a bowling alley and service stations, respectively. Properties to the east and west across Merritt Blvd. are zoned residential and improved with single family dwellings and a row home development, respectively.

This Variance is necessitated by the petitioner's proposal to construct an identification sign for the shopping center along Merritt Blvd., directly opposite the existing residential zone.

This petition is accepted for filing on the basis of the enclosed filing certificate. Notice of this

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE
 November 1, 1976

County Office Building
 100 N. GERMANTOWN RD.
 TOWSON, MARYLAND 21284

Nicholas B. Condonari, Chairman
 Morton P. Fisher, Jr., Esq. 1300 Mercantile Bank & Trust Bldg., Baltimore, Maryland 21201

RE: Variance Petition
 127-13
 GFS Realty, Inc. - Petitioner

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This petition is accepted for filing on the basis of the enclosed filing certificate. Notice of this

ORDER RECEIVED FOR FILING

77-2-4
 11/1/76
 10:30 AM
 11/1/76

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the following facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonably hardship upon the Petitioner.

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.

It is ORDERED by the Zoning Commissioner of Baltimore County this 12th day of November, 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 and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of...

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of November, 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21284
301-94-3110

JOHN W. HEESMAN, III
DIRECTOR

October 5, 1976

Mr. E. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21284

Dear Mr. DiNenna:

Comments on Item #63 Zoning Advisory Committee Meeting, October 5, 1976 are as follows:

Property Owner: GFS Realty, Inc.
Location: 2 1/2 Merritt Blvd., 1020' N German Hill Rd.
Existing Zoning: R-1
Proposed Zoning: Variance to permit a sign to be located opposite a residential district.

Area: 0.0210
District: 12th

The items checked below are applicable:

- A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- B. A building permit shall be required before construction can begin.
- C. Three sets of construction drawings will be required to file an application for a building permit.
- D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- E. Wood frame walls are not permitted within 3'0" of a property line, Contact Building Department if distance is between 3'0" and 6'0" of property line.
- F. No comment.
- G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,
Charles E. Kuntz, Jr.
Plans Review Chief

BOARD OF EDUCATION
OF BALTIMORE COUNTY
TOWSON, MARYLAND - 21284

Date: October 5, 1976

November 10, 1976

Mr. E. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21284

Z.A.C. Meeting of: October 5, 1976

Re: Item 63

Property Owner: GFS Realty, Inc.
Location: R/S Merritt Blvd. 1020' N. German Hill Rd.
Present Zoning: R-1
Proposed Zoning: Variance to permit a sign to be located opposite a residential district.

District: 12th
No. Acres: 0.0210

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,
M. Nick Petrosich...
Field Representative.

WJC/ml

November 10, 1976

Morton P. Fisher, Jr., Esquire
1300 Mercantile Bank & Trust Building
Baltimore, Maryland 21201

RE: Petition for Variance
E/S of Merritt Blvd., 1020' N of
German Hill Road - 12th Election
District
(GFS Realty Inc - Petitioner
NO. 77-86-A (Item No. 63)

Dear Mr. Fisher:

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

Very truly yours,
LEONARD J. MARTINAK
Deputy Zoning Commissioner

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

ORDER RECEIVED FOR FILING
DATE 11/10/76

MCA
MCA ENGINEERING CORPORATION
COMPUTING
ENGINEERS
1000 Greenbelt Bridge Road, Baltimore, Maryland 21204 - Tel. (301) 923-0800

DESCRIPTION
0.0210 ACRE PARCEL
VARIANCE FOR SHOPPING CENTER SIGN
GIANT SHOPPING CENTER
MERRITT BOULEVARD
BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the east side of Merritt Boulevard, opposite Station 107 + 16.52, as shown on the Baltimore County Plan to Accompany Right of Way Agreement H.R.W. 55-013-2, said beginning point being distant 1020 feet, more or less, as measured northerly along the east side of said Merritt Boulevard from the northeast side of German Hill Road, running thence binding on the east side of said Merritt Boulevard, (1) northerly, by a curve to the right with a radius of 1949.86 feet, the distance of 37.60 feet, thence three courses: (2) N 82° 26' 41" E 25.10 feet, (3) S 12° 36' 00" E 35.29 feet, and (4) S 77° 24' 00" W 25.00 feet to the place of beginning.

Containing 0.0210 of an acre of land

RWB:mp J.O. 1-74160 9/16/76
W.O. 14764-X

STATE OF MARYLAND
DEPARTMENT OF PUBLIC WORKS
DIVISION OF PROFESSIONAL ENGINEERING

Water Supply • Sewerage • Drainage • Highways • Structures • Developments • Planning • Reports

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S of Merritt Boulevard 1020 feet NE
of German Hill Road, 12th District : OF BALTIMORE COUNTY
GFS REALTY, INC., Petitioner : Case No. 77-86-A

ORDER TO ENTER APPEARANCE

Mr. Commissioners:

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.
John W. Heesman, III
John W. Heesman, III
People's Counsel
County Office Building
Towson, Maryland 21284
494-2188

I HEREBY CERTIFY that on this 20th day of October, 1976, a copy of the foregoing Order was mailed to Morton P. Fisher, Jr., 1300 Mercantile Bank and Trust Building, Baltimore, Maryland 21201, Attorney for Petitioner.

John W. Heesman, III
John W. Heesman, III

OCT 20 76 AM
ZONING DEPARTMENT

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: E. Eric DiNenna, Zoning Commissioner Date: October 20, 1976
FROM: Norman E. Gerber, Acting Director of Planning
SUBJECT: Petition 77-86-A

Petition for Variance for a Sign
East side of Merritt Boulevard 1020 feet Northeast German Hill Road
Petitioner - GFS Realty, Inc.

12th District

HEARING: Monday, November 8, 1976 (10:30 A.M.)

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

Norman E. Gerber
Norman E. Gerber
Acting Director of Planning

NEG:JGH:rw

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21284
(301) 491-2660

STEPHEN E. COLLINS
DIRECTOR

November 15, 1976

Mr. Eric E. DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21284

Re: Item 63 - SAC - October 5, 1976
Property Owner: GFS Realty, Inc.
Location: R/S Merritt Blvd. 1020' N German Hill Road
Existing Zoning: R-1
Proposed Zoning: Variance to permit a sign to be located opposite a residential district

Area: 0.0210
District: 12th

Dear Mr. DiNenna:

No traffic engineering problems are anticipated by the requested variance to permit a sign to be located opposite a residential district.

Very truly yours,
Michael S. Planting
Traffic Engineer Associate

77-86-A
NOV 15 1976

ATTENTION TO ADVERTISERS:
 Classified advertising in this newspaper is subject to the following conditions:
 1. Advertisements must be prepaid.
 2. Advertisements must be placed in accordance with the instructions on the back of this newspaper.
 3. Advertisements must be placed in accordance with the instructions on the back of this newspaper.
 4. Advertisements must be placed in accordance with the instructions on the back of this newspaper.
 5. Advertisements must be placed in accordance with the instructions on the back of this newspaper.
 6. Advertisements must be placed in accordance with the instructions on the back of this newspaper.
 7. Advertisements must be placed in accordance with the instructions on the back of this newspaper.
 8. Advertisements must be placed in accordance with the instructions on the back of this newspaper.
 9. Advertisements must be placed in accordance with the instructions on the back of this newspaper.
 10. Advertisements must be placed in accordance with the instructions on the back of this newspaper.

OFFICE OF
THE TIMES
 NEWSPAPERS
 TOWSON, MD. 21204 October 21, 1976

THIS IS TO CERTIFY, that the annexed advertisement of
 petition for a Variance-- GFS Realty
 was inserted in the following:

Catonsville Times Towson Times
 Dundalk Times Arbutus Times
 Essex Times Community Times
 Suburban Times East Suburban Times West

weekly newspapers published in Baltimore County, Maryland,
 once a week for one successive weeks before the
 8th day of November 1976, that is to say, the same
 was inserted in the issues of October 21, 1976.

STROMBERG PUBLICATIONS, INC.
 BY Pete Duml

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 21, 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., on October 21, 1976 at one time before the 8th day of November 1976, the 8th publication appearing on the 21st day of October 1976.

H. L. Jeffersonian
 Manager

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING #77-86-A
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 12 W Date of Posting: Oct. 21, 76

Posted for: G. F. S. Realty, Inc.
 Petitioner: G. F. S. Realty, Inc.
 Location of property: 2101 G. W. Marshall Blvd. N.E. of Harmon Hill Road
 Location of Signs: 1 sign posted on E. side of Marshall Blvd. on front of shipping center long building

Remarks:
 Posted by: Michael H. Year Date of return: Oct. 26, 76
 Signature

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your Petition has been received * this 21 day of SEPT 1976. Filing Fee \$ 25. Received Cash Other

H. R. Johnson
 S. Eric Dismukes
 Zoning Commissioner

Petitioner GFS Realty Submitted by HSNEK
 Petitioner's Attorney HSNEK Reviewed by NBE

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

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

No. 4044

DATE: Nov. 10, 1976 ACCOUNT: 03-662

AMOUNT: \$16.00

RECEIVED: Frank Bernstein, Rev. 1300 Mercantile Bank & Trust Bldg., 2 Hopkins Place, Balto., Md. 21201.
Advertiser and posting of property for GFS Realty #77-86-A

4322 10 450 CHX

VALIDATION OR SIGNATURE OF CLERK

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

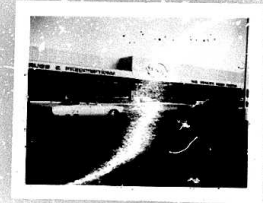
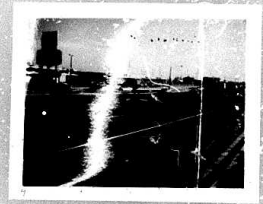
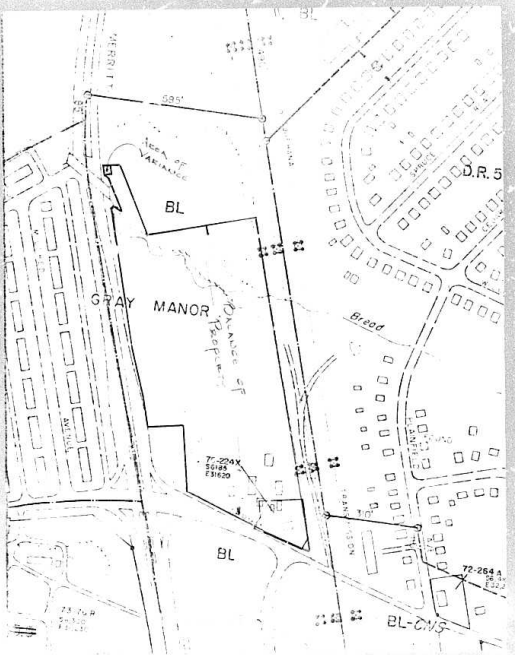
No. 40445

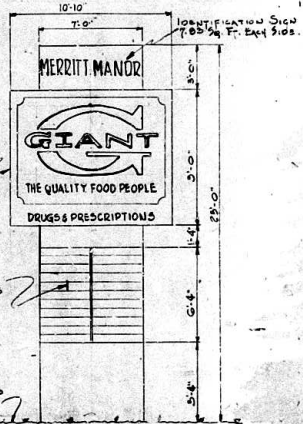
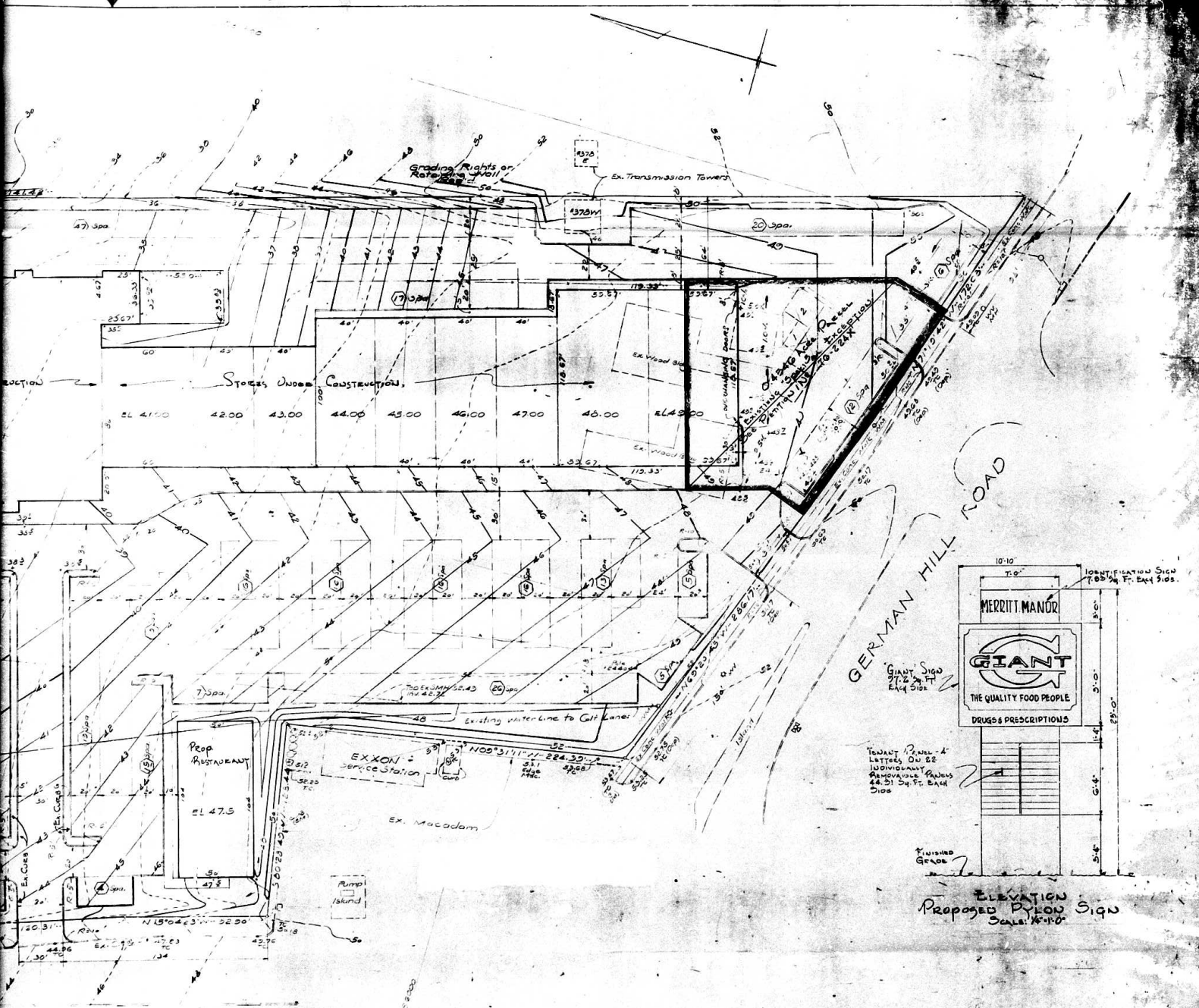
DATE: Oct. 15, 1976 ACCOUNT: 03-662

AMOUNT: \$25.00

RECEIVED: Morton P. Fisher, Jr., 1300 Mercantile Bank Trust Building, Baltimore, Md. 21201.
Petitioner for Variance for GFS Realty, Inc. #77-86-A

VALIDATION OR SIGNATURE OF CLERK





ELEVATION
Proposed Pylon Sign
Scale: 1/4" = 1'-0"

PLAT TO ACCOMPANY PETITION
For
SIGN VARIANCE
GIANT SHOPPING CENTER
MERRITT BLVD & GERMAN HILL ROAD
12th Election District
Scale: 1" = 30'

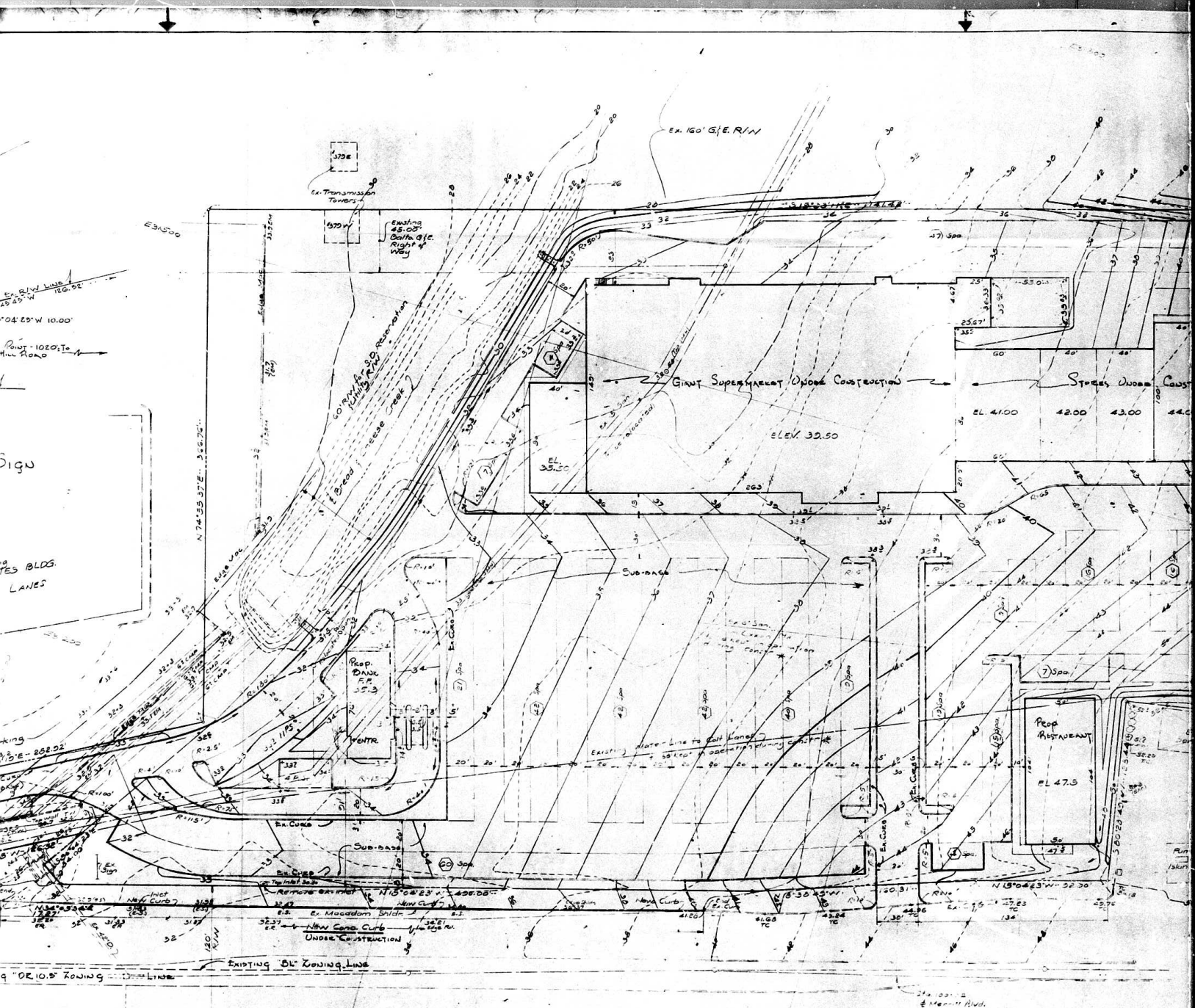
Baltimore County, Md.
September 15, 1976

GENERAL NOTES

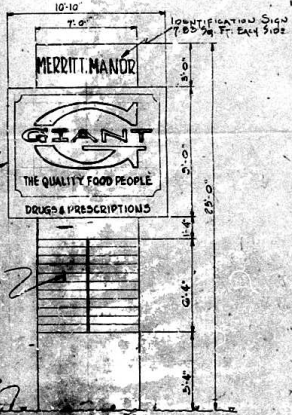
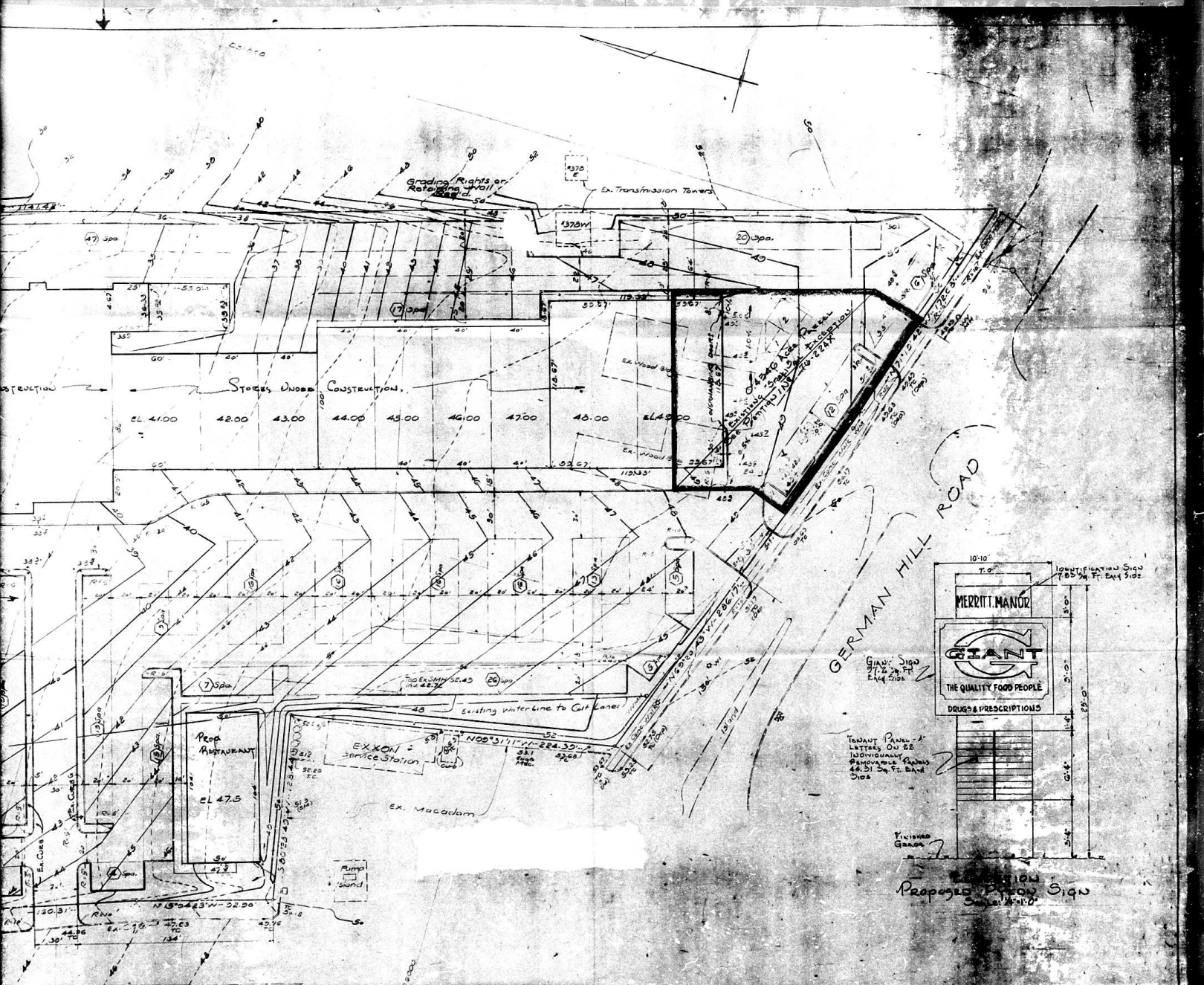
1. Total Area of Site = 10.68 Acres
2. Area of Site Requesting Variance = 0.021 Acres (914.76^{sq})
3. Existing Zoning of Property = "DL" & "RL" w/ Special Exception (See Petition TG-284 X)
4. Existing Use of Property = Shopping Center Under Construction
5. Opponent Planning Data:
 - A. Proposed Exxon 3000^{sq} Requiring 10 Spaces (1/300^{sq})
 - B. Proposed Restaurant 2500^{sq} Requiring 104 Spaces (1/250^{sq})
 - C. Proposed Retail Area 84,647^{sq} Requiring 428 Spaces (1/200^{sq})
 - D. Total Spaces Required = 538
 - E. Total Spaces Proposed = 566
6. Petitioner is Requesting A Variance To Section 419.2(e) of The zoning Code To Permit A Shopping Center Identification Sign Opposite A Residential Zone & Use.

OWNER
GIANT FOOD, INC
P.O. Box 1804
WASHINGTON DC 20013

ENGINEER
MCA ENGINEERING & CON
1020 CREMILLER BIRCH ROAD
TOWSON, MARYLAND 21284



- GENERAL NOTES**
1. TOTAL AREA OF SITE = 10.68 ACRES
 2. AREA OF SITE REQUESTING VARIANCE = 0.021 AC
 3. EXISTING ZONING OF PROPERTY = DL & DL WITH EXCEPTION (SEE PERMIT TO-224 X)
 4. EXISTING USE OF PROPERTY = SHOPPING CENTER CONSTRUCTION
 5. OFF-STREET PARKING DATA:
 - A. PROPOSED SPACES = 3000 REQUIRING 10 SPACES
 - B. PROPOSED RESTAURANT 2500' REQUIRING 104
 - C. PROPOSED BANK AREA 24,247' REQUIRING
 - D. TOTAL SPACES REQUIRED = 500
 - E. TOTAL SPACES PROPOSED = 500
 6. PETITIONER IS REQUESTING A VARIANCE TO THE ZONING CODE TO PERMIT A SHOPPING CENTER SIGN OPPOSITE A RESIDENTIAL ZONE & USE.



PLAT TO ACCOMPANY PETITION

For
SIGN VARIANCE

GIANT SHOPPING CENTER
MERRITT BLVD & GERMAN HILL ROAD
12th Election District
Scale: 1" = 30'

Baltimore County, Md.
September 15, 1976

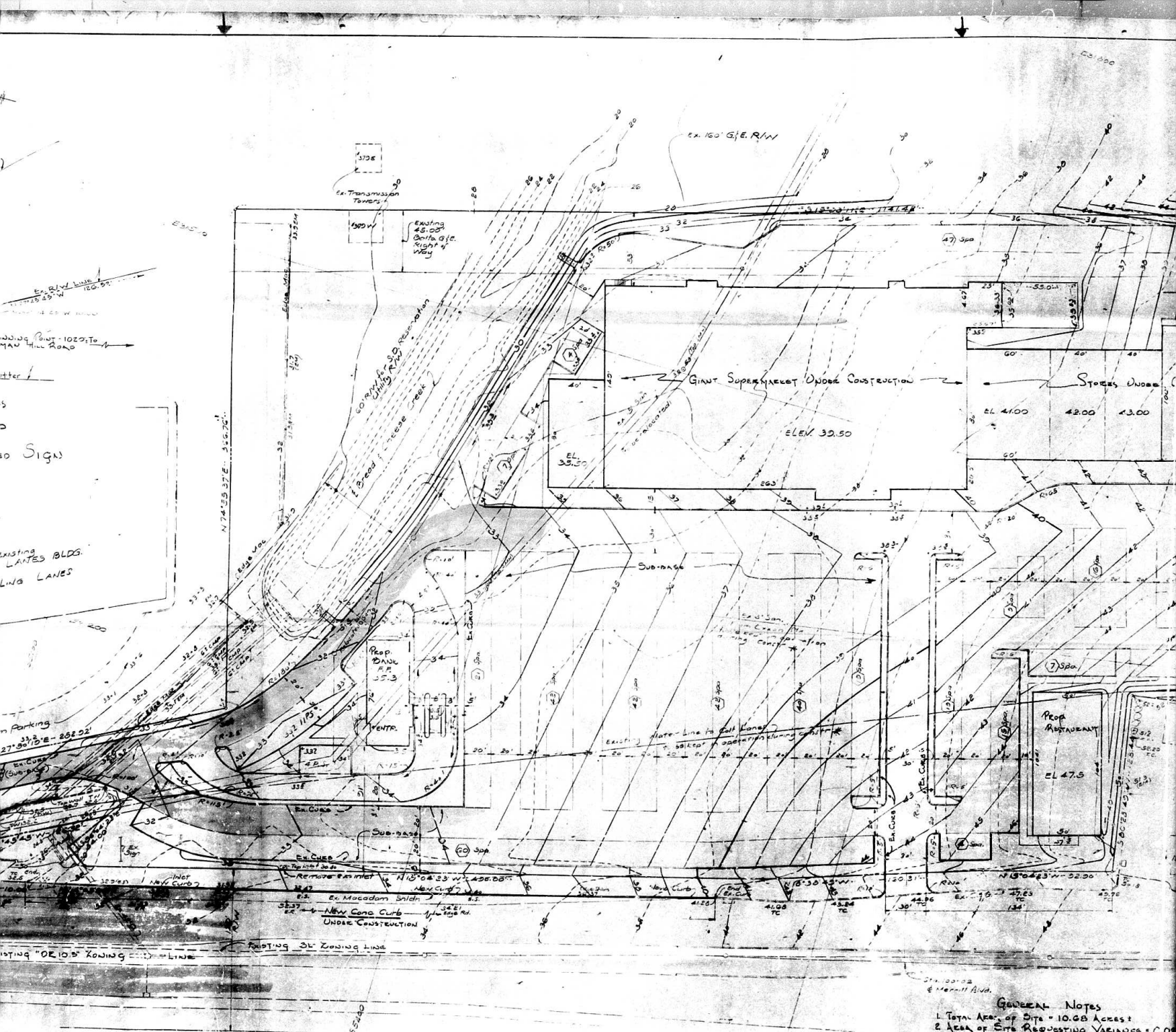
GENERAL NOTES

1. Total Area of Site = 10.68 Acres ±
2. Area of Site Requesting Variance = 0.021 Acres (214.76' x)
3. Existing Zoning of Property = DL & PL with Special Exception (See Petition TG-224 X)
4. Existing Use of Property = Shopping Center Under Construction
5. OFF-STREET PARKING DATA:
 - A. Proposed Drive = 3000' Requiring 10 Spaces (1/3000')
 - B. Proposed Parking = 2800' Requiring 104 Spaces (1/2800')
 - C. Proposed Drive Area = 84,647' Requiring 424 Spaces (1/2000')
 - D. Total Spaces Required = 538
 - E. Total Spaces Proposed = 536
6. Petitioner is Requesting a Variance to Section 419.2(e) of the zoning Code to Permit a Shopping Center Identification Sign Opposite a Residential Zone & Use.

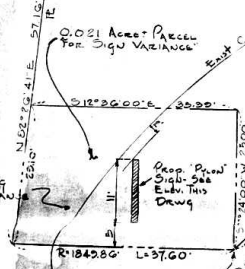
OWNER
GIANT FOOD, INC
PO Box 1804
WASHINGTON DC 20013

ENGINEER
MCA ENGINEERING CORP
1020 CEDARWELL BLDG ROAD
TOWSON, MARYLAND 21284

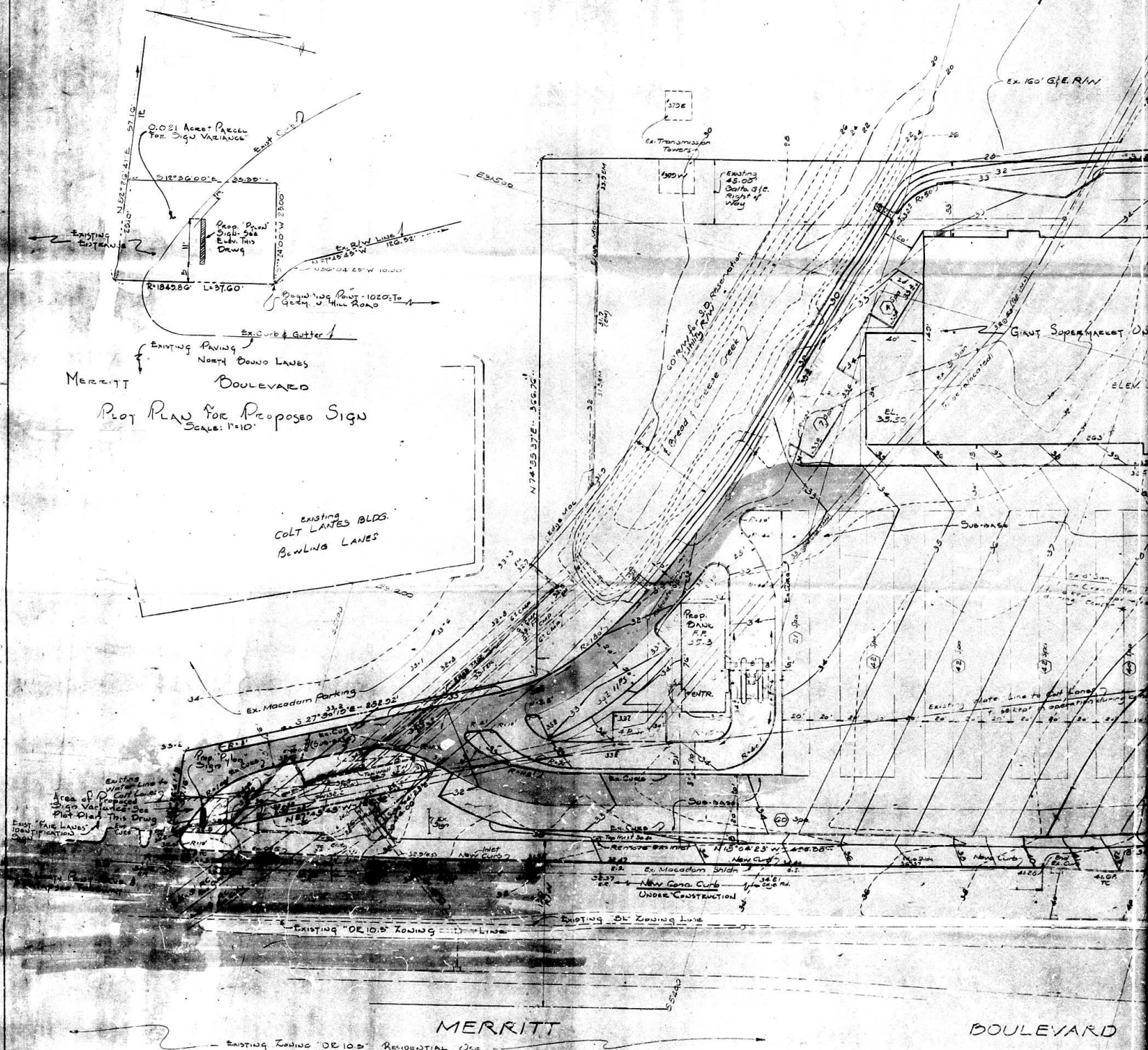




- GENERAL NOTES**
1. Total Area of Site = 10.00 Acres
 2. Area of Site Requesting Variance = 0.00
 3. Existing Zoning of Property "DL" & "EL" Exception (See Petition TO-224 X)
 4. Existing Use of Property "Shopping Center Construction"
 5. Off-street Parking Details
 - A. Proposed Bank = 3000' Requiring 10 Spots
 - B. Proposed Restaurant = 2000' Requiring 10 Spots
 - C. Proposed Retail Area = 80,000' Requiring 10 Spots
 - D. Total Spaces Required = 30 Spots
 - E. Total Spaces Proposed = 30 Spots
 6. Petitioner is Requesting A Variance To The Zoning Code To Permit A Shopping Center Sign Opposite A Residential Zone & Use.



MERRITT BOULEVARD
Plot Plan for Proposed Sign
 SCALE: 1"=10'



EXISTING WATER LINES IN AREA OF COLT LANES. PROPOSED SIGN VARIANCE. SEE PLOT PLAN FOR THIS DRAWING. EXIST. FIRE LINES IDENTIFICATION.

MERRITT BOULEVARD
 EXISTING ZONING "DR 10.5" RESIDENTIAL USE

5500