

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Brightwell, Troxell, Inc., 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, hereby petition the Zoning Commissioner of Baltimore County for a Special Exception and/or Re-classification of the property situate in Baltimore County, Maryland, to be used for the purpose of residential use in accordance with the provisions of the Zoning Law of Baltimore County, Maryland, Chapter 10-1, as amended.

See attached description

WHEREAS for a Special Exception, under the said Zoning Law as amended, the Zoning Regulations of Baltimore County, to use the herein described property, for, OFFICE.

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

Brightwell, Troxell, Inc.
Legal Owner
Contract purchaser
Gregory B. Dent
Petitioner's Attorney
Address: 430 Main Street
Reisterstown, Maryland 21136
Petitioner's Address

WHEREAS 143 Main Street, Reisterstown, Md. 21136, is situated in Baltimore County, this... day of February, 1977, 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 21st day of March, 1977, at 11:00 a.m.

ORDERED By The Zoning Commissioner of Baltimore County, this... day of February, 1977, 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 21st day of March, 1977, at 11:00 a.m.

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Brightwell, Troxell, Inc., 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, hereby petition for a Variance from Section 11, B02-28 (VB-2), to permit a front yard setback of 17' in lieu of the required 30'. This is an existing structure and would be impossible to meet the requirements without completely raising the building. This would inflict an undue hardship on the property owner.

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.

Brightwell, Troxell, Inc.
Legal Owner
Contract purchaser
Gregory B. Dent
Petitioner's Attorney
Address: 430 Main Street
Reisterstown, Maryland 21136
Petitioner's Address

ORDERED By The Zoning Commissioner of Baltimore County, this... day of February, 1977, 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 21st day of March, 1977, at 11:00 a.m.

(over)

W. T. SADLER, INC.

PROPERTY DESCRIPTION TO ACCOMPANY AN APPLICATION FOR SPECIAL EXCEPTIONS FOR OFFICES AND PARKING IN A RESIDENTIAL AREA

APPLICANT: BRIGHTWELL, TROXELL, INC.
430 MAIN STREET
REISTERSTOWN
4th ELECTION DISTRICT - BALTIMORE COUNTY, MARYLAND

DATE: DECEMBER 1, 1976
DESCRIPTION:

Beginning for the same at a point in Main Street (Reisterstown Road, U.S. Route 140) located 865 feet Northwestward from Woodley Avenue and running thence South 86 degrees 30 minutes East 193 feet, more or less, to the division line between B-16 and B-3.5 zoning, located parallel to and 200 feet Southwesterly from the centerline of Main Street, thence running along said zoning line North 10 degrees West 66 feet, thence leaving said zoning line and running North 86 degrees 30 minutes East 193 feet to a point in Main Street, thence running in Main Street, South 10 degrees East 66 feet to the place of beginning.

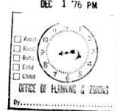
Containing 0.3 acre of ground, more or less. Being a portion of the property which by deed dated March 26, 1973 was conveyed by Gerry B. Gohmert and wife to Brightwell, Troxell, Inc., and recorded among the Land Records of Baltimore County in Liber 5947, folio 479.

The above described lot is subject to whatever portion may lie within the existing right of way of Main Street.

The data contained in this description has been compiled from deeds and records.



REVENUE PLANS



RE: PETITION FOR SPECIAL EXCEPTION and PETITION FOR VARIANCE
SW/S of Reisterstown Rd. 463' N of Woodley Ave., 4th District
BRIGHTWELL TROXELL, INC.,
Petitioners
Case No. 77-175-XA

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.
Deputy People's Counsel
John W. Heslin, III
People's Counsel
Baltimore County Office Building
Towson, Maryland 21204
694-2188

I HEREBY CERTIFY that on this 16th day of March, 1977, a copy of the foregoing Order was mailed to Robert R. Dent, Esquire, 143 Main Street, Reisterstown, Maryland 21136, Attorney for Petitioners.

John W. Heslin, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE ALSO
111 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
Nicholas B. Commodant
Acting Chairman

January 13, 1977

Robert R. Dent, Esq.
143 Main Street
Reisterstown, Maryland 21136

RE: Special Exception
Item 101
Brightwell, Troxell, Inc. -
Petitioner

Dear Mr. Dent:

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.

Located on the west side of Reisterstown Road opposite Shirley Avenue in the 4th Election District, this site, zoned D.R. 16 and 3.5, is presently improved with a two-story frame dwelling, currently utilized as offices, and macadam parking to the rear. Dwellings exist to the north and south of this site, while vacant land exists to the west.

The petitioner is proposing to legalize the existing office use, and hence this Special Exception request.

Robert R. Dent, Esq.
Re: Item 101
January 13, 1977
Page 2

At the time of field inspection, a sign advertising this use was located along Reisterstown Road, a company car advertising Brightwell, Troxell was parked in the driveway, and it appeared that alterations to the dwelling had recently been completed. A review of County records fails to indicate that a permit for this work had been obtained, however, a complaint to the Zoning Enforcement Office concerning storage of playground equipment was received and investigated. Any further action concerning this complaint is being held in abeyance pending the result of this hearing.

Revised plans reflecting the comments of the State Highway Administration and the Bureau of Engineering concerning the entrance along Reisterstown Road, and provisions for accommodating storm water or drainage, respectively must be submitted. In addition, Variance forms for the side setback for the existing structure should also be included within this request.

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments above, and any comments from other departments as requested.

Very truly yours,

Nicholas B. Commodant
NICHOLAS B. COMMODANT,
Acting Chairman, Zoning
Plans Advisory Committee

NBC:JD

Enclosure

cc: W. T. Sadler, Inc.
11 W. Pennsylvania Avenue
Towson, Md. 21204

Gregory B. Dent, Esquire
143 Main Street
Reisterstown, Maryland 21136

RE: Petition for Special Exception and Variance
SW/S of Reisterstown Road, 463' N of Woodley Avenue - 4th Election District
Brightwell Troxell, Inc. - Petitioner
NO. 77-175-XA (Item No. 101)

Dear Mr. Dent:

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: Mrs. Alice LeGrande
Zoning Chairwoman
Reisterstown-Owings Mills-Clydesdale Community Council
25 Olive Lane
Owings Mills, Maryland 21117

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

ORDER RECEIVED FOR FILING

DATE: Jan 14, 1977



ORDER RECEIVED FOR FILING

DATE: Jan 14, 1977

77-175-XA

77-175-XA
#101

77-175-XA
#101

10
4/10/83
4
12/22
56
15/27
90

11:00 A
3/21/77



P

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 192.1 of the Baltimore County Zoning Regulations having been met

Special Exception for _____ should be granted.
It is ORDERED by the Zoning Commissioner of Baltimore County that, on _____ day of _____, 1977, that a Special Exception for offices 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.

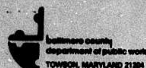
Raymond M. DiNenna
Deputy Zoning Commissioner of Baltimore County

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

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1977, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a _____ zone; and/or the Special Exception for _____ be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



THORNTON M. McQUINN, P.E.
DIRECTOR

December 30, 1976

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

Re: Item #101 (1976-1977)
Property Owner: Brightwell, Troxell, Inc.
3/16 Main St., 463' NW Woodley Avenue
Existing Zoning: DR 16 and DR 3.5
Proposed Zoning: Special Exception for offices.
Acres: 0.5 District: 4th

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:

Baltimore Road - Main Street (U.S. 140) 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.

Sediment Control:

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

Storm Drainage:

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

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

Item #101 (1976-1977)
Property Owner: Brightwell, Troxell, Inc.
Page 2
December 30, 1976

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property. The Petitioner is cautioned that no encroachment by construction of any structure, including footings is permitted within county rights-of-way or utility easements. During the course of construction on this site, protection must be afforded by the contractor for the existing public sanitary sewer and house connection. Any damage sustained would be the full responsibility of the Petitioner.

Additional fire hydrant protection is required in the vicinity.

Very truly yours,

Edward M. DiNenna
E. M. DiNenna, P.E.
Chief, Bureau of Engineering

END/SM/PB:es

CC: W. Munchel
T-W Key Sheet
59 NW 4 D Top Sheet
NW 15 J Topo
48 Top Map



December 7, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204
Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Nov. 30, 1976
Item: 101
Property Owner: Brightwell, Troxell, Inc.
Location: SW/S Main St. 463' NW Woodley Ave.
Existing Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Special exception for offices.
Acres: 0.5
District: 4th
Reisterstown Rd. (Rte. 140)

Dear Mr. DiNenna:

An inspection at the site revealed that an entrance has been newly constructed without benefit of a commercial entrance permit from the State Highway Administration. Although the plan indicates that the entrance is 25' in width, measurements taken at the site revealed that the fully depressed curb section across the entrance, is only 20' in width and the entrance at the right of way line is only 18' in width. The plan does not clearly indicate what portion of the entrance is existing and what portion is proposed. In any event the entrance must be widened to a minimum width of 25' at the right of way line. This will involve the removal of a brick post at the right of way line. The plan must clearly indicate the work that must be done. Since the new entrance was constructed without State Highway Administration inspection, there is no way of knowing if the paving is of adequate thickness. If the paving is found to be lacking, it will be necessary to reconstruct the entire entrance.

The plan must be revised prior to a hearing date being assigned.

Very truly yours,

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

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21203

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 29, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21201

Z.A.C. Meeting of: November 30, 1976

Re: Item No. 101
Property Owner: Brightwell, Troxell, Inc.
Location: SW/S Main Street. 463' NW Woodley Avenue
Present Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Special exception for offices.

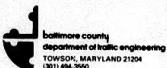
District: 4th
No. Acres: 0.5

Dear Mr. DiNenna:

No effect on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

ESP/ml



STEPHEN E. COLLINS
DIRECTOR

December 17, 1976

Mr. S. Eric DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 101 - ZAC - November 30, 1976
Property Owner: Brightwell, Troxell, Inc.
Location: SW/S Main St. 463' NW Woodley Ave.
Existing Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Special exception for offices
Acres: 0.5
District: 4th

Dear Mr. DiNenna:

The proposed special exception for offices is not expected to be a major traffic generator.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

NSP/nc



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

December 30, 1976

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

Dear Mr. DiNenna:

Comments on Item 101, Zoning Advisory Committee Meeting, November 30, 1976, are as follows:

Property Owner: Brightwell, Troxell, Inc.
Location: SW/S Main St. 463' NW Woodley Avenue
Existing Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Special Exception for offices
Acres: 0.5
District: 4th

Comments: Since metropolitan water and sewer exist, no health hazard is anticipated.

Very truly yours,

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

TMD/WH/rub/s



Paul H. Heinicke
CHIEF

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

Attention: Mr. Nicholas S. Commodari
Zoning Advisory Committee

Re: Property Owner: Brightwell, Troxell, Inc.
Location: SW/S Main St. 463' NW Woodley Ave.

Item No. 101

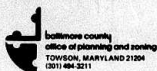
Zoning Agenda 11/30/76

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: *W. Nick Petrovich* Noted and Approved: *W. Nick Petrovich*
Planning Group Acting
Special Inspection Division Acting
Fire Prevention Bureau



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 #101, Zoning Advisory Committee Meeting, November 30, 1976, are as follows:

Property Owner: Brightwell, Troxell, Inc.
Location: SW/5 Main St. 463' NW Woodley Ave.
Existing Zoning: D.R. 16 and D.R. 2.5
Proposed Zoning: Special Exception for offices
Acres: 0.5
District 4th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

If the second floor is used for medical offices, the parking will be required at a rate of 1 space for each 300 square feet of building area.

All exterior free standing light fixtures must be limited to 8 feet in height.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning

CERTIFICATE OF PUBLICATION

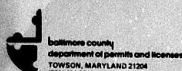
TOWSON, MD. March 2, 1977

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 the 2nd day of March, 1977, for one time, on the 2nd day of March, 1977, on the 2nd day of March, 1977.

THE JEFFERSONIAN

L. Leach Smith

Cost of Advertisement, \$



JOHN D. BEYFERT
DIRECTOR

February 16, 1977

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

Dear Mr. DiNenna:

Comments on Item #101, Zoning Advisory Committee Meeting, February 15, 1977, are as follows:

Property Owner: Brightwell, Troxell, Inc.
Location: SW/5 Main St. 463' NW Woodley Ave.
Existing Zoning: D.R. 16 and D.R. 2.5
Proposed Zoning: Special Exception for offices.

Acres: 0.5
District: 4th

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 1'0" of a property line. Contact Building Department if distance is between 1'0" and 6'0" of property line.
☐ F. No comment.
☐ G. Requested setback variance conflicts with the Baltimore County Zoning Code. See Section

Very truly yours,

Charles E. Burham

Charles E. Burham
Plans Review Chief
CDB:rvj



TOWSON, MD. 21204 Mar. 2, 1977

THIS IS TO CERTIFY, that the annexed advertisement of Petition for Special Exception- Brightwell Troxell was inserted in the following:

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

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 21st day of March 1977, that is to say, the same was inserted in the issues of Mar. 2, 1977.

STROMBERG PUBLICATIONS, INC.

BY *Fate Smule*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: March 11, 1977
FROM: Norman P. Gerber, Acting Director of Planning
SUBJECT: Petition #77-175-XA, Petition for Special Exception for Offices
Petition for Variance for a Front Yard.
Petitioner - Brightwell Troxell, Inc.
4th District

HEARING: Monday, March 21, 1977 (11:00 A.M.)

Office use would be appropriate here.

Norman P. Gerber
Norman P. Gerber
Acting Director of Planning

NDG:JUH:rv

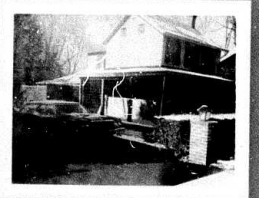
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 17 day of
Feb 1 1976. Filing Fee \$500. Received _____
Cash _____
Other _____

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner *Brightwell Troxell, Inc.* Submitted by *Gregory D. ...*
Petitioner's Attorney *Gregory D. ...* Reviewed by *...*
* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.



CERTIFICATE OF POSTING

EDMUND DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 4th Date of Posting: MARCH 5, 1977
Posted for: PETITIONERS FOR A SPECIAL EXCEPTION TO VARIANCE
Petitioner: BRIGHTWELL TROXELL, INC.
Location of property: SW/5 of REISTERSTOWN RD. 463' N of Woodley Ave.
Location of signs: FRONT 430 MAIN ST.
Remarks: *L. Leach Smith*
Posted by: *L. Leach Smith* Date of return: MARCH 11, 1977

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: Feb. 28, 1977 ACCOUNT: 01-662
AMOUNT: \$50.00
RECEIVED FROM: Brightwell Troxell, Inc. 430 Main St.
Baltimore County, Md. 21204
FOR: Petition for Special Exception and Variance
#77-175-XA
\$69.42 1977 1 500.00
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE: April 18, 1977 ACCOUNT: 01-662
AMOUNT: \$63.25
RECEIVED FROM: Brightwell Troxell, Inc. 430 Main St.
Baltimore County, Md. 21204
FOR: Advertising and Posting of property
#77-175-XA
\$69.42 1977 18 632.50
VALIDATION OR SIGNATURE OF CASHIER

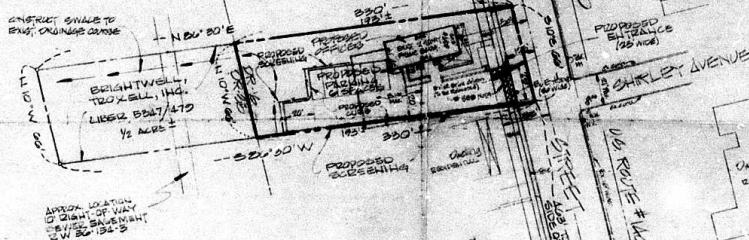
PARKING DATA

PROPOSED OFF-CE
 First Plan - 0000 square feet at 1 space/500sq ft. - 2 spaces
 Second Plan - 0000 square feet at 1 space/500sq ft. - 2 spaces
 Total Required - 4 spaces
 Total Provided - 4 spaces
 Typical Parking Space - 11' x 20'

GENERAL NOTES

- Lighting shall be provided as to location, direction, height, illumination, and a minimum of 20 foot candles.
- Security shall be provided by a 6 foot high electric top fence. Planning of the construction of a 6 foot high electric top fence.
- Parking area shall be paved with a Macadam surface and a drainage system shall be provided.
- Approved parking spaces shall be provided.
- Only passenger vehicles shall use the parking lot (no trucks).
- No loading, service or any other than parking shall be permitted.
- Area of property - 0.50 acres.
- Present zoning - CR-10 & CR-15 (as shown).

① - TYPICAL LOW LEVEL LIGHTING
 STANDARD - MAX. 8' HIGH



* NOTE: CONCRETE (HATCH) AREL CEMENTED
 PAVING FOR SIDE ENTRANCE, BUILDING
 AND DRIVEWAY SHALL BE ADDED TO
 EXISTING ENTRANCE TO MEET MARYLAND
 STATE HIGHWAY ADMINISTRATION REQUIREMENTS.

FEB 8 77 PM



REVISED PLANS
 Jan 101

PLAN TO ACCOMPANY APPLICATION FOR
 SPECIAL EXEMPTIONS FOR OFFICES & PARKING
430 MAIN STREET

AS ELECTION CHARTER
 SCALE 1" = 40' BALTIMORE COUNTY, MD
 NOVEMBER 5, 1976

APPLICANT
BRIGHTWELL, TRUXELL, INC.
 430 MAIN STREET
 REUENESSOWN, MARYLAND
 21150

NOTES: BOUNDARY DATA COMPILED
 FROM DEEDS AND RECORDS.

REVISED 12-1-1976
 2-7-1977

2509

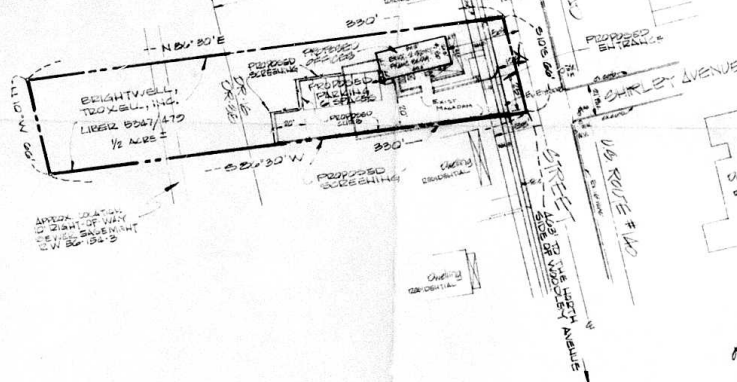
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GENERAL NOTES

- Lighting shall be provided as to location, direction, height, illumination, and a minimum of 20 foot candles.
- Security shall be provided by a 6 foot high electric top fence. Planning of the construction of a 6 foot high electric top fence.
- Parking area shall be paved with a Macadam surface and a drainage system shall be provided.
- Approved parking spaces shall be provided.
- Only passenger vehicles shall use the parking lot (no trucks).
- No loading, service or any other than parking shall be permitted.
- Area of property - 0.50 acres.
- Present zoning - CR-10 & CR-15 (as shown).

① - TYPICAL LOW LEVEL LIGHTING
 STANDARD - MAX. 8' HIGH



* NOTE: CONCRETE (HATCH) AREL CEMENTED
 PAVING FOR SIDE ENTRANCE, BUILDING
 AND DRIVEWAY SHALL BE ADDED TO
 EXISTING ENTRANCE TO MEET MARYLAND
 STATE HIGHWAY ADMINISTRATION REQUIREMENTS.

old Plan

10
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 1/23-76
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PLAN TO ACCOMPANY APPLICATION FOR
 SPECIAL EXEMPTIONS FOR OFFICES & PARKING

430 MAIN STREET

AS ELECTION CHARTER
 SCALE 1" = 40' BALTIMORE COUNTY, MD
 NOVEMBER 5, 1976

APPLICANT
BRIGHTWELL, TRUXELL, INC.
 430 MAIN STREET
 REUENESSOWN, MARYLAND
 21150

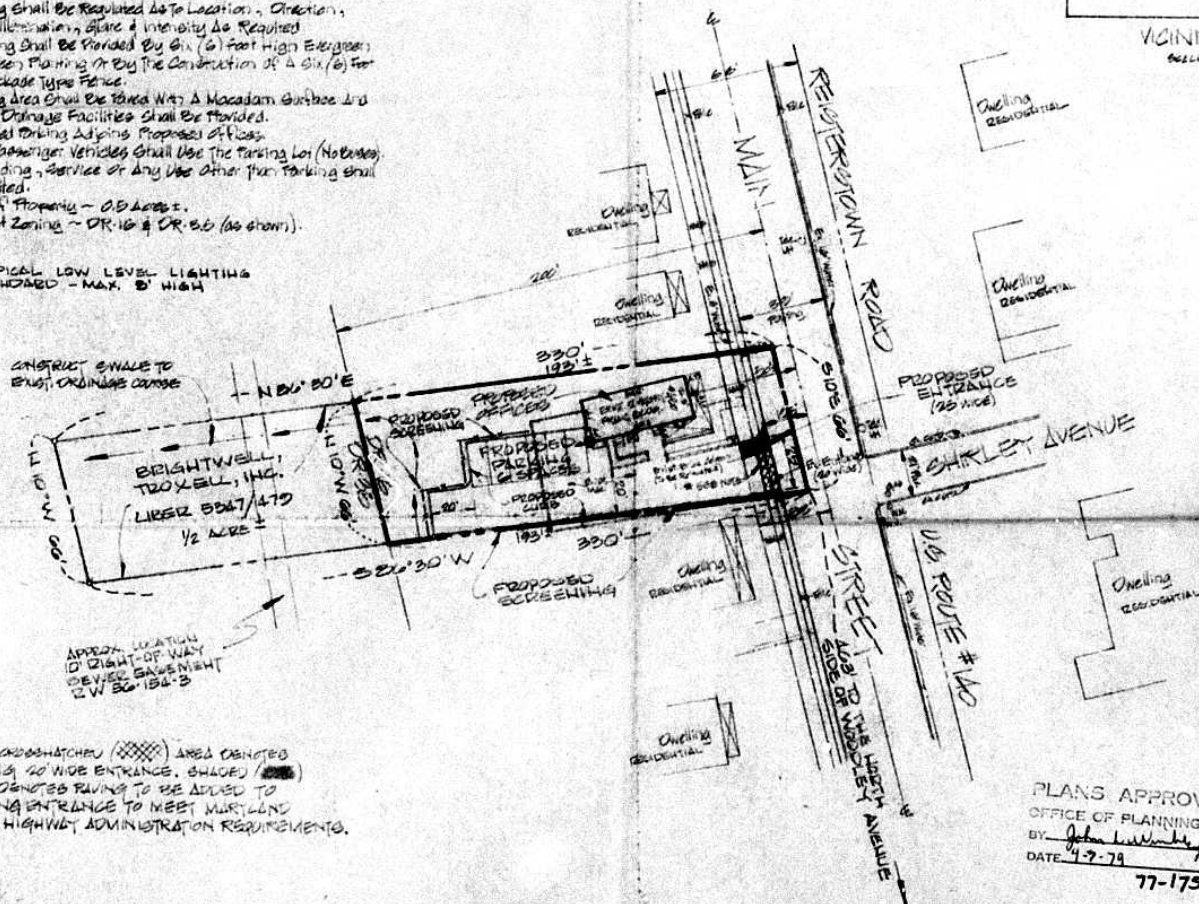
NOTES: BOUNDARY DATA COMPILED
 FROM DEEDS AND RECORDS.

2509

First Floor ~ 600 square feet at 10space/800sq.ft. = 6 spaces
Second Floor ~ 600 square feet at 10space/500sq.ft. = 2 spaces
Total Required = 6 spaces
Total Provided = 6 spaces
Typical Parking Space 12' x 20'

- (1) Lighting Shall Be Provided As To Location, Direction, Hours Of Illumination, Glare & Intensity As Required.
- (2) Existing Shall Be Provided By Six (6) Foot High Evergreen Type Screen Planting Or By The Construction Of A Six (6) Foot High Stockade Type Fence.
- (3) Parking Area Shall Be Paved With A Macadam Surface And Adequate Drainage Facilities Shall Be Provided.
- (4) Proposed Parking Adjoints Proposed Offices.
- (5) Only Passenger Vehicles Shall Use The Parking Lot (No Buses).
- (6) No Loading, Service Or Any Use Other Than Parking Shall Be Permitted.
- (7) Area Of Property - 0.5 Acres.
- (8) Present Zoning - DR-16 & DR-30 (as shown).

④ - TYPICAL LOW LEVEL LIGHTING
STANDARD - MAX. 5' HIGH



* NOTE: CROSSHATCHED (XXXX) ARE DENOTES
8.5' TO 10' WIDE ENTRANCE. SHLOED ()
ARE DENOTES RAVING TO BE ADDED TO
EXISTING ENTRANCE TO MEET MARYLAND
STATE HIGHWAY ADMINISTRATION REQUIREMENTS.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: John L. [Signature]
DATE: 4-7-79

77-175 XA

PLAN TO ACCOMPANY APPLICATION FOR
SPECIAL EXCEPTIONS FOR OFFICES - PARKING

430 MAIN STREET

4TH ELECTION DISTRICT
SCALE 1" = 40'

BALTIMORE COUNTY, MD
NOVEMBER 5, 1976

APPLICANT
BRIGHTWELL TROXELL, INC.

480 MAIN STREET
REISTERSTOWN, MARYLAND
21134

RECEIVED: 12-1-1976
2-7-1977

NOTE: BOUNDARY DATA COMPILED
FROM DEEDS AND RECORDS.

SURVEYORS
W.T. SAILER, INC.

11 WEST PENNSYLVANIA AVE
TOWSON, MARYLAND
21204

