

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, J. Jeffrey Gaydos, 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 236.2 to permit a side and rear setback of zero (0) feet in lieu of the required thirty (30) feet and Section 102.2 to permit a distance of fourteen (14) feet between buildings in lieu of the required sixty (60) feet, of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations, 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.

Contract purchaser

J. Jeffrey Gaydos Legal Owner

Address: 302-311 Eastern Blvd.

Baltimore, Maryland 21221

Protestant's Attorney

Joseph C. LaVerghetta

607 Bayley Ave. BALTIMORE

21204

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day

of November, 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of December, 1976, at 10:15 o'clock

John B. Burdick

Zoning Commissioner of Baltimore County.

(over)

Joseph C. LaVerghetta, Esq.
 Re: Item 47
 October 25, 1976
 Page 2

9 feet in lieu of the required 30 feet.

Assorted setback Variances are being requested in order to construct an additional service building on the southeast corner of this site, which is currently being utilized for the storage of unlicensed and disabled vehicles.

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments of the State Highway Administration, the Department of Traffic Engineering, and any comments from other departments as required.

Very truly yours,

John B. Burdick
 NICHOLAS B. BURDICK,
 Acting Chairman, Zoning
 Plans Advisory Committee

NBC:DD

cci: Robert Hook, Jr.
 608 W. Padonia Road
 Cockeysville, Md. 21030

BALTIMORE COUNTY

ZONING ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Joseph C. LaVerghetta, Esq.
 Bayley Avenue
 Towson, Maryland 21204

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

Item 47

Your petition does not meet the Zoning Commissioner's requirements for filing, as per attached.

S. ERIC DILMENA
 Zoning Commissioner

Owner(s) Name: J. Jeffrey Gaydos

Reviewed by: Nicholas B. Burdick
 601 Robert Hook, Jr.
 608 W. Padonia Road
 Cockeysville, Md. 21030

Baltimore County
 Department of Public Works
 TOWSON, MARYLAND 21204
 THORNTON M. MOURING, P.E.
 DIRECTOR

October 4, 1976

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

Re: Item #47 (1976-1977)

Property Owner: J. Jeffrey Gaydos
 575 Eastern Blvd., 200' N.E. Dorothy Ave.
 Existing Zoning: B.B. - C.C.C.
 Proposed Zoning: Variance to permit a side and rear setback of 0' in lieu of the required 30' and to permit a distance of 14' between buildings in lieu of the required 60'.
 Acres: 0.30 District: 15th

Dear Mr. Dilmena:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General

The present entrances and former gasoline pump islands are not correctly shown in relation to this site.

Eastern Boulevard (Md. 150) is a State Road; therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

Baltimore County highway and utility improvements are not directly involved. However, provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

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.

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.

Item #47 (1976-1977)

Property Owner: J. Jeffrey Gaydos
 Page 2
 October 4, 1976

General

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #47 (1976-1977).

Very truly yours,

John B. Burdick
 NICHOLAS B. BURDICK,
 Chief, Bureau of Engineering

ED:EAH:FWH

1-SM Key Sheet
 4 SE 26 Pos. Sheet
 NE 1 C Page
 97 Tax Map

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 25, 1976

COUNTY OFFICE BLDG.
 111 W. Chesapeake Ave.
 Towson, Maryland 21204

Nicholas B.
 XXXXXXXXXXXXXXXXXXXXXXXX
 Chairman

MEMBERS

REMARKS OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PUBLIC PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Joseph C. LaVerghetta, Esq.
 607 Bayley Avenue
 Towson, Maryland 21204

RE: Variance Petition

Item 47

J. Jeffrey Gaydos - Petitioner

Dear Mr. LaVerghetta:

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.

This site, currently zoned B.B. (Business, Roadside) and improved with an existing service garage building, formerly utilized as a gas station, is located on the south side of Eastern Boulevard, 200 feet northeast of Dorothy Avenue, on the 15th Election District.

Adjacent properties surrounding this site to the east and west are zoned B.B. (Business, Local) and improved with a sporting goods store and a one-story building currently utilized as a Naval recruitment center, respectively. Properties to the south and north across Eastern Blvd. are improved with existing service garage operations, with the latter property being the subject of a previous Variance request (Case No. 75-276-XA) granting a rear yard setback of

Baltimore County
 Department of permits and licenses
 TOWSON, MARYLAND 21204
 (301) 434-3610

JOHN D. SEFFERT
 DIRECTOR

August 31, 1976

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

Dear Mr. Dilmena:

Comments on Item # 47, Zoning Advisory Committee Meeting, September 7, 1976, are as follows:

Property Owner: J. Jeffrey Gaydos
 Location: SE/S Eastern Blvd. 200' NE Dorothy Ave.
 Existing Zoning: B.B. - C.C.C.
 Proposed Zoning: Variance to permit a side and rear setback of 0' in lieu of the required 30' and to permit a distance of 14' between buildings in lieu of the required 60'.

Acres: 0.30

District: 15th

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, existing setbacks and other restrictions from property lines. Owner shall be responsible for obtaining all necessary permits.
- ☒ 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,

John B. Burdick
 Charles E. Burdick
 Plans Review Chief

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 strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable 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, Variance to permit side yard setbacks and rear yard setbacks of zero feet in lieu of the required 30 feet and a distance of 14 feet between buildings in lieu of the required 60 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of JANUARY, 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 State Highway Administration, 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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of JANUARY, 1976, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
(301) 464-3660

STEPHEN E. COLLINS
DIRECTOR

September 22, 1976

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

Re: Item 47 - ZAC - September 7, 1976
Property Owner: J. Jeffrey Gaydos
Location: SE/S Eastern Blvd. 200' NE Dorothy Ave.
Existing Zoning: B.R. - C.C.C.
Proposed Zoning: Variance to permit a side and rear setback of 0' in lieu of req. 30' and to permit a distance of 14' between buildings in lieu of req. 60'

Acres: 0.30
District: 15th

Dear Mr. DiNenna:

No major traffic engineering problems are anticipated by the requested variance to the side and rear yards.

The petitioner is reminded that the proposed wheel stops must be placed behind the property line and all on site driveways must be 20 feet wide.

Very truly yours,

Richard S. Hession
Traffic Engineer Associate

NSP/nc

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 464-3211

STEPHEN E. COLLINS
Norman E. Garber
Acting Director

September 27, 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 47, Zoning Advisory Committee Meeting, September 7, 1976, are as follows.

Property Owner: J. Jeffrey Gaydos
Location: SE/S Eastern Blvd 200' NE Dorothy Avenue
Existing Zoning: B.R. - C. C. C.
Proposed Zoning: Variance to permit a side and rear setback of 0' in lieu of the required 30' and to permit a distance of 14' between buildings in lieu of the required 60'.
Acres: 0.30
District: 15th

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. Wimbley
Planner III
Project and Development Planning

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: September 2, 1976

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

Z.A.C. Meeting of: September 7, 1976

Re: Item 47
Property Owner: J. Jeffrey Gaydos
Location: SE/S Eastern Blvd. 200' NE Dorothy Ave.
Present Zoning: B.R. - C.C.C.
Proposed Zoning: Variance to permit a side and rear setback of 0' in lieu of the required 30' and to permit a distance of 14' between buildings in lieu of the required 60'.

District: 15th
No. Acres: 0.30

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petronovich
Field Representative

NSP/ni

DEPARTMENT OF PUBLIC ENGINEERING
TOWSON, MARYLAND 21204
(301) 464-3660

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

September 20, 1976

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

Dear Mr. DiNenna:

Comments on Item #47, Zoning Advisory Committee, September 7, 1976, are as follows:

Property Owner: J. Jeffrey Gaydos
Location: SE/S Eastern Blvd. 200' NE Dorothy Ave.
Existing Zoning: B.R.-C.C.C.
Proposed Zoning: Variance to permit a side and rear setback of 0' in lieu of the required 30' and to permit a distance of 14' between buildings in lieu of the required 60'.
Acres: 0.30
District: 15th

Metropolitan water and sewer are available.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution Control, Baltimore County Department of Health.

Very truly yours,

Thomas H. Davis
BUREAU OF ENVIRONMENTAL SERVICES

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

September 20, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204

Attention: Mr. Nicholas Commodari

Re: Z.A.C. Meeting, Sept. 7, 1976

Item: 47
Property Owner: J. Jeffrey Gaydos
Location: SE/S Eastern Blvd. (Route 150) NE Dorothy Ave.
Existing Zoning: B.R. - C.C.C.
Proposed Zoning: Variance to permit a side and rear setback of 0' in lieu of the required 30' and to permit a distance of 14' between buildings in lieu of the required 60'.
Acres: 0.30
District: 15th

Dear Mr. DiNenna:

The entrances are incorrectly located on the plan. In addition, there are three entrances into the site, rather than the two that are shown. There would be no objection to changing the number and location of the entrances, however, this would involve the complete reconstruction of the highway frontage. In any event, the plan must correctly indicate existing conditions.

The parking lot barrier must consist of standard concrete curb and not wheel stops as indicated on the plan.

There are pump islands on the site that interfere with the free flow of traffic. The plan must indicate the removal of the islands. The plan must also indicate the concrete median in Eastern Blvd.

The barrier curb and any changes in the entrances must be constructed under permit from the State Highway Administration.

The plan must be revised prior to the hearing.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
John E. Meyer
By: John E. Meyer

CLJ:JEM:rvd

January 4, 1977

Joseph C. LaVerghetta, Esquire
607 Bosley Avenue
Towson, Maryland 21204

Re: Petition for Variance
SE/C of Eastern Boulevard 100'
W of Riverside Drive - 15th
Election District
J. Jeffrey Gaydos - Petitioner
NO. 77-107-A (Item No. 47)

Dear Mr. LaVerghetta:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/arl

Attachments

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

DESCRIPTION FOR VARIANCE
PROPERTY OF J. JEFFREY GAYDOS

15TH ELECTION DISTRICT

Beginning for the same on the Southeast side of Eastern Blvd. as laid out on the Plat of Section 1 - Mt. HOLLY TERRACE recorded among the Land Records of Baltimore County in Plat Book VPC No. 7, Folio 39, at the division line between lot No. 16 and lot No. 17 as 'laid out on said Plat; said point being distant 200 feet Northerly from the corner formed by the intersection of said Southeast side of Eastern Blvd. with the Northeast side of Dorothy Avenue, 35 feet wide; and running thence, parallel with Dorothy Avenue North 28 degrees 45 minutes West, 17.35 feet; thence North 62 degrees 15 minutes 30 seconds East, 50.01 feet; thence North 63 degrees 00 minutes 10 seconds East, 24.61 feet; thence South 24 degrees 19 minutes 20 seconds East, 13.72 feet; thence South 24 degrees 19 minutes East, 45.13 feet; thence South 62 degrees 05 minutes 40 seconds West, 75.17 feet; thence South 28 degrees 45 minutes East, 38.19 feet; thence South 23 degrees 47 minutes West, 65.00 feet; thence North 28 degrees 45 minutes East, 160.70 feet to the south of beginning.

Known as lots No. 17, 18, and part of 19 of Mt. Holly Terrace.

RE: PETITION FOR VARIANCE
SE/S of Eastern Blvd, 100' W of
Riverside Drive, 15th District
J. JEFFREY GAYDOS, Petitioner
: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 77-107-A

1111111

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 on this 30th day of November, 1976, a copy of the foregoing Order was mailed to Joseph C. LaVergnette, Esquire, 607 Rosley Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hession, III
John W. Hession, III



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric Blumens, Zoning Commissioner Date: December 9, 1976
FROM: Norman E. Gerber, Acting Director of Planning
SUBJECT: Petition 77-107-A. Petition for Variance for Side and Rear Yards and distance between buildings Southeast side of Eastern Boulevard 100 feet West of Riverside Drive Petitioner - J. Jeffrey Gaydos

15th District

HEARING: Monday, December 13, 1976

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

NEG:JCH:m

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

OFFICE OF
THE JEFFERSONIAN
TIMES
Baltimore City, Md. Nov. 25, 1976

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Variance-- Gaydos was inserted in **THE JEFFERSONIAN** TIMES, a weekly newspaper printed and published in Baltimore County, Maryland, once a week for one successive weeks before the 13th day of Dec. 1976, that is to say the same was inserted in the issues of Nov. 25, 1976.

STROMBERG PUBLICATIONS, Inc.

By: *Pat Smith*

CERTIFICATE OF PUBLICATION

TOWSON, MD. NOVEMBER 25, 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 a week at one time successive weeks before the 13th day of December, 1976, the said publication appearing on the 25th day of November, 1976.

THE JEFFERSONIAN
Pat Smith
Manager
Cost of Advertisement, \$.....

NOTICE TO PETITIONER AND APPLICANT
The Board of Commissioners of the Planning Department of Baltimore County has received your application for a Variance from the Zoning Ordinance of Baltimore County, Maryland, and has scheduled a public hearing on the same for the date and time herein specified. The Board of Commissioners of the Planning Department of Baltimore County is a public body and its proceedings are open to the public. The Board of Commissioners of the Planning Department of Baltimore County is a public body and its proceedings are open to the public. The Board of Commissioners of the Planning Department of Baltimore County is a public body and its proceedings are open to the public.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#77-107-A

District: 15th Date of Posting: 11-24-76
Posted for: Harvey Moody, Esq. 1276 E. 16th St.
Petitioner: J. Jeffrey Gaydos
Location of property: 100' W of Riverside Drive
Location of Signs: 1 sign on back of building, 1 sign on front of building
Remarks:
Posted by: *Michael H. Hession* Date of return: 12-1-76
Signature

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 4478
DATE: Nov. 19, 1976 ACCOUNT: 01-662
AMOUNT: \$25.00
RECEIVED: Joseph C. LaVergnette, Esq., 607 Rosley Ave., Towson, Md. 21204
FOR: Petition for Variance for J. Jeffrey Gaydos 77-107-A
369 7281 22 250 CHE
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 42812
DATE: Dec. 13, 1976 ACCOUNT: 08-662
AMOUNT: \$61.75
RECEIVED: Henry V. Fliszkowski, Esq., The Honey Building, Baltimore, Md. 21202
FOR: Advertising and posting of property for J. Jeffrey Gaydos 77-107-A
369 7281 24 6175 MIC
VALIDATION OR SIGNATURE OF CASHIER



NOTES:

- 1) PARKING DATA (NOTE: BOCA 423.2)
EXISTING BLDG: 1154 SF 4 SPACES (1/300 SF)
PROPOSED BLDG: 3000 SF 10 SPACES
14 SPACES REQUIRED
14 SPACES PROVIDED (8x18')

- 2) ELECTION DISTRICT 15TH

- 3) PROPERTY BEARINGS & DIMENSIONS FROM DEED & ESTABLISHED BY SURVEYOR J. HANAN ON 6-26-75 BY SURVEY OF EVANS, NABIAN & HOLBER INC.

- 4) EXISTING USE OF EXISTING BLDG: AUTO REPAIR SHOP

- 5) PROPOSED USE OF PROPOSED BLDG: AUTO REPAIR SHOP

- 6) AREAS: EXISTING BLDG: 1154 SF
PROPOSED BLDG: 3000 SF (60'x50')
TOTAL AREA: 4154 SF
TOTAL BLDG: 4154 SF

- 7) ZONING CLASSIFICATIONS BY THE RECOMMENDED 1976 COMPREHENSIVE ZONING MAP
PROPERTY OF JEFF'S AUTO IS PRESENTLY ZONED BR-CC
ZONED BR-CC UNDER RECOMMENDED 1976 COMPREHENSIVE ZONING.

- 8) AREA OF PROPERTY OF JEFF'S AUTO: 80 ACRES

- 9) THIS BUILDING SHALL BE 15' ABOVE SEA LEVEL
(NOTE: 10' + 20' LIAISON)

- 10) EXISTING DRIVEWAY TO BE PAVED WITH BIT

- 11) NO OUTSIDE STORAGE OF DAMAGED VEHICLES

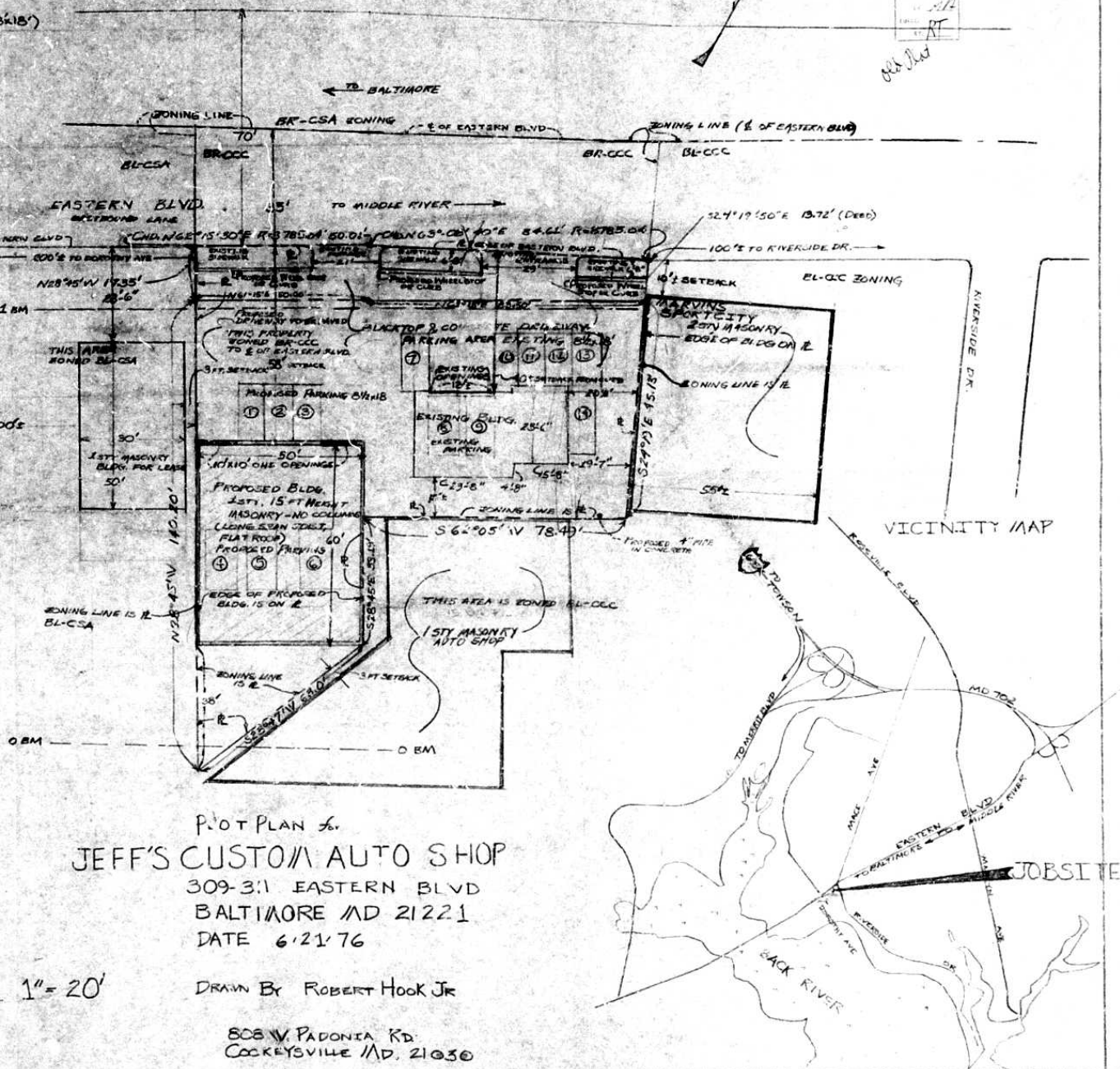
REQUESTED VARIANCE

- 1) FOR BUILDING SETBACKS

1. EAST SIDE PROPOSED BLDG 30' TO 0'
2. WEST SIDE PROPOSED BLDG 30' TO 0'
3. REAR (OR SEVERAL) PROPOSED BLDG 30' TO 0'

- 2) FOR PARKING

- SPACES 1 THRU 4 (AS NUMERICAL) TO BE LOCATED AS SHOWN IN AREA OF PROPOSED BLDG



1) PARKING DATA (NOTE BOCA 423.2)

PROPOSED BLDG 3000 sq 10 SPACES

14 SPACE

14 SPACES REQUIRED
14 SPACES PROVIDED (8'x18')

3) PROPERTY BEARINGS & DIMENSIONS FROM DEED
& ESTABLISHED BY SURVEYOR, J. HAGAN ON 6-26-75
BY SURVEY OF EVANS, HAGAN, & HOLDEFER INC.

4) EXISTING USE OF EXISTING FIDG. AUTO REPAIR SHOP

B) PROPOSED USE OF PROPOSED BLDG. AUTO REPAIR. 3405

4) AREAS EXISTING BLDG. 1154 SF
PROPOSED BLDG. 3000 SF (60'x50')
TOTAL EXIST. & PROPOSED BLDGS. 4154 SF

7) ZONING CLASSIFICATIONS BY
TH-RECOMMENDED 1976 COMPREHENSIVE ZONING MAP
PROPERTY OF JEFF AUTO IS PRESENTLY ECDED BR-CCC
SIGNED BY CCC UNDER RECOMMENDED
1976 COMPREHENSIVE ZONING.

8) AREA OF PROPERTY OF JEFF & AUTO I. 30 ACRES

9. THIS ENTIRE AREA APPROX +20' ABOVE SEA LEVEL
NOTED BM IS +20' SEA LEVEL

10) PROPOSED PARKING & DRIVEWAY
TO BE PAVED W/ BT

11) NO OUTSIDE STORAGE OF
DAMAGED VEHICLES

12) NO EXCAVATION DURING CONSTRUCTION.
EXISTING GRADES TO REMAIN.
PROPOSED FINISHED FL. EL. TO BE LEVEL 3
ON GRADE

15) WALLS TO BE BLG BLOCK 8" THICK, MFD.
BY CINDER & CONCRETE BLOCK, COCKEYSVILLE MD.
FIRE TESTED OVER 3 HRS.

1) FOR BUILDING SETBACKS

EAST SIDE PROPOSED BLDG 30' TO 0'
WEST SIDE PROPOSED BLDG 30' TO 0'
REAR (OR S. CORNER) PROPOSED BLDG 30' TO 0'

2) FOR PARKING

SPACES 1 THRU 4 (AS NUMBERED) TO BE LOCATED
AS SHOWN IN AREA OF PROPOSED BLDG



NOV 10 '76 41



DRAWN BY ROBERT HOOK JR

808 W. PADONIA RD
COCKEYSVILLE MD. 21030

SCALE 1" = 20'



NOTES:

- 1) PARKING DATA (NOTE BOOK 423.2)
EXISTING BLDG 1154 SF 4 SPACES (1/300 SF)
PROPOSED BLDG 3000 SF 10 SPACES
14 SPACES REQUIRED
14 SPACES PROVIDED (82'x18')

2) ELECTION DISTRICT 15TH

3) PROPERTY BEARINGS & DIMENSIONS FROM DEED & ESTABLISHED BY SURVEYOR J. HANAN ON 6-26-75 BY SURVEY OF EVANS, HANAN & HALL PER INC

4) EXISTING USE OF EXISTING BLDG. AUTO REPAIR SHOP

5) PROPOSED USE OF PROPOSED BLDG. AUTO REPAIR SHOP

6) AREAS EXISTING BLDG. 1154 SF
PROPOSED BLDG. 3000 SF (60'x50')
TOTAL EXIST. 4154 SF
PROPOSED BLDG.

7) ZONING CLASSIFICATIONS BY THE RECOMMENDED 1976 COMPREHENSIVE ZONING MAP
PROPERTY OF JEFF'S AUTO IS PRESENTLY ZONED BR-CC
ZONED BR-CC UNDER RECOMMENDED 1976 COMPREHENSIVE ZONING.

8) AREA OF PROPERTY OF JEFF'S AUTO IS .80 ACRES

9) THIS ENTIRE AREA APPROX. +20' ABOVE SEA LEVEL
NOTED BM IS +20' SEA LEVEL

10) PROPOSED PARKING & DRIVEWAY TO BE PAVED W/ BT

11) NO OUTSIDE STORAGE OF DAMAGED VEHICLES

12) EXISTING GRADES TO REMAIN, EXCEPT PROPOSED FINISHED FILL TO BE +17' BM.

13) WALLS TO BE SLAB BLOCK 8" THICK W/ BT BY CINDER & CONCRETE BLOCK, COCKEYSVILLE MD. FIRE TESTED OVER 3 HRS.

14) STORMWATER FROM PROPOSED ROOF & CONSTRUCTION TO FOLLOW EXISTING ROUTE OF RUNOFF.
REQUESTED VARIANCE

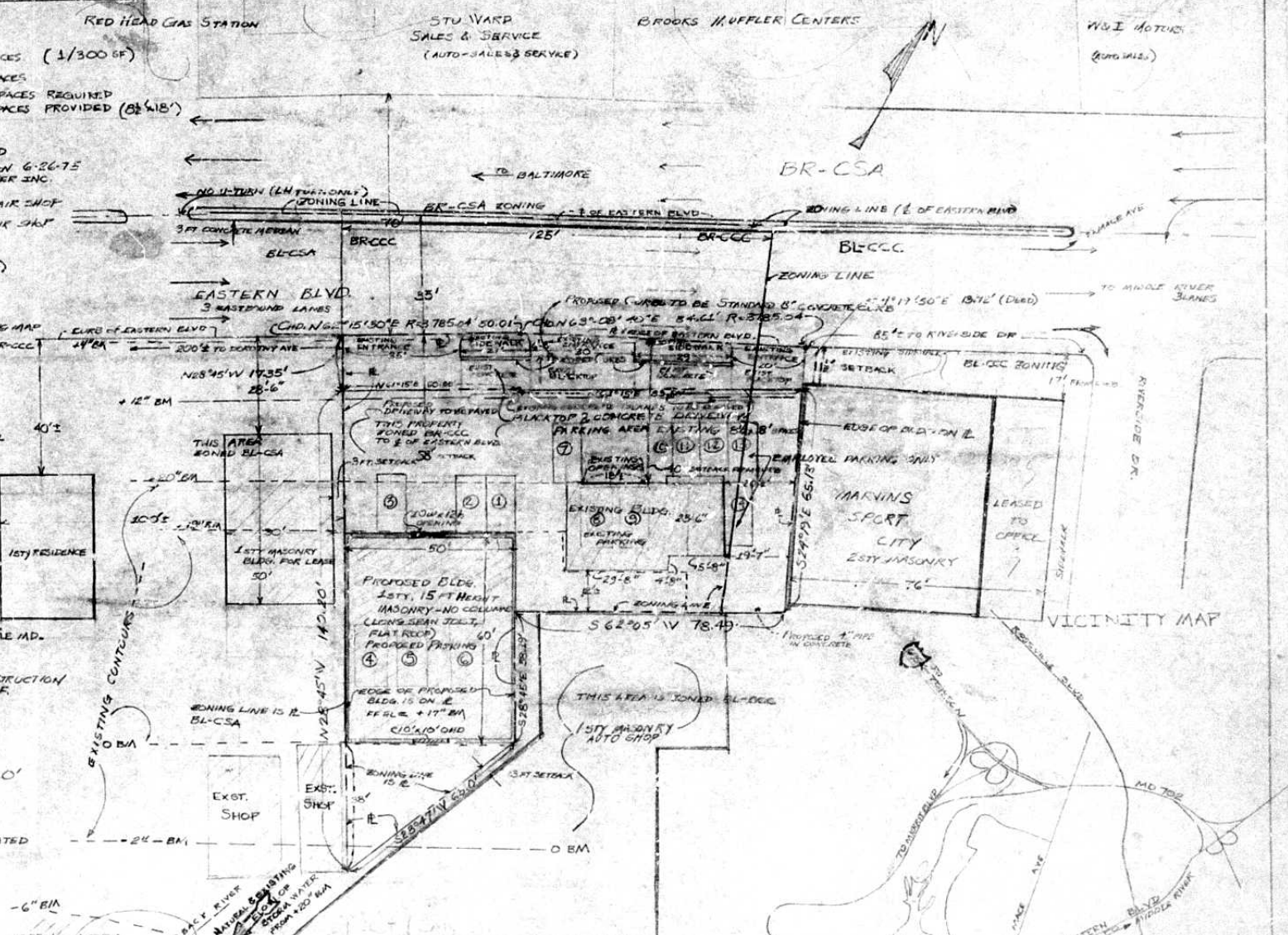
1) FOR BUILDING SETBACKS

EAST SIDE PROPOSED BLDG 30' TO 0'
WEST SIDE PROPOSED BLDG 30' TO 0'
REAR (ON 22 CORNER) PROPOSED BLDG 30' TO 0'

2) FOR PARKING

SPACES 1 & 6 (AS NUMBERED) TO BE LOCATED AS SHOWN IN AREA OF PROPOSED BLDG.

3) BUILDING SEPARATION TO 14'



6" BM
OPEN AREA
PLOT PLAN for **JEFF'S CUSTOM AUTO SHOP**

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE **7-4-77**

SCALE 1" = 20'

309-311 EASTERN BLVD
BALTIMORE MD 21221
DATE 6/21/76

DRAWN BY ROBERT HOOK JR
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COCKEYSVILLE MD. 21030



THIS DESIGN HAS BEEN EXAMINED AND EVALUATED FOR CONFORMANCE TO THE MARYLAND BASIC BUILDING CODE (1973) AND THE MARYLAND BASIC ELECTRICAL CODE (1973) AND TO THE LIST OF MY REGISTERED BOARDS, CONTAINING DETAILED EVALUATION REPORTS AND TECHNICAL COMMENTS ARE AVAILABLE UPON REQUEST AT MY OFFICE.
PALMER & CLARK, INC.
THIRD PARTY EVALUATION AGENCY
4 WEST WILSON ROAD
TIMONUM, MARYLAND 21093

