#157

77-216-SPH

PETITION FOR SPECIAL HEARING

77-216-SPH

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

We, William Gorden, Manager, Mart-ing/ Prop. Mgmt. and Divestment of Sun Oil Company of Pennsylvania XXXXXXXX & Larry E. Knight legal owners 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 Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Sec. 409.4

To approve off-street parking in residential zone as shown on attached site plan. D.R. 3.5 zone

See attached description

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

I, or we, agree to pay expenses of above Special Hearing 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.

Larry E. Knight
Contract Purchaser
as to Parcel A
Address 458 Main Street
Reisterstown, Md. 21136

William Gorden, Mgr. Mktg. Prop. Mgmt. Div. Sun Oil Company of Pennsylvania/as to Parcel B
Larry E. Knight/as to Parcel A
Legal Owners
Address 1608 Walnut St., Philadelphia, Pa. & 458 Main St., Reisterstown, Md.

Lloyd J. Hammond
Petitioner's Attorney
Address 204 Courtland Ave., Towson, Md. 21204

Protestant's Attorney

ORDERED By the Zoning Commissioner of Baltimore County, this 4th day of March, 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of April, 1977, at 1:00 o'clock P. M.

Zoning Commissioner of Baltimore County

(over)

ORDER RECEIVED FOR FILING

MAR 8 '77 AM

IDCA NO. X
IDCA NO. 77-274-SP

IDCA APPLICATION FOR SPECIAL EXCEPTION AND OR SPECIAL PERMIT

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, OR WE, Larry E. Knight LEGAL OWNER OF THE PROPERTY SITUATED IN BALTIMORE COUNTY, THE PROPERTY OUTLINE OF WHICH IS SHOWN TO SCALE, COMPLETE WITH BEARINGS AND DISTANCES ON 200 FT. SCALE MAPS, WHICH ARE ATTACHED HERETO, HEREBY MAKE APPLICATION TO FILE FOR A SPECIAL Parking permit IN A DR 3.5 ZONE TO USE THE HEREIN DESCRIBED PROPERTY FOR off street parking

THE PROPERTY IS EXPECTED TO BE IMPROVED AS FOLLOWS:

GROSS SITE AREA .78 ac ± DEED REF. 5136/297 5075/584 and 5075/620

GRADING 80 % OF OVERALL SITE WILL REQUIRE GRADING.

BUILDING SIZE

GROUND FLOOR 61 x 162 AREA 9,900 sq. feet

NUMBER OF FLOORS 5 TOTAL HEIGHT 60 '

FLOOR AREA RATIO = TOTAL FLOOR AREA DIVIDED BY SITE AREA = 3.584

BUILDING USE

GROUND FLOOR bank & office OTHER FLOORS office

REQUIRED NUMBER OF PARKING SPACES

GROUND FLOOR 33 OTHER FLOORS 106 TOTAL 139

PAVING

AREA OF SITE TO BE FIXED TO ACCOMMODATE REQUIRED PARKING SPACES 1.5 ac. ±
(FIXED AREA MAY BE ESTIMATED BY MULTIPLYING REQUIRED NUMBER OF SPACES BY 360)

UTILITIES

WATER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM

SEWER: ☒ PUBLIC ☐ PRIVATE, TYPE OF SYSTEM

UTILITIES SECURITY APPROVAL No sewer required — BUREAU OF LAND DEVELOPMENT 12-5-77

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

CONTRACT PURCHASER OR AUTHORIZED AGENT
Lloyd J. Hammond, Attorney
ADDRESS 21A Courtland Ave.
Towson, Md. 21204
328-5004

LEGAL OWNER Larry E. Knight
ADDRESS 458 Main Street
Reisterstown, Md. 21136

THE PLANNING BOARD HAS DETERMINED ON 2-16-78 THAT THE PROPOSED DEVELOPMENT DOES / DOES NOT CONFORM TO THE REQUIREMENTS OF SUBSECTION 22-8(b)(7) OF THE BALTIMORE COUNTY CODE, 1968.

DATE 2/17/78 Signed: Leslie H. Graef
CHAIRMAN, BALTIMORE COUNTY PLANNING BOARD

IDCA FORM NO. 2 REVISED 8-12-77

ORDER RECEIVED FOR FILING

DEC 13 '77 AM

RECEIVED
DEC 14 1977
OFFICE OF PLANNING & ZONING

RE: PETITION FOR SPECIAL HEARING
SE/C of Dean and Woodley Aves.,
4th District

SUN OIL CO. OF PENNA., et al,
Petitioners

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 77-216-SPH

::::::

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

I HEREBY CERTIFY that on this 19th day of April, 1977, a copy of the aforegoing Order was mailed to Lloyd J. Hammond, Esquire, 204 Courtland Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hessian, III

#77-216-SPH 4th District

SE cor. Dean and Woodley Aves.

Sun Oil Company of Pennsylvania, et al
Larry E. Knight, contr. pur.

2 signs

APR 20 '77 PM

ZONING

RE: PETITION FOR SPECIAL HEARING
SE corner of Dean and Woodley Aves.,
4th Election District

SUN OIL COMPANY OF
PENNSYLVANIA, et al, Petitioners

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 77-216-SPH (Item 157)

:::::::

ORDER FOR APPEAL

Mr. Commissioner:

Please note an appeal from the decision of the Zoning Commissioner in the above-entitled matter, under date of October 31, 1978, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 21st of November, 1978, a copy of the aforegoing Order was mailed to Lloyd J. Hammond, Esquire, 204 Courtland Avenue, Towson, Maryland 21204, Attorney for Petitioners; and Mrs. Alice LeGrand, Reisterstown-Owings Mills-Glyndon Coordinating Council, 25 Olive Lane, Owings Mills, Maryland 21117.

John W. Hessian, III

NOV 21 '78 PM

OFFICE OF PLANNING & ZONING

RE: PETITION FOR SPECIAL HEARING
SE/corner of Dean and Woodley
Avenues - 4th Election District
Sun Oil Company of Pennsylvania,
et al - Petitioners
NO. 77-216-SPH (Item No. 157)

: BEFORE THE
: ZONING COMMISSIONER
: OF
: BALTIMORE COUNTY

::: ::: :::

This matter comes before the Zoning Commissioner as a result of a Petition for a Special Hearing for off-street parking in a residential zone. The subject property is located on the southeast corner of Dean and Woodley Avenues, in the Fourth Election District of Baltimore County, and contains 9,384 square feet of land, more or less.

Although People's Counsel entered his appearance, he was not present at the hearing.

Testimony indicated that the subject property is zoned D.R.3.5 and that the Contract Purchaser wishes to construct a five-story office building on property zoned both B.R. and B.L., located contiguous and to the east of the subject property. The proposed parking would be to accommodate said office building.

Mr. Darrell Wilds, a qualified traffic engineer, testified that the proposed off-street parking would have no detrimental effect upon traffic in the immediate area. He further indicated that the office building could be constructed without the benefit of off-street parking, but that it would have to be constructed in such a manner that underground parking would be provided.

Several residents, in protest, testified that they were fearful that the construction of the office building would have a detrimental effect upon the area, that it would cause additional traffic along Reisterstown Road, and that it would otherwise be detrimental to the health, safety, and general welfare of the community.

The issue before the Zoning Commissioner is not whether the proposed office building could be constructed, but if the use of the subject property would be detrimental to the area.

ORDER RECEIVED FOR FILING
DATE October 31, 1977
BY Sally A. Lowry
ADMINISTRATIVE ASSISTANT

Subsequent to the hearing, it was determined by the Baltimore County Planning Board that all requests for off-street parking should be processed through the Interim Development Control Act (I.D.C.A.). The Petitioners were requested to file an I.D.C.A. application and, on February 16, 1978, said application was approved by the Planning Board.

One of the main prerequisites before the Planning Board in approving an I.D.C.A. application is whether the proposed use would direct traffic via an "F" level intersection, i.e., an intersection already overly congested. Apparently, the Planning Board found that this would not be the case.

Without reviewing the evidence further in detail but based upon all the evidence presented at the hearing, in the judgment of the Zoning Commissioner, the prerequisites of Section 409.4 of the Baltimore County Zoning Regulations have been met and the proposed use not adversely affecting the health, safety, and general welfare of the community, the Special Hearing for off-street parking in a residential zone should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 31st day of October, 1978, that the Petition for the aforementioned Special Hearing should be and the same is hereby GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning.

Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING
DATE October 31, 1977
BY Sally A. Lowry
ADMINISTRATIVE ASSISTANT

IN THE MATTER
OF THE APPLICATION
OF SUN OIL COMPANY OF
PENNSYLVANIA, ET AL
FOR SPECIAL HEARING
for Off Street Parking in a
Residential Zone
SE corner Dean & Woodley Aves.
4th District

: BEFORE
: COUNTY BOARD OF APPEALS
: OF
: BALTIMORE COUNTY
: No. 77-216-SPH

: :

OPINION

This case comes before the Board on appeal from a decision of the Zoning Commissioner granting the requested off street parking in a residential zone. The property is located on the southeast corner of Dean and Woodley Avenues, in the Fourth Election District of Baltimore County. The subject property is zoned D.R. 3.5 and contains 9.384 square feet of land, more or less. The subject property is contiguous to land zoned B.R. and B.L. where the contract purchaser wishes to build an office building.

The contract purchaser testified that he planned to build a five story office building on the site, which is now an abandoned gas station. He indicated that only office use was intended for the site. An engineer also testified to the Board that the petition would have no detrimental effect upon traffic in the area.

Mr. John Meyers of the State Highway Department and the State representative to the Zoning Advisory Committee testified that this section of Reisterstown Road is heavily travelled and changes at or near this point from four lanes to two lanes, and from a 40 M.P.H. speed limit to 30 M.P.H. Mr. Michael Flanigan, Associate Traffic Engineer for Baltimore County, testified that this area is a deficient area.

Baltimore County planner, James Hoswell, offered lengthy testimony that the proposed parking plan would have an adverse effect on the surrounding residential community. Several immediate residents also opposed the petition, citing primarily the problems the additional traffic would create. They further stated that the health, safety and general welfare would be adversely affected.

The Board finds, primarily because of the traffic problems known to exist along Reisterstown Road, and the various reasons stated in the Opinion and presented at the

hearing, that the off street parking in the residential zone shall be denied.

ORDER

For the reasons set forth in the aforegoing Opinion, it is this 31st day of March, 1982, by the County Board of Appeals, ORDERED that the off street parking in a residential zone petitioned for, be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Patricia Phipps

John A. Miller
with permission to

494-3180

County Board of Appeals
Room 218, Court House
Towson, Maryland 21204
October 25, 1979

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #108

CASE NO. 77-216-SPH — SUN OIL COMPANY OF PENNSYLVANIA, et al

SH-Off-street parking in residential zone

SE corner Dean and Woodley Avenues

4th District

ASSIGNED FOR: THURSDAY, JANUARY 3, 1980, at 9:00 a.m.

cc:	Larry E. Knight	Petitioner
	Lloyd J. Hammond, Esq.	Attorney for Petitioner
	Mrs. Alice LeGrand	Requests Notification
	Michael G. Matsko	" "
	John W. Hessian, III, Esq.	People's Counsel
	James E. Dyer	Zoning
	William Hammond	"
	John Seyffert	Planning
	Board of Education	
	Mrs. Carol Beresh	

June Holmen, Secretary
County Board of Appeals

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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

Nicholas B. Commodari
Acting Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

April 15, 1977

Lloyd J. Hammond, Esquire
204 Courtland Avenue
Towson, Maryland 21204

RE: Special Hearing
Item No. 157
Larry E. Knight
Sun Oil Company

Dear Mr. Hammond:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property, currently improved with a vacant service station, an office building and an antique shop, is located on the west side of Reisterstown Road at its intersection with Woodley and Stocksdale Avenues in the 4th Election District. Adjacent properties are improved with an office use to the north, commercial uses to the south and fronting Reisterstown Road; while detached residences exist to the south and west along Stocksdale and Dean Avenues, respectively.

The northerly portion of this property, currently zoned B.L. and D.R. 3.5 (Parcel "A"), was the subject of a previous zoning hearing, Case #75-34R, in which reclassification to the existing B.L. zoning and a use permit for parking on Parcel "A", for the existing office and antique shop, were granted. In light of the fact that your client's proposal at this time is to raze the existing building and construct a five story office building, the requested Special Hearing to permit off-street parking in the residential zone to the rear of

this site includes the aforementioned Parcel "A" because this is a de novo situation.

The enclosed comments from this committee were written prior to the submission of the revised plans dated March 17, 1977. I have personally taken said plans to Mr. John Wimbley and Mr. John Meyers for their review, and it was indicated that the revisions were satisfactory at this time.

Particular attention should be afforded the comments of the Health Department concerning the proposed sewer connection to this site.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI,
Acting Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: W. T. Sadler, Inc.
11 West Pennsylvania Ave.
Towson, Maryland 21204

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

February 24, 1977

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

Re: Item #157 (1976-1977)
Property Owner: Larry E. Knight & Sun Oil Company
S/E cor. Dean Ave. & Woodley Ave.
Existing Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Special Hearing to permit off-street parking in a residential zone.
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.

General:

Comments were supplied in connection with the Zoning Advisory Committee review of this property for Item #77 (1973-1974) and Item #28 Zoning Cycle VII (April-October 1974).

Highways:

Stocksdale Avenue, Dean Avenue and Woodley Avenue, existing public roads, are proposed to be further improved in the future as 30-foot closed section roadways on a 50-foot and 40-foot (minimum) rights-of-way, respectively.

Highway improvements and highway rights-of-way widenings including fillet areas for sight distance at intersections and any necessary revertible easements for slopes will be required in connection with any grading or building permit application.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

Sediment Control:

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

Storm Drains:

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

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

Water:

Public water supply exists in Stocksdale Avenue and Reisterstown Road.

Sanitary Sewer:

Public sanitary sewerage exists in a 10-foot utility easement within this property as indicated (See Drawing #70-0418, File 1).

As stated in connection with Item #28 Zoning Cycle VII (April-October 1974), "Extension of the existing sanitary sewer, either in Woodley Avenue or through the existing 10-foot easement westerly to Dean Avenue will be required in connection with proposed development of 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 Baltimore County sanitary sewerage. Any damage sustained would be the full responsibility of the Petitioner.

This property is tributary to the Gwynns Falls Sanitary Sewer System, subject to State Health Department regulations.

Very truly yours,

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

END:EAM:FWR:SS

cc: J. Somers

T-NW Key Sheet
53 & 59 NW 40 Pos. Sheets
NW 15 J Topo
48 Tax Map

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

February 1, 1977

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, Jan. 25, 1977
ITEM: 157.
Property Owner: Larry E. Knight & Sun Oil Company
Location: SE/C Dean Ave. & Woodley Ave, also Reisterstown Rd. (Route 140)
Existing Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Special Hearing to permit off-street parking in a residential zone.
Acres:
District 4th

Dear Mr. DiNenna:

The roadside curb along Reisterstown Road must be extended to Woodley Avenue and around a 30' radius into Woodley Avenue. The plan must indicate the parking lot barrier, along Reisterstown Rd., as concrete curb. It is our opinion that the plan should be revised prior to a hearing date being assigned.

Reisterstown Road, in general, carries a high volume of traffic and is operating beyond a practical level of service. The subject location is especially critical since Reisterstown Road from Woodley Avenue north narrows down to two traveled lanes. There are no plans to remedy this situation in the foreseeable future. The Northwest Expressway and Reisterstown Bypass are a long way off.

Considering the above, we feel that the proposed five story office building would generate sufficient traffic to cause severe traffic problems on Reisterstown Road.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

By: John E. Meyers

CL:JEM:vrd

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

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

March 1, 1977

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 #157, Zoning Advisory Committee Meeting, January 25, 1977, are as follows:

Property Owner: Larry E. Knight and Sun Oil Company
Location: SE/C Dean Avenue and Woodley Avenue
Existing Zoning: D.R.16 and D.R.3.5
Proposed Zoning: Special Hearing to permit off-street parking in a residential zone
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.

The first driveway from Reisterstown Road on Stocksdale Avenue must be moved to the West.

The traffic circulation around the north end of the building appears to be very tight and may create traffic problems.

All exterior lighting should be limited to 8 feet in height, directed away from residential premises, and clearly shown on the site plan.

Landscaping should be provided and indicated on the site plan.

Very truly yours,

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

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

March 8, 1977

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

Re: Item 157 - ZAC - January 25, 1976
Property Owner: Larry E. Knight & Sun Oil Company
Location: SE/C Dean Ave. & Woodley Ave.
Existing Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Special Hearing to permit off-street parking in a residential zone.
Acres:
District: 4th

Dear Mr. DiNenna:

The requested parking in a residential zone can be expected to generate approx. 1,160 trips per day. The proposed entrance from Stocksdale Ave. near Reisterstown Rd. is too near the intersection and must be moved.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF/jlf

---

baltimore county
department of health
TOWSON, MARYLAND 21204

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

February 1, 1977

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

Dear Mr. DiNenna:

Comments on 157, Zoning Advisory Committee Meeting, January 25, 1977, are as follows:

Property Owner: Larry E. Knight & Sun Oil Company
Location: SE/C Dean Ave. & Woodley Ave.
Existing Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Special Hearing to permit off-street parking in a residential zone.
Acres:
District: 4th

A moratorium was placed on new sewer connections in the Gwynns Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on May 14, 1974; therefore approval may be withheld for this connection.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD/RJW/fth

---

baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
CHIEF

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

Attention: Nicholas B. Commodari
Zoning Advisory Committee

Re: Property Owner: Larry E. Knight & Sun Oil Company
Location: SE/C Dean Ave. & Woodley Ave.
Item No. 157 Zoning Agenda January 25, 1977

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 or _____ 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. High Rise Bill, Art.# 38A

( ) 6. Site plans are approved as drawn.

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

REVIEWER: H P Kelly
Planning Group
Special Inspection Division

Noted and Approved: George M Wiegand
Battalion Chief
Fire Prevention Bureau

---

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEYFFERT
DIRECTOR

March 28, 1977

March 28, 1977

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

Dear Mr. DiNenna:

REVISED

Comments on Item # 157 Zoning Advisory Committee Meeting, are as follows:

Property Owner: Larry E. Knight & Sun Oil Company
Location: S/E/C Dean Ave & Woodley Ave.
Existing Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Special Hearing to permit off street parking in a residential zone.
Acres:
District: 4th

The items checked below are applicable:

(X) A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.

(X) B. A building razing and other applicable shall be required before construction can begin.

( ) C. Three sets of construction drawings will be required to file an application for a building permit.

(X) 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. Burnham (CEB)

Charles E. Burnham
Plans Review Chief
CEB:rrj

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: January 24, 1977

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

Z.A.C. Meeting of: January 25, 1977

RE: Item No: 157
Property Owner: Larry E. Knight & Sun Oil Company
Location: SE/C Dean Avenue & Woodley Avenue
Present Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Special Hearing to permit off-street parking in a residential zone.

District: 4th
No. Acres:

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
Field Representative

WNP/bp

JOSEPH N. McGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTSARIS
THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER B. HAYDEN
ALVIN LORECK
MRS. MILTON G. SMITH, JR.
RICHARD W. TRACEY, D.V.M.
ROBERT Y. DUBEL, SUPERINTENDENT

May 16, 1977

Dear Mr. DiNenna,

I am sorry to not be able to meet with you this week. I am enclosing materials showing the community concerned about the proposed special Exception.

I should like you May 23rd to find out if you had rendered your decision or if you need me to come to talk with you.

Sincerely,

MAY 17 '77 PM
ZONING COMMISSIONER

We oppose the area bounded by Dean, Stocksdale, and Woodley being given a Special Exception for parking for the following reasons:

1. This would be the beginning of high-rise buildings in the Reisterstown area--if this Special Exception were not granted, the building of an underground garage could add to the cost so that the project might be dropped.
2. This would lower the property value of homes in the area.
3. This would make Reisterstown Road more congested and hazardous--especially with the two openings of the Village Square directly opposite.
4. For nearby homes this would be
   (a) more unsightly--the required screening would be of no use because of the topography.
   (b) creating trash and empty parking lot problems (at night).
   (c) unpleasant because of lights on the lots.
   (d) polluting the air for residents--car exhausts.
   (e) causing further difficulty for residents trying to enter or leave Stocksdale and Woodley, especially at peak hours.
5. This would probably create empty office space — there is empty office space in the area now.
6. This would destroy the charm of entering old Reisterstown around the curve in the road.

Name	Address
Barbara Schwall	457 Main St. Reist
Laurence E Brubaker	15 Dean Ave Reisterstown
Mildred M. Brubaker	15 Dean Ave Reisterstown, Md.
Ivan Becher	465 Main St Reist Md
William Becher	
Dorothy M. Menzie	109 Butler Road Reisterstown, Md 21136
Neal L. Tilgner	109 Butler Road Reisterstown, Md 21136

---

(3)

Jans. E. Fife	25 Glyn Dow Drive Reist. Md 21136
Dorothy Fifer	35-53 Lumber Rd. Finksburg 21048
Robert L. Dotson	26 Stocksdale Ave - Reisterstown
Betty L. Dotson	26 Stocksdale Ave, Reisterstown, Md. 21136
Charles H. Shelor	27 Stocksdale Av Reisterstown Md 21136
Susan A. Darlow	27 Stocksdale Ave Reisterstown Md 21136
William H. Cross	28 Stocksdale Avenue Reisterstown Md 21136
Richard L. Henry	30 Stocksdale Ave Reisterstown Md 21136
Anita L. Henry	" " " 21136

No one on Dean, Stocksdale, and Woodley favored the Special Exception.

Helen C. Roberts	448 Main St. Reist, Md 21136
Roland Benedict	452 Main St Reisterstown Md 21136
Mrs. R. Benedict	457 Main St Reisterstown Md 21136
Reg L. Smilly	Timber Grove Rd. Owings Mills
Patricia Cadoy	27 Potters Lane Owings Mills 21117
Marguerite A. Schenberger	Wetts Rd. Rt 2 Box 396 Owings Mills 21117
Edwards L. Salbum	113 Dulaney Dr. Reisterstown 21136
Anna H. Shanklin	46 Chatsworth Ave Reisterstown 21136
Clare Bosley	Main St. " "
Mrs. Ruby Shields	10817 Reisterstown Rd. Owings Mills
Mrs Clara J. Geist	87 Glyndon Drive Reisterstown Md
Mr & Mrs Coblentz	437 Main St.
Mr & Mrs Hugh L. Dawn	461 Main St. Reisterstown, Md
Mrs. Helen T. Wayson	22 Woodley Avenue Reisterstown Md
Mrs. Blanche Rinehart	22 Woodley Avenue Reisterstown Md
Mrs. F.B. Scheiffer	20 Woodley Ave Reisterstown Md
Mr Thomas Shipley	24 Woodley Ave Reisterstown
Mrs Barbara Shipley	24 Woodley Ave. Reisterstown
Paul Kelly	44 STOCKSDALE AVE Reisterstown
Neil Hill	44 Stocksdale Ave Reisterstown
Anna M. Warner	46 Stocksdale Ave Reisterstown
HOMER S WARNER	46 STOCKSDALE AVE REISTERSTOWN
	47 Carol Aspect
	47 Gary Aynes

We feel that Special Exception for parking on the DR 3.5 zoned parcel bounded by Woodley, Dean, and Stocksdale Aves. should be granted, thus assuring the building of a five-story office building on the property between said parcel and Reisterstown Road.

Name	Address

We oppose the area bounded by Dean, Stocksdale, and Woodley being given a Special Exception for parking for the following reasons:

1. This would be the beginning of high-rise buildings in the Reisterstown area--if this Special Exception were not granted, the building of an underground garage could add to the cost so that the project might be dropped.
2. This would lower the property value of homes in the area.
3. This would make Reisterstown Road more congested and hazardous--especially with the two openings of the Village Square directly opposite.
4. For nearby homes this would be
   (a) more unsightly--the required screening would be of no use because of the topography.
   (b) creating trash and empty parking lot problems (at night).
   (c) unpleasant because of lights on the lots.
   (d) polluting the air for residents--car exhausts.
   (e) causing further difficulty for residents trying to enter or leave Stocksdale and Woodley, especially at peak hours.
5. This would probably create empty office space -- there is empty office space in the area now.
6. This would destroy the charm of entering old Reisterstown around the curve in the road.

Name	Address
Tina Johansson	408 Main St. Reisterstown Md.
Marcia Turk	15 St Thomas Sq. Owings Mills
Joe Centyrus	23 1/2 Main St. Reisterstown, Md.

6 Millgate Road
Owings Mills, Maryland 21117

May 10, 1977

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

Re: Zoning Petition for reclassification for a special exception to DR 3.5 at Woodley & Stocksdale Avenues Reisterstown, Md. 21136

Dear Mr. DiNenna:

I am writing to ask you not to grant special exception zoning to the petitioner, Mr. Larry Knight, on property located near Reisterstown Road at Woodley Avenue. It is my understanding that a change in zoning is needed to provide adequate parking for a five story building he plans to erect at that property. This structure would not be in keeping with the surrounding area and especially not since an application is to be made for historic statis for Reisterstown.

It is also my understanding that the Northwest Expressway Environmental Impact Statement strongly urges the designation of that part of Reisterstown as historic and mentions that in order to preserve Old Reisterstown it should be considered as a possibility to place the Glyndon Drive access road further south and perhaps use the area near present Stocksdale Avenue. Are you aware of this?

To allow parking of cars to accomodate an office building as the first approach to a lovely historic town would to me be in very poor taste.

Very truly yours,

Mrs. William W. Victor

MAY 17 '77 PM
ZONING DEPARTMENT
By

SUN OIL CO.
77-216-SPH

File

Reisterstown - Owings Mills - Glyndon Coordinating Council
P.O. BOX 117
REISTERSTOWN, MARYLAND 21136

May 9, 1977

MAY 17 '77 PM
ZONING DEPARTMENT
By

Mr. Eric DiNenna
County Office Building
Towson, Maryland 21204

Dear Mr. Di Nenna:

This is to advise you that the 58 organizations and 10 individual members who belong to this Council strongly oppose the construction of a 5-story office building at the junction of Woodley, Dean and Stockdale Streets in Reisterstown.

Ours is an old community, steeped in traditions and the historical past. We firmly believe that any new construction in and around Reisterstown should maintain that community spirit and continue the blending of the new into the old without destroying the basic design and configuration which now exists.

Thus, we would not only categorically oppose a 5-story building in Reisterstown Center, but especially where the site of this building is being proposed which is in an area of older homes with little commercialization. Your assistance in this matter by denying the request for a special zoning exception to allow parking on the parcel of 3.5 land in question would be greatly appreciated.

Sincerely,

Raymond W. Bonin
President

RWB/fls

77-216-SPH
SUN OIL CO., Ltd

File

DR. ERHARDT SCHMALL
457 MAIN STREET
REISTERSTOWN, MARYLAND 21136
TELEPHONE | TE 3-5470 / TE 3-2972

May 9, 1977

Mr. Eric DeNinna
County Office Bldg.
Towson, Md. 21204

Dear Mr. DeNinna:

I live at 457 Main St., Reisterstown, 21136 which is across the street from Mr. Knight's proposed 5 story office building. I am definitely opposed to such a building in this terribly congested area. At the present time it is impossible, most of the time, to get out of my driveway. If I want to go down Reisterstown Road I must go right to Glyndon Drive, right through the Shopping Center and come out at the Chartley Drive stop light.

About two years ago I applied to your office for a permit to rent my husband's office after he had died. I made the application & had the survey made, only to be told that the State Roads would never pass my application because of the driveway being on the bad corner, and the congested traffic. Since that time the traffic is worse, and the very thought of a five story building housing doctors, dentists, etc. is unthinkable.

I do hope you will give this matter serious consideration for the safety and welfare of the people living in this area.

Thanking you

Sincerely,

Barbara N. Schmall

MAY 10 '77 AM
ZONING DEPARTMENT
By

SUN OIL CO.
77-216-SPH

File

LLOYD J. HAMMOND
ATTORNEY AT LAW
204 Courtland Avenue
Towson, Maryland 21204

Towson 828-5004
Reisterstown 833-7576

May 23, 1977

MAY 23 '77 PM
ZONING DEPARTMENT
By

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

Re: Larry Knight
Main Street, Reisterstown, Maryland

Dear Mr. DiNenna:

I obtained a copy of the various letters and petitions in your file with reference to the Larry Knight matter. The material submitted by Mrs. LeGrand was particularly interesting, and I would like to make the following observations.

I note that out of the eighteen houses located on Stocksdale Avenue only six families signed the petition. Dean Avenue has three houses and only one family signed the petition. Woodley Avenue has three houses, and all three signed the petition. It is also interesting to note that there are five houses located on Owings Avenue, which is as much effected as the other streets, but none of these families signed the petition. It is also interesting to note that out of the entire population of the Reisterstown area only twenty-four families signed the petition. The other six who signed don't have a Reisterstown address.

With reference to the letter written by Mr. Bonin, I would like to point out that the subject property presently has a filling station located on it, and that directly across the street is a shopping center. Directly to the south of the property is a highly commercialized area. It would seem to me that if any-

2.

thing the construction of the office building would make an excellent buffer between the commercial area and what is left of the residential area to the north.

Your attention to this matter will be appreciated.

Very truly yours,

Lloyd J. Hammond

LJH:ma
cc: Mr. Larry Knight

11 w. pennsylvania avenue towson, maryland 21204 301-821-0911 william t. sadler
david r. gerhers

W. T. SADLER, INC.
surveyors

DESCRIPTION TO ACCOMPANY PETITION FOR OFF STREET PARKING HEARING

OWNER: LARRY E. KNIGHT AND SUN OIL COMPANY

LOCATION: REAR OF THE 500 BLOCK MAIN STREET, (REISTERSTOWN ROAD) FOURTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND

DATE: OCTOBER 20, 1976

DESCRIPTION:

Beginning for the same at a point at the intersection of the East side of Dean Avenue, and the South side of Woodley Avenue and running thence along the said South side of Woodley Avenue North 80 degrees 27 minutes 47 seconds East 130 feet, more or less, to a point on the division line between BL Zoning and DR 3.5 Zoning, said division line being 200 feet Westerly from the centerline of Main Street (Reisterstown Road, U.S. Route 140), thence running Southeasterly along said division line and with a line parallel to and 200 feet Westerly from said centerline, 68 feet, more or less, to a point on the division line between BL Zoning and BR Zoning, thence continuing Southeasterly along a division line between BR Zoning and DR 3.5 Zoning and on a line parallel to and 200 feet Westerly from the centerline of Main Street (Reisterstown Road, U.S. Route 140), 180 feet, more or less, to a point on the North side of Stockdale Avenue, thence along the North side of said Stockdale Avenue South 86 degrees 12 minutes 58 seconds West 174 feet, more or less, and North 61 degrees 47 minutes 20 seconds West 28.96 feet to a point on the East side of Dean Avenue, thence Northerly along the East side of said Dean Avenue North 14 degrees 30 minutes 55 seconds West 131.41 feet, South 80 degrees 27 minutes 47 seconds West 3.5 feet, more or less, and North 14 degrees 30 minutes 55 seconds West 66 feet, more or less, to the place of beginning.

Being a portion of the property conveyed to Larry E. Knight from Virginia L. Pitchford by deed dated October 16, 1970 and recorded among the Land Records of Baltimore County in Liber 5136, page 297,; and being a portion of the property conveyed to The Sun Oil Company by the two following deeds:

from Carrie M. Garman, dated March 4, 1970 and recorded among the Land Records of Baltimore County in Liber 5075, page 584

from Odell M. Peltzer and Elizabeth V. Peltzer, his wife, dated March 4, 1970 and recorded among the Land Records of Baltimore County in Liber 5075, page 620.

This description compiled from deeds and records.

STATE OF MARYLAND
WILLIAM TROYER SADLER
No. 2138
PROFESSIONAL LAND SURVEYOR

By: William T. Sadler, P.L.S. 7730 Date: 10/20/76

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

January 2, 1979

Lloyd J. Hammond, Esq.
204 Courtland Avenue
Towson, Md. 21204

Re: Sun Oil Co. of Penna., et al
File No. 77-216-SPH

Dear Mr. Hammond:

1. Number of witnesses you anticipate calling 3
2. How many of these witnesses will be "expert witnesses"? 2
3. Fields to be covered by experts you intend to call - please check:

   Land Planner ____
   Real Estate ____
   Engineer /
   Traffic /
   Other /

4. Total time required (in hours) for presentation of your side of the case
   Two (2)

Attorney for Protestants ( )

Attorney for Petitioners ( )

1-11-79 PM

10/25/79 - Notified the following of appeal hearing scheduled for Thursday, Jan. 3, 1980 at 9 a.m.

Lloyd J. Hammond, Esq.
Larry E. Knight
Mrs. Alice LeGrand
John W. Hessian
James E. Dyer
Michael G. Mansko
William Hammond
J. Seyffert
Bd. of Education
Carol Beresh

LLOYD J. HAMMOND
ATTORNEY AT LAW
204 Courtland Avenue
Towson, Maryland 21204

Towson 828-5004
Reisterstown 833-7576

February 5, 1980

Walter A. Ryder, Jr., Chairman
County Board of Appeals
Court House, Room 219
Towson, Maryland 21204

Re: Sun Oil Company, Pennsylvania, et al
File No. 77-216-SPH

Dear Mr. Ryder:

I received in the mail this date a copy of the ROG constitution and the minutes of the general meeting held on December 3, 1979.

I call your attention to the third paragraph from the bottom which makes reference to the action taken by ROG on the Knight parking appeal. You will note that only 11 votes out of a possible 64 were cast against Mr. Knight's request. I might also mention that it appears from the minutes that any action taken at this meeting was invalid since a quorum did not exist. According to Article V of the constitution, a quorum is one-third of the membership (21). As I read the minutes, 17 people voted, with no mention of any abstentions. This can hardly be considered a quorum.

I have read the constitution, particularly the purpose Clause, Article II, and have been unable to determine exactly where ROG is authorized to take any position concerning zoning matters. I find nothing in its constitution that states that the organization is founded for the purpose of acting as a spokesman or a representative of the community before administrative bodies of local governments.

Also, after reviewing their documents, I do not feel that Rule 8 of the Baltimore County Zoning Regulations have been complied with, and, therefore, the testimony of the ROG representative should not be considered.

Very truly yours,

Lloyd J. Hammond

LJH:ma
cc: John Hessian, III, Esquire
Mr. Larry E. Knight

BALTIMORE COUNTY
FEB 5 3 02 PM '80
RECEIVED
COUNTY BOARD OF APPEALS

The regular meeting of ROG was held December 3, 1979 at 8:00 PM in the [illegible] Senior High School, Phyllis Daly presiding.

Minutes of the previous meeting were read and approved.

Phyllis Daly reported that ROG endorse a resolution supporting President Carter and the United States in withdrawing from Moscow the Olympic Boycott.

Transportation Chairman, John Gray, reported on the status of shuttle service for senior citizens. Charlie Lowe suggested that ROG acquire a van and hire a shuttle user to the Central Garage, which now is unused and replace it. A motion by John Gray that ROG pursue the feasibility of a Shuttle for use by senior citizens and others qualifying was seconded and passed.

Pat Lonsdale reported that at the Cherry Hill property there is no left turn stacking lane into the center. State Highway Administration says they are out of money to provide the stacking lane. Harry Pistel of State Highway Administration will be contacted to determine if emergency funds are available.

The area of Reisterstown Road/Oakleigh Lane is in the five year schedule for widening of Reisterstown Road. There is a current request in the county zoning office for 1600 dwelling units on the Trinity Methodist property at Mt. Wilson Lane.

A report of the November ARC meeting was presented by Claire Bosley. ROG is a dues paying member of ARC which meets the 4th Monday of each month at the Towson Library.

Phyllis Daly and Jim Hook reported that Hannah More Chapel is ready for use by area organizations, though it is currently without Secretary facilities. Lance Lockwitz stated that his conversations with Councilman Dwyer indicate Secretary facilities will be included in Dwyer's renovations, which will develop 21,000 square feet of usable space. The terms contribute to be sought by Hannah More are a health center, senior citizens center and general community use.

Pat Lonsdale reported that five another organizations have requested that ROG change its official stand on the Beatty Industrial Park. ROG is asked to consider the approval of the zoning change (manufacturing). Fred Dorsey presented a motion that ROG support that the Office of Planning and Zoning remand the Greek, and that ROG process the issue once new information is provided. Motion seconded and passed.

Larry Knight's parking appeal is scheduled for 1/3/80. ROG originally opposed the variance, but has taken no position on the appeal. Mr. Knight wants to use some residential property for parking in conjunction with his proposed 5-story office building at the corner of Reisterstown Road and Stockdale Avenue. Fred Dorsey moved that ROG reaffirm its original position. Motion seconded and passed, vote of 11 to 5.

The Hathaway ROG representative, Mr. Seibel, read a letter from her organization in opposition to the rezoning request of Virginia Griffin Real Estate property. A motion by Jack Gray that the original ROG position supporting the zoning change be reinstated was seconded and passed.

Harvey Marshall presented his plans requesting a parking variance at Captain Harvey's, overriding the parking ratio from 196 to 114, inconjunction with his enlarging the seafood market. A motion by Lance Lockwitz that ROG support the variance was seconded

---

Minutes, 12/3/79 Page 2

and passed. Fred Dorsey and Alice LeGrande requested that Mr. Marshall incorporate in the future to alleviate parking on Woodbourne Road and if seating in the seafood market is placed in the future, additional parking be provided. ROG will write a letter of support to the appeal board.

Ungar Olds has agreed to erect a fence at the edge of its property. A preliminary hearing on Glyndon Green will be held 12/2/79. United Reisterstown Residents will hold a unterrand hearing 12/12/79.

The meeting was adjourned at 9:55 PM.

Respectfully submitted,

Sally Pierce, Secretary

SPijlm

Phyllis

FEB 2 1980

CONSTITUTION

ARTICLE I. Name

The name of this association shall be the Reisterstown - Owings Mills - Glyndon Coordinating Council hereinafter referred to as the Council.

ARTICLE II. Purpose

This council shall serve as a clearing house and correlating agency for advancing economic, social, cultural, and citizenship interest of all the people in the Reisterstown-Owings Mills-Glyndon community. Its work shall be that of (1) fact-finding related to community needs, (2) evaluating resources and proposals, (3) correlating community activities, (4) enlisting help from outside sources, (5) promoting support for approved types of community action by its members, and (6) coordinating projects which can best be undertaken by joint action of its members.

ARTICLE III. Membership and Dues

Section 1. Any organized civic group or agency interested in community improvement shall be eligible for membership in the council. Each member organization or agency shall annually delegate one of its members to represent it at the meetings of the council. The annual dues for each member organization or agency shall be $10.00.

Section 2. Members-at-large
Any individual interested in community improvement shall be eligible for membership in the council as a member at large. Such members-at-large not to exceed 25% of the council membership, may be elected by the Executive Committee. The annual dues for each member at large shall be $1.00.

ARTICLE IV. OFFICERS AND EXECUTIVE COMMITTEE

The Executive Committee shall consist of the following five officers: President, Vice-President, Secretary, Treasurer, an' Publicity Director; and the chairman of the standing committees of the council.

Officers and members of the Executive Committee shall serve for terms of one year each or until their successors are duly elected and qualified.

ARTICLE V. AMENDMENTS

The constitution may be amended by a two-thirds majority of the voting members present at any regular meeting of the council, providing written notice has been given to all participating members at least two weeks in advance of the meeting at which the proposed amendment is to be voted upon.

BY-LAWS

ARTICLE I MEMBERSHIP

Section 1 a. Member organizations or agencies: Any civic, social or religious organization or agency in the Reisterstown, Owings Mills, Glyndon area interested in community improvement shall be eligible for membership in the council. Application for membership shall be submitted in writing to the Secretary of the Council and approved by two-thirds votes of the membership of the Executive Committee present at its next scheduled meeting.

b. Each member organization or agency shall have one vote in the council and annually delegate one of its members to represent it in the meetings of the council.

Section 2 a. Members-at-large: Any individual of the Reisterstown, Owings Mills, Glyndon area interested in community improvement shall be eligible for membership in the council. Application for membership shall be submitted in writing to the Secretary of the Council and approved by two-thirds votes of the membership of the Executive Committee present at its next scheduled meeting. Such members shall not exceed 25% of the council.

b. Each member-at-large shall have one vote in the council.

ARTICLE II DUES

Section 1 Annual dues for member organization or agency shall be $10.00 payable annually by September 1st.

Section 2 Annual dues for members-at-large shall be $1.00 payable annually by September 1st.

ARTICLE III EXECUTIVE COMMITTEE

Section 1 The Executive Committee shall consist of the following: President, Vice-President, Secretary, Treasurer, and Publicity Director and the chairman of standing committees of the council, namely,

1. Planning and Zoning
2. Traffic and Transportation
3. Communications
4. Health and Welfare

The term of office of each officer and standing committee chairman shall be one year or until their successor is elected.

Section 2 The Executive Committee shall have power to transact the general business of the council, to fill vacancies in office, and to act upon all applications for membership in the council.

Section 3 All funds of the council shall be deposited in such banks as are designated from time to time by the Executive Committee and all monies deposited therein shall be withdrawn by check signed by the treasurer and countersigned by the President or Secretary, unless otherwise provided by the Executive Committee

Section 4 Five (5) members of the Executive Committee shall constitute a quorum at any meeting of the Executive Committee.

ARTICLE IV NOMINATIONS AND ELECTION OF OFFICERS AND SELECTION OF STANDING COMMITTEE CHAIRMAN

Section 1 Nominations for officers shall be made by a nominating committee of three members, appointed by the President at least three months prior to the May meeting. The nominating committee shall report the names of the candidates selected by said committee for election as officers to serve for the coming year and shall send to each member a written notice of the candidates nominated for election within one month prior to the May meeting. The nominating committee may propose any number of candidates for each office. No member of the nominating committee shall be eligible for nomination to any office by the action of said committee.

Section 2 Additional nominations for each office may be made by the general membership at the May membership meeting prior to the closing of nominations.

Section 3 The nominating and election committee shall conduct the election of officers. The chairman of said committee will preside over said committee. The committee will count the ballots.

Section 4 The election of officers shall be conducted at the May membership meeting. At least one-third of the members must be present in person to conduct the election. Each member present shall be entitled to one vote and a majority of votes cast will be required to elect each officer.

Section 5 Officers may be elected to successive terms in the same office.

Section 6 Standing committee chairman shall be selected at the first Executive Committee meeting following the May election. Such selection shall be made by a majority of the elected officers.

ARTICLE V MEETINGS

Section 1 General meetings shall be held quarterly on the first (1st) Monday of May, August, November and February. Special meetings of the membership may be held at the call of the Executive Committee.

Section 2 At all regular or special meetings of the membership of the council one-third of the membership shall constitute a quorum.

Section 3 During the months when General meetings of the council are not held the Executive Committee shall meet on the third Monday of those months. Special meetings of the Executive Committee may be held at the call of the President.

ARTICLE VI DUTIES

Section 1 All officers duties shall be such as ordinarily pertain to and are indicated by the titles of their offices.

Section 2 Standing committee chairman shall inform the council regarding matters within each committee description and assist the council in taking whatever action the council deems appropriate.

ARTICLE VII COMMITTEES

Section 1 The Executive Committee shall designate such other committees as it shall deem proper and necessary to fulfill the objectives and purposes of the council. The responsibilities of these committees shall be assigned by the President.

Section 2 All committee chairman shall be appointed by the President subject to the approval of the Executive Committee.

ARTICLE VIII RULES OF ORDER

The meetings of this council shall be conducted according to accepted rules of procedure as presented in Robert's Rules of Order. Officers and committees shall be encouraged to work informally with all interested persons to advance programs with which the council is associated.

ARTICLE IX AMENDMENTS

The constitution and by-laws may be amended by a two-thirds majority of the voting members present at any regular meeting of the council, provided written notice has been given to all participating members at least two weeks in advance of the meeting at which the proposed amendment is to be voted upon.

494-3180

County Board of Appeals
Room 219, Court House
Towson, Maryland 21204

March 31, 1982

Lloyd J. Hammond, Esquire
204 Courtland Avenue
Towson, Md. 21204

Re: Case No. 77-216-SPH
Sun Oil Co. of Penna.

Dear Mr. Hammond:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Encl.

cc: Mr. Larry E. Knight
Mrs. Alice LeGrand
Mr. Michael G. Matsko
Mr. Robert Ditman
John W. Hessian, III, Esq.
Mr. J. E. Dyer
Mr. W. E. Hammond
Mr. N. E. Gerber
Mr. J. G. Hoswell

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3353

S. ERIC DINENNA
ZONING COMMISSIONER

George J. Martinak
Deputy Zoning Commissioner

October 31, 1978

Lloyd J. Hammond, Esquire
204 Courtland Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
SE/corner of Dean and Woodley
Avenues - 4th Election District
Sun Oil Company of Pennsylvania,
et al - Petitioners
NO. 77-216-SPH (Item No. 157)

Dear Mr. Hammond:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED:nr
Attachments
cc: Mrs. Alice LeGrand
Reisterstown-Owings Mills-Glyndon
Coordinating Council
25 Olive Lane
Owings Mills, Maryland 21117

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

77-3777

LLOYD J. HAMMOND
ATTORNEY AT LAW
204 Courtland Avenue
Towson, Maryland 21204

Towson 828-5004
Reisterstown 833-7576

July 14, 1978

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

Re: Petition for Special hearing, S/E corner of Dean and Woodley Avenues - 4th Election District, Sun Oil Company of Pennsylvania and Larry Knight - Petitioners. No. 77-216-SPH (Item No. 157)

Dear Eric:

I would appreciate it if you would give us a decision one way or the other on the above matter as we are having problems with our contract.

Very truly yours,

Lloyd

Lloyd J. Hammond

LJH:ma
cc: Mr. Larry Knight

JUL 7 '78 AM

By

April 4, 1977

Lloyd J. Hammond, Esq.
204 Courtland Ave.
Towson, Md. 21204

NOTICE OF HEARING

Re: Petition for Special Hearing for Sun Oil Co. of Penna. and Larry Knight
#77-216-SPH

TIME: 1:00 P.M.

DATE: Monday, April 25, 1977

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

S. Eric DiNenna
ZONING COMMISSIONER OF
BALTIMORE COUNTY

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3351

S. ERIC DINENNA
ZONING COMMISSIONER

February 24, 1978

Lloyd J. Hammond, Esq.
204 Courtland Ave.
Towson, Md. 21204

RE: Interim Development Control
Act (IDCA) Application
#77-71-SP

Dear

Sir:
Please be advised that your IDCA application for a hearing was approved by the Planning Board on Special Hearing and you may now file your petitions, plats, and February 14, 1978 said hearing in accordance with the Zoning Commissioner's rules for filing Posting

In order to assist you, we are enclosing a copy of the Zoning Commissioner's rules for filing and petition forms to be completed by you.

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/JED/scw

Enclosures

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3351

S. ERIC DINENNA
ZONING COMMISSIONER

April 4, 1977

Lloyd J. Hammond, Esq.
204 Courtland Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing for Sun Oil Co., et al
#77-216-SPH

Dear Sir:

This is to advise you that $82.00 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Md. and remit to Mrs. Anderson Room 113 County Office Building, before the hearing.

Yours very truly,

S. ERIC DINENNA
ZONING COMMISSIONER

PETITION FOR A SPECIAL EXCEPTION

1st DISTRICT

ZONING: Petition for Special Exception for a Community Care Center.

LOCATION: Southeast side of North Rand Road 120 feet Southeast of Edmondson Avenue.

DATE & TIME: MONDAY, FEBRUARY 14, 1977 at 1:30 P.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 Special Exception for a Community Care Center.

All that parcel of land in the First District of Baltimore County

Being the property of Hallie V. Hood, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, February 14, 1977 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

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

DEPARTMENT OF TRAFFIC ENGINEERING

IDCA NO. 77-71x

LOCATION: Stocksdale Ave

IDCA Analysis

1) Nearest Arterial Intersection Cherry Hill Rd + Reisterstown Rd

a) a) Level of Service

C

2) Trip Generation from Site 50,000 D' × 15/1000 = 750 TRIPS/DAY

a) Proposed Level of Service

C

3) Proposed Roads Improvements Programmed for Construction Within Next Two Years.

None

Recommendation

Approval: C. E. Burnham

Denial: _____

Remarks:

RECEIVED
JAN 6 1977
PLANNING & ZONING

PETITION FOR SPECIAL HEARING

4th DISTRICT

ZONING: Petition for Special Hearing for Off-Street Parking in a Residential Zone.

LOCATION: Southeast corner of Dean and Woodley Avenues.

DATE & TIME: MONDAY, APRIL 25, 1977 at 1:00 P.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 Special Hearing Unders Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve Off-Street Parking in a residential zone (D.R. 3.5)

All that parcel of land in the Fourth District of Baltimore County

Being the property of Sun Oil Co. of Pennsylvania and Larry E. Knight, as shown on plat plan filed with the Zoning Department.

Hearing Date: Monday, April 25, 1977 at 1:00 P.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner — Date: April 20, 1977

FROM: Norman E. Gerber, Acting Director of Planning

SUBJECT: Petition 77-216-SPH
Petition for Special Hearing for Off-Street Parking in a Residential Zone
Southeast corner of Dean and Woodley Avenues
Petitioner: Sun Oil Company of Pennsylvania and Larry E. Knight

4th District

HEARING: Monday, April 25, 1977 (1:00 P.M.)

Along this portion of Reisterstown Road, Commercial Zoning and D.R. 16 zoning potentially for office use exists to a depth of approximately 200 feet from the center line of Reisterstown Road. It was not the intent to provide for the expansion of these types of uses into the residential areas to the rear; nor was it intended that narrow, residential streets such as Stocksdale, Dean and Woodley Avenues be utilized by non-residential traffic.

Commercial zoning and D.R. 16 zoning applied along major arterials (such as the subject site) are intended to provide for uses oriented to the major arterial and are not meant to provide for expanded uses that would impinge upon adjacent residential areas.

The use permit should not be granted; the petitioner should scale down the size of his proposal so it fits the frontage oriented to Reisterstown Road.

APR 22 '77 PM

OFFICE OF PLANNING & ZONING

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

NEG:JGH:dne

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

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

Nicholas B. Commodari
Acting Chairman
MEMBERS

BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

April 22, 1977

Lloyd J. Hammond, Esquire
204 Courtland Avenue
Towson, Maryland 21204

RE: Special Hearing
Item No. 157
Larry E. Knight
Sun Oil Company

Dear Mr. Hammond:

The enclosed comments are to be included with the Zoning Plans Advisory Committee comments sent you April 15, 1977 under the above referenced subject.

Very truly yours,

Nicholas B. Commodari

NICHOLAS B. COMMODARI,
Planning & Zoning
Associate III

NBC:JD

Enclosure

cc: W. T. Sadler, Inc.
11 West Pennsylvania Ave.
Towson, Maryland 21204

---

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEYFFERT
DIRECTOR

January 27, 1977

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

Dear Mr. DiNenna:

Comments on Item # 157 Zoning Advisory Committee Meeting, January 25, 1977 are as follows:

Property Owner: Larry E. Knight & Sun Oil Company
Location: S/E/C Dean Ave & Woodley Ave.
Existing Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Special Hearing to permit off street parking in a residential zone.

Acres:
District: 4th

The items checked below are applicable:

(X) A. Structure shall conform to Baltimore County Building Code (B.O.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.

(X) B. A building permit and zoning permits shall be required before construction can begin.

( ) C. Three sets of construction drawings will be required to file an application for a building permit.

(X) 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. Burnham C2B

Charles E. Burnham
Plans Review Chief
CEB:rrj

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

April 21, 1977

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

Re: Z.A.C. Meeting, Jan. 25, 1977
ITEM: 157
Property Owner: Larry E. Knight & Sun Oil Company
Dean Ave. & Woodley Ave., Stocksdale Lane at Reisterstown Road (Route 140)
Special Hearing to permit off-street parking in a residential zone

Dear Mr. DiNenna:

Subsequent to our comments of February 1, 1977, we have further reviewed the matter and wish to addend our comments as follows:

Due to the heavy development in the area, the heavy volume of traffic on Reisterstown Road, and the volume of traffic that the proposed office building will generate, we feel that all access should be by way of Stocksdale Avenue. If this cannot be accomplished then any access from Reisterstown Road would have to be directional, right turn in and right turn out only.

We would appreciate the opportunity to appear at the hearing in order to state our position.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyers
By: John E. Meyers

CL:JEM:vrd

cc: Mr. H.G. Downs

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

PM

Office Zone

County Council of Baltimore County
Maryland

Legislative Session 1980, Legislative Day No. 15

BILL NO. 167-80

Mr. Norman W. Lauenstein, Councilman
By Request

By the County Council, August 4, 1980

A BILL
ENTITLED

AN ACT to establish new zoning classifications for 0-1 (Office Building) and 0-2 (Office Park) Zones and to provide regulations generally relating thereto, including, but not limited to, the uses permitted as of right and by special exception and supplementary use and bulk regulations; to amend the definitions of "office" and "Class B Office Building"; to amend the definitions of "common open space" and "amenity open space"; to add A new definitions of Class C and Class D Office Building; to provide that office buildings authorized by special exception may be restored if damaged; to revise certain provisions relating to Residential Office (R-O) Zones; to repeal the conditions for accessory business uses in elevator apartment and office buildings; to provide for a development plan in R-O, O-1 and O-2 Zones; and to eliminate offices and office buildings as a use permitted by special exception in D.R. 16 Zones, by repealing and re-enacting with amendments, the following: subsection 100.1.A.2; the definitions of "office", ~~"Class B office building"~~, "Common open space" and "amenity open space" of Section 101; subsection 1B02.1; ~~subsection 203.4. by repealing subsection 203.3.B.3. and subsections 203.5.A., B. and C. all as enacted by Bill No. 13-80~~ and by repealing subsection 402.4; by adding the following new sections: subsection 104.2, sections 204, 205 and 206; and subsection 502.5 and by adding A new definitions

2 SQUARE FEET FOR EVERY 1,000 SQUARE FEET OF FLOOR AREA; and

b. 1 stationary free-standing identification sign for each public automobile entrance is allowable on each lot on which 3 or more office buildings are situated, provided that—

1. It does not identify any ~~accessory~~ commercial use or conference facilities;

~~2. It is either nonilluminated or externally illuminated by light sources concealed from public view~~

2. IF A SIGN IS TO BE EXTERNALLY ILLUMINATED, THE LIGHT SOURCE MUST BE CONCEALED FROM PUBLIC VIEW; and

3. Its surface area does not exceed 100 square feet.

No other signs or displays visible outdoors are permitted.

205.4 — Bulk Regulations of O-2 Zones

~~A. Residential uses. The following bulk regulations apply to any dwelling and its accessory buildings.~~

~~1. No more than 1 principal building may be situated on any lot.~~

~~2. The minimum setback from any lot line other than a street line is 20 feet.~~

~~3. The minimum setback from any street line is 50 feet.~~

~~4. The minimum net area of the lot is 1 acre.~~

~~5. The maximum area that may be covered by building is 35 per cent of the net area of the lot~~

~~6. The maximum height of any building is 30 feet~~

A. USES PERMITTED AS OF RIGHT OR BY SPECIAL EXCEPTION IN D.R. 10.5 ZONES ARE GOVERNED BY THE BULK REGULATIONS OF D.R. 10.5 ZONES.

B. Class A office buildings. New structures accessory to Class A office buildings are governed by the bulk regulations of D.R. 4-5.5 zones. (A Class A office building itself, which by definition may not be enlarged, is not subject to bulk regulations, nor is an unenlarged structure that was accessory to the building before it was converted to an office building.)

SECTION 3. ***Be it further enacted,*** that new subsection 104.2; **new sections 204, 205 and 206;** new subsection 502.5 and A new **definitions "Class C Office Building"** ~~and "Class D Office Building"~~ **(added alphabetically to Section 101)** be and they are hereby added **to the Baltimore County Zoning Regulations,** said new sections, **subsections and definitions to read as follows:**

Section 104. Nonconforming Uses.

104.2 Exception. *Any contrary provision of these regulations notwithstanding, an office building that was authorized by grant of a special exception and that becomes damaged to any extent or destroyed by casualty may be fully restored in accordance with the terms of the special exception.*

Section 204 — O-1 (OFFICE BUILDING) ZONES.

204.1 Declaration of Findings.

A. It is likely that continued residential use or moderate-density residential development of certain sites in predominantly residential areas near commercial zones or on heavily traveled, congested motorways would not be economically feasible.

B. Because of their proximity to residences, business zoning of these sites is not appropriate.

C. Because public facilities serving these sites are not designed to serve intensive residential development, high-density residential zoning of these sites is not appropriate.

D. A repealed provision of these Zoning Regulations allowed construction of office buildings by special exception in D.R. 16 zones; R-O zoning regulations are too stringent for many sites on which office buildings have been constructed or their construction authorized under that provision.

E. With appropriate restrictions, office-building development somewhat more intensive than that permitted or allowable under the R-O zoning classification is likely to be the most suitable and economically feasible use of these sites and zoning of the sites to make such development allowable would be in the public interest.

204. — Statement of Legislative Policy.

A. The O-1 zoning classification is established primarily to accommodate development or limited enlargement of medium-size conventional office buildings ~~in or near developed, predominantly residential areas of moderate density~~ on sites that should not be restricted by regulations of the R-O or moderate-density E.R.

"Class C Office Building" ~~and "Class D Office Building"~~ to Section 101; and by renaming Article 2.

WHEREAS, the County Council has received a final report of the Planning Board concerning the Zoning Regulations contained herein and has held a public hearing thereon.

SECTION 1. *Be it enacted by the County Council of Baltimore County, Maryland,* that subsection 100.1.A.2, subsection 1B02.1, ~~subsection 203.4~~ and the definitions of "Office", ~~"Class B Office Building",~~ Common open space" and "Amenity open space" of Section 101, all of the Baltimore County Zoning Regulations, be and they are hereby repealed and re-enacted, with amendments, to read as follows:

Section 100 — ZONES AND DISTRICTS: BOUNDARIES.

100.1 — Baltimore County is hereby divided into zones and districts in accordance with this subsection.

A. Zones.

2. Zones are classified as follows:

R.C. 2 (Resources Conservation — agriculture)

R.C. 3 (Resources Conservation — deferral of planning and development)

R.C. 4 (Resource Conservation — watershed protection)

R.C. 5 (Resource Conservation — rural — residential)

D.R. 1 (Density Residential, 1.0 dwelling unit per acre)

D.R. 2 (Density Residential, 2.0 dwelling units per acre)

D.R. 3.5 (Density Residential, 3.5 dwelling units per acre)

D.R. 5.5 (Density Residential, 5.5 dwelling units per acre)

D.R. 10.5 (Density Residential, 10.5 dwelling units per acre)

D.R. 16 (Density Residential, 16.0 ~~dwelling~~ DENSITY units per acre)

R.A.E. 1 (Residential, 40.0 dwelling units per acre)

R.A.E. 2 (Residential, 80.0 dwelling units per acre)

R-O (Residential — Office, 5.5 dwelling units per acre)

O-1 (Office Building)

O-2 (Office Park)

SHALL BE EFFECTIVE ONLY UPON THE ADOPTION BY THE COUNTY COUNCIL OF ANY NEW ZONING MAPS ON OR BEFORE OCTOBER 15, 1980.

SECTION 6. ***AND BE IT FURTHER ENACTED,*** **THAT THIS ACT IS HEREBY DECLARED TO BE AN EMERGENCY MEASURE AFFECTING THE PUBLIC HEALTH, SAFETY, OR WELFARE, AND HAVING BEEN PASSED BY THE AFFIRMATIVE VOTE OF FIVE MEMBERS OF THE COUNTY COUNCIL, THE SAME SHALL TAKE EFFECT FROM THE DATE OF ITS ENACTMENT.**

READ AND PASSED this 2nd day of September, 1980.

By Order

Elizabeth Lears, Acting Secretary

PRESENTED to the County Executive, for his approval this 3rd day of September, 1980.

Elizabeth Lears, Acting Secretary

APPROVED AND ENACTED: 9/12/80

Donald P. Hutchinson,
County Executive

I HEREBY CERTIFY THAT BILL NO. 167-80 IS TRUE AND CORRECT AND TOOK EFFECT ON SEPTEMBER 12, 1980.

Norman W. Lauenstein,
Chairman, County Council

EXPLANATION: ***Italics indicate new matter added to existing law.***
[Brackets] indicate matter stricken from existing law.
CAPITALS indicate amendments to bill.
~~Strike out~~ indicates matter stricken out of bill.

the character of nearby residential neighborhoods and, wherever feasible, so that it will enhance rather than detract from amenities and property values in those neighborhoods. Any road constructed in an office-building development in an O-2 zone and any vehicle entrance or exit should be situated so as to prevent or inhibit the introduction of traffic from the development into residential areas.

~~It is not the O-2 zoning classifications' purpose to accommodate a substantial part of the Countywide demand for office space; it being the policy of Baltimore County that office space demand should be met primarily in the C-T, and C-O/C districts of town and community centers, and, to a lesser extent, in other commercial areas. Where it appears that a site would be likely to attract the offices of firms that would be better situated in a nearby town or community center, it is intended that the site not be classified as an O-2 zone or other zone that would accommodate substantial office development.~~

205.3 Use Regulations of O-2 Zones.

A. Uses permitted as of right. The following uses, only, are permitted as of right.

1. Class A, Class B, OR Class C, ~~or Class D~~ office buildings

~~2. Single-family detached dwellings.~~

2. USES PERMITTED AS OF RIGHT AND AS LIMITED IN D.R. 10.5 ZONES.

3. Accessory uses, including, if within office buildings—

a. Conference facilities (auditoriums, exhibition rooms, sleeping quarters, or catering services for conferences attended by persons who do not ordinarily work in offices on the site, in addition to those who do)

b. The following accessory commercial uses:

1. Banks

2. Photocopying establishments

3. Secretarial-service establishments

4. Drug stores

5. Eating or drinking establishments without dancing or live entertainment

6. Personal-care establishments, including hair-care, facial treatment, manicuring, or shoe-shining establishments

~~33.~~ The following accessory commercial uses within Class B, OR Class C, ~~or Class D office buildings,~~ provided that the Zoning Commissioner or County Board of Appeals finds that each such use will primarily serve the principal uses of the lot (see also Paragraph C, below);

~~a. Banks~~

~~bA.~~ Drug stores

~~cB.~~ Personal-care establishments, including hair-care, facial-treatment, manicuring, or shoe-shining establishments.

~~dC.~~ Stationery or office-supply shops

~~4. Accessory commercial uses listed in Subitems a, b, c, and d of Item 204.3A 3, above, within Class D office buildings~~

C. Supplementary use regulations (see also Section 206).

1. Accessory-commercial-use floor-area limitations.

a. No more than ~~5~~ 7.5 per cent of the adjusted gross floor area of any office building may be occupied by accessory commercial uses.

b. No single accessory commercial use other than an eating or drinking establishment may occupy more than 1,200 square feet of floor area.

2. Entrances to accessory commercial uses. No exterior entrance to an accessory commercial use in an office building is permitted.

3. Signs or display. In addition to signs permitted under Subsection 413.1, 1 stationary outside business sign on each office building is permitted, provided that—

a. It does not identify any accessory commercial use;

b. It is not illuminated other than by illumination that may be provided for the building or site;

c. It does not project more than 6 inches from the building; and

d. Its surface area does not exceed ~~15 square feet~~ 2 SQUARE FEET FOR EVERY 1,000 SQUARE FEET OF FLOOR AREA.

No other signs or displays visible from outside the building are permitted.

204.4 — Bulk Regulations of O-1 Zones

Section 502 — SPECIAL EXCEPTIONS

502.5 — Bill No. ~~141-80~~ 167-80 does not affect the validity of any order granting a special exception for an office or office building pursuant to Subsection 1B02.1. ANY SUCH SPECIAL EXCEPTION MAY BE USED IN ACCORDANCE WITH BOTH THE APPLICABLE PROVISIONS OF THESE REGULATIONS AND THE ZONING CLASSIFICATION OF THE PROPERTY IN EFFECT AT THE TIME OF THE GRANT OF SUCH SPECIAL EXCEPTION PROVIDED CONSTRUCTION IS STARTED PRIOR TO THE EXPIRATION DATE OF SUCH SPECIAL EXCEPTION AND PROVIDED THE ZONING CLASSIFICATION AT THE TIME CONSTRUCTION IS STARTED IS EITHER D.R. 16, R.O., O-1 OR O-2.

Section 101 — DEFINITIONS.

Office building, Class C: A principal building that ~~differs from a Class B office building in that~~ it is not necessarily the only building on the lot on which it is situated; it may be attached to another building; it is not limited in floor area by definition (although it may be so limited by bulk regulations; ~~and it has more than 2 stories or is more than 30 feet high~~ AND IT CONFORMS TO THE USE AND BULK REGULATIONS FOR A CLASS C OFFICE BUILDING IN EITHER AN O-1 OR O-2 ZONE AS THE CASE MAY BE. ~~However, a Class C office building is not more than 40 feet high.~~

~~Office building, Class D: A principal building that differs from a Class C office building only in that it is more than 40 feet high.~~

SECTION 4. *Be it further enacted,* that Article 2 — ELEVATOR — APARTMENT RESIDENCE ZONES, BUSINESS AND MANUFACTURING ZONES, AND DISTRICTS of the Baltimore County Zoning Regulations be and it is hereby renamed to be and read as follows:

ARTICLE 2. ELEVATOR-APARTMENT RESIDENCE ZONES, RESIDENTIAL-OFFICE ZONES, OFFICE ZONES, BUSINESS ZONES, MANUFACTURING ZONES, AND DISTRICTS.

~~SECTION 5. *Be it further enacted,* that this Act shall take effect forty-five (45) days after its enactment.~~

SECTION 5. *BE IT FURTHER ENACTED,* THAT ANY AMENDMENTS HEREIN, OR ANY NEW ZONING CLASSIFICATIONS PROVIDED FOR IN THIS BILL, SHALL NOT BE PROMULGATED AS TO ANY EXISTING ZONING MAPS, BUT

B.L. (Business, Local)

B.M. (Business, Major)

B.R. (Business, Roadside)

M.R. (Manufacturing, Restricted)

M.L.R. (Manufacturing, Light, Restricted)

M.L. (Manufacturing, Light)

M.H. (Manufacturing, Heavy)

Section 1B02 — USE, PARKING, BULK, DENSITY, AND OPEN SPACE REGULATIONS STANDARDS, AND CONTROLS APPLIED ACCORDING TO ZONING CLASSIFICATION.

1B02.1 — Uses Permitted As of Right or by Special Exceptions According to Zoning Classification. The following uses are permitted in D.R. zones either as of right or by special exception, in accordance with the schedule below, wherein the abbreviations and symbols shall be interpreted as follows:

S.E. : Use permitted by special exception only;

+ : Use permitted as of right;

(X) : (Use prohibited)

5. The approval or disapproval of a development plan may be appealed to the County Board of Appeals by any person or agency feeling aggrieved by the decision.

B. ~~Plan for Site in R-O or O-1 Zone. If the site of the proposed use or development is in an R-O or O-1 zone, the Director of Planning and Zoning has original authority to act on the plan. He must approve it or disapprove it within 30 days after the time it is officially submitted. (If the Director first notifies the applicant that the plan is not approvable unless it is modified, the applicant may withdraw the original plan and officially submit a new one, incorporating the modifications, in this case, the 30 day period begins when the modified plan is officially submitted.)~~

C. B. Plan for Site in O-1 AND O-2 ZONES. If the site of the ~~proposed use or development is in an O-2 zone, the~~ THE Planning board has original authority to act on the plan FOR A SITE IN AN O-1 OR O-2 ZONE. The Board must approve it or disapprove it within 60 days after the time it is officially submitted to the Office of Planning and Zoning. ~~Effectively, that time may be extended if the applicant withdraws the plan and submits a modified plan at a later time, as described in Paragraph B, above.~~ (IF THE SECRETARY TO THE PLANNING BOARD FIRST NOTIFIES THE APPLICANT THAT THE PLAN IS NOT APPROVABLE UNLESS IT IS MODIFIED, THE APPLICANT MAY WITHDRAW THE ORIGINAL PLAN AND OFFICIALLY SUBMIT A NEW ONE, INCORPORATING THE MODIFICATION; IN THIS CASE, THE 60 DAY PERIOD BEGINS WHEN THE MODIFIED PLAN IS OFFICIALLY SUBMITTED.)

206.5 — Matters to be Considered in Review of Plan. Before approving the development plan, the ~~approved authority~~ PLANNING BOARD must make the findings set forth below:

A. The use or development will not produce significant adverse environmental effects. The following are among the matters that must be considered in making this finding:

1. Preservation or appropriate replacement of trees or other significant vegetation;

2. Effects on significant geological formations;

3. Changes in grade;

4. Potential erosion, siltation, and run-off; and

~~5. Air quality.~~

B. The use or development will have no significant adverse impact upon and, to the extent feasible, will generally enhance areas

1. USES PERMITTED BY SPECIAL EXCEPTION AND AS LIMITED IN D.R. 5.5 ZONES

2. CLASS B OFFICE BUILDINGS

~~203.4 Bulk Regulations. Uses permitted under Item 203.3A.1, uses permitted under Item 203.3.B.1, and new structures accessory to Class A office buildings are governed by the bulk regulations of D.R. 5.5 Zone. (Class A office buildings themselves which by definition may not be enlarged, are not subject to bulk regulations, nor are unenlarged structures accessory to the original buildings.) For uses permitted under Item 203.3.B.2, the area devoted to amenity open space must be at least 25-35 percent of the gross site area.~~

Section 101 — Definitions.

Words used in the present tense include the future; words in the singular number include the plural number; the word "shall" is mandatory. For the purposes of these Regulations, certain terms and words are defined as follows:

Office. The term "office" does not include a bank, a post office, a veterinarian's office, nor an establishment where merchandise is stored on or sold from the premises.

~~Office Building, Class B: A principal building that:~~

~~*1. Is not a Class A office building,*~~

~~[1] 2. Is devoted primarily to office use, clinic or group-medical-center use (including the practice of dentistry), or optician's or optometrists' establishments, *provided that the floor-area devoted to opticians' establishments does not exceed 20 per cent of the adjusted gross floor area of the building;*~~

~~[2] 3. Is not attached to any other building;~~

~~[3] 4. Is the only building on the lot on which it is situated;~~

~~[4] 5. Has a floor area ratio of no more than [0.5] 0.4; and~~

~~[5] 6. *Has no more than 2 stories and* [It] is no higher than [35] 30 feet.~~

Open space, common: Local open space, public parks, or other [amenity] *park like* open space [, including such recreational facilities as are customarily found in public parks,] reserved for public use and enjoyment, whether privately owned or owned by the County, State or Federal government or other agencies. *Space that lies within the boundaries of an area designated as common open space and is devoted to such recreational facilities as are*

206.2 Content of Plan. The development plan must show or include the following:

A. Existing conditions, including:

1. Locations, heights, coverage, floor area, character, exterior materials, and shadow patterns of structures to be retained;

2. Principal uses to be continued;

3. Sidewalks, paths, streets and drives, including off-site facilities substantially relating to the circulation aspects of the proposed development;

4. Transit service as it relates to the site;

5. Utility systems, including existing storm drains, sewerage, water lines, and gas, electrical, and telephone lines;

6. Vegetation, including ground cover as well as trees and shrubs;

7. Topography, significant geological formations, flood-plains, bodies of water, springs and watercourses; AND

~~8. Air quality in the vicinity of the site; and~~

~~9~~ 8. EXISTING uses and character of the area surrounding ~~the site~~ ZONING OF ADJACENT PROPERTY.

B. Proposed development and use of the site, including:

1. Locations, heights, coverage, floor area, character, exterior materials, and shadow patterns of proposed structures;

2. Descriptions, locations, floor areas, hours of operation and maximum numbers of employees of principal uses and any accessory conference facilities or commercial uses;

3. All signs visible outdoors;

4. Parking and loading facilities;

5. Roads and ways within the site, including pedestrian ways;

6. Any changes in off-site circulation facilities substantially relating to the development or use;

7. Extensions and any other changes of utility systems serving the site;

8. Sediment-control and storm-water-management or -drainage devices or facilities.

~~except in accordance with a development plan approved as set forth below, unless the change in use is confined to a change in the number of dwelling units in accordance with the provisions of Section 402.~~

~~A. Content. The development plan shall show:~~

~~1. Locations, heights, coverage, floor areas, character, and exterior materials of all proposed structures, principal uses, and of all existing structures to be retained;~~

~~2. Any existing structure to be removed;~~

~~3. Any sign visible outdoors;~~

~~4. Hours of operation and maximum numbers of employees;~~

~~5. Parking and loading facilities.]~~

~~[6. Storm drain systems, water lines, sewerage and all streets or drives giving access to or lying within the site, including proposed entrances and exits and any proposed service drive easement or other reservation;~~

~~7. Existing bodies of water, watercourses, 100 year flood-plains, major vegetation, and unusual natural formations, and proposed changes with respect to any of these;~~

~~8. Proposed screening and landscaping;~~

~~9. Existing topography and proposed major changes in grade; and~~

~~10. Proposed amenity open space.~~

~~The development plan may show the location of a precise building envelope in lieu of the precise location of a building; may show precise maximums and minimums in lieu of fixed values; may set forth lists (reasonably limited) of precisely described possible uses of a given space, in lieu of specifying a single use; and may otherwise reasonably allow for flexibility or alternatives, provided that appropriate precise limits are set forth.~~

~~B. Procedure and Requirements.~~

~~1. Before submitting a permit application for use or development of a property in an R-O zone, the applicant shall submit a preliminary development plan to the Office of Planning and Zoning~~

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 14th
Date of Posting April 4, 1977
Posted for: Petition for Special Exception
Petitioner: Sam Lin Gee & Frances Gee
Location of property: S/S Gun Gee Rd. 4 mi. E. of Reisterstown Rd.
Location of Signs: On N/S of Stockholm Ave. at Rear End of Gunpowder Rd.
Remarks:
Posted by: Thomas G. Nolan
Signature
Date of return: April 15, 1977

77-216-SPH

2-Signs

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 14th
Date of Posting Jan. 6, 1978
Posted for: Appeal
Petitioner: Sam Lin Gee et Ux
Location of property: S/S Gun Gee Rd. 4 mi. E. of Reisterstown Rd.
Location of Signs: On N/S of Stockholm Ave. at Rear End of Gunpowder Rd.
Remarks:
Posted by: Thomas G. Nolan
Signature
Date of return: Jan. 12, 1978

77-216-SPH

2-Signs

Lloyd J. Hammond, Esquire
204 Courtland Avenue
Towson, Maryland 21204

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

Item No. 157

Your Petition has been received and accepted for filing this 18th day of March 1976.

Petitioner: Larry E. Rafferty
Petitioner's Attorney: Lloyd J. Hammond
Reviewed by: Charles E. Commodari, Chairman, To Review
Associate III

CC: L. E. Sadler, Inc.
11 W. Susquehanna Ave.
Towson, Maryland 21204

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

Your Petition has been received * this 11 day of Jan. 1977. Filing Fee $ 25.00 * Received ✓ Check ___ Cash ___ Other

Petitioner: Sam Lin Gee et Ux
Petitioner's Attorney: L. Hammond
Reviewed by: Eric DiNenna, Zoning Commissioner
Submitted by: L. Hammond

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

A. Residential — zone uses, etc. Uses permitted under Item 204.3.A.1, uses allowable under Item 204.3.B.1, and new structures accessory to Class A office buildings are governed by the bulk regulations of D.R. 5.5 zones. (A Class A office building itself, which by definition may not be enlarged, is not subject to bulk regulations, nor is an unenlarged structure that was accessory to the building before it was converted to an office building).

B. Class B office buildings. The following bulk regulations apply to any Class B office building and its lot.

1. Minimum setback from any lot line other than a street line: 20 feet; OR EQUAL TO THE HEIGHT OF THE BUILDING WHICHEVER IS GREATER.

2. Minimum setback from any street line: 35 feet;

3. Minimum area devoted to amenity open space: ~~30~~ 20 per cent of net lot area.

C. ~~Other~~ CLASS C office buildings. The following bulk regulations apply to any Class C ~~or Class D~~ office building and its lot.

1. Minimum setback from any boundary of a residential or R-O zone, other than a boundary that lies within a street: ~~35 feet or~~ the distance equal to TWICE the height of the building, whichever is greater;

2. Minimum setback from any street line: ~~40-35~~ feet, but if the building is attached to a building on a lot in a business zone the setback from the street line need not be greater than that of the latter building

3. Maximum floor area ratio: 0.85

4. Minimum area devoted to amenity open space: 20 per cent of net lot area

D. Height of Class ~~D~~ C office buildings. The maximum height of any Class ~~D~~ C office building is 60 feet.

~~E. Lighting. No outdoor light may be higher than 10 feet.~~

E. MINIMUM AREA OF AN O-1 ZONE SITE: 2 ACRES.

Section 205 — O-2 (OFFICE PARK) ZONES

205.1 Declaration of Findings

~~A. Residential development of large vacant sites in or near certain established, predominately residential neighborhoods could have substantial adverse impacts on those neighborhoods, whereas~~

~~low intensity, appropriately designed and landscaped, well-maintained office complexes (office parks) would have only negligible adverse impact on these neighborhoods.~~

~~B~~ A. Some firms offering many employment opportunities for office workers have established policies that their headquarters and most or all of their other offices should be situated in office parks, and have thus occupied only a negligible amount of office space in town and community centers.

~~C~~ B. Land prices in Washington, D.C., and its suburbs have been increasing at a rate far greater than the national average rate, and available sites for construction of office buildings in the Washington metropolitan area are becoming scarce. Thus, business firms planning to locate their national headquarters near Washington have perceived the more moderately priced sites in the suburbs of Baltimore — especially those near convenient means of transportation to Washington — to be increasingly desirable as headquarters sites.

~~D~~ C. If the Zoning Regulations were not to include a useful office-park zoning classification with appropriate regulatory safeguards, business firms preferring to occupy offices in Baltimore County may choose possibly less desirable sites in adjacent jurisdictions.

~~E~~ D. Office parks, rather than central commercial areas, may also be appropriate locations for offices whose employees are primarily salespersons who spend most of the working day driving to widely separated places throughout the metropolitan area.

~~F~~ E. Providing additional opportunities for development of office buildings in Baltimore County could contribute to the County's assessable base and could create a significant number of job opportunities for citizens.

~~G~~ F. Development and maintenance of office parks and other office-building sites must be closely regulated to promote the establishment of amenities, to prevent traffic congestion, and, in general, to protect the public interest, including the interests of citizens in nearby neighborhoods and the interests of firms and employees who will occupy the office buildings.

205.2 — Statement of Legislative Policy. Pursuant to the findings declared above, the O-2 zoning classification is established primarily to provide selectively for development of a limited number of spacious, well-landscaped office parks OF NO LESS THAN 10 ACRES. It is intended that any development in an O-2 zone be designed, built, and maintained so that it will be compatible with

	D.R.1	D.R.2	D.R.3.5	D.R.5.5	D.R.10.5	D.R.16
Airports	S.E.	(0)	(0)	(0)	(0)	(0)
Animal boarding places, class A (see Section 421)	*	S.E.	S.E.	S.E.	(0)	(0)
Animal boarding places, Class B (see Section 421)	S.E.	S.E.	S.E.	(0)	(0)	(0)
Antique shops (see Section 412B)	S.E.	S.E.	(0)	(0)	(0)	S.E.
Cemeteries	*	S.E.	S.E.	S.E.	(0)	(0)
~~Community Care Center~~	~~S.E.~~	~~S.E.~~	~~S.E.~~	~~(0)~~	~~(0)~~	~~(0)~~
Conversion of dwellings to two rooms or restaurants (see Section 412)	S.E.	S.E.	(0)	(0)	(0)	(0)
Golf driving ranges, mini-golf courses, or baseball batting cages	S.E.	S.E.	(0)	(0)	(0)	(0)
Kennels	*	S.E.	S.E.	S.E.	(0)	(0)
Libraries (see Section 410)	S.E.	S.E.	S.E.	(0)	(0)	(0)
Offices of attorneys	(0)	(0)	(0)	(0)	(0)	S.E.
Open tracts, commercial	S.E.	S.E.	(0)	(0)	(0)	(0)
Research institutes on sites individually 10 acres or less in area (see Section 418)	S.E.	S.E.	(0)	(0)	(0)	(0)
Residential use allowed (see Section 402C)	S.E.	S.E.	S.E. [illegible]	S.E. [illegible]	(0)	S.E. [illegible]
Riding stables, commercial	S.E.	S.E.	(0)	(0)	(0)	(0)
Sanitary landfills	S.E.	S.E.	(0)	(0)	(0)	(0)
Shooting ranges	S.E.	S.E.	(0)	(0)	(0)	(0)
Stables & riding schools	See Subsection 413.6					

203.3 — USE REGULATIONS

A. USES PERMITTED AS OF RIGHT. THE FOLLOWING USES, ONLY, ARE PERMITTED AS OF RIGHT IN ANY R-O ZONE:

1. USES PERMITTED AS OF RIGHT AND AS LIMITED IN D.R. 5.5 ZONES OR

2. CLASS A OFFICE BUILDINGS AND THEIR ACCESSORY USES INCLUDING PARKING

B. USES PERMITTED BY SPECIAL EXCEPTION. THE FOLLOWING USES, ONLY, MAY BE PERMITTED BY SPECIAL EXCEPTION IN AN R-O ZONE:

nearby. In making this finding, the following are among the matters that must be considered:

1. Landscaping, including the landscaping of parking areas;

2. The way in which parking areas may be dispersed on the site, so that each of them will be relatively small;

3. Design and placement of signs;

4. Outdoor lighting;

5. Prospective number of employees;

6. Hours of operation;

7. Present uses near the site; and

8. Prospective residential development nearby.

C. The site will be used with careful regard for conservation of energy and for the safety and convenience of those who will work or do business there, those nearby, and the public in general. In making this finding, the following are among the matters that must be considered:

1. Number, design, and location of automobile and service entrances to and exits from the site;

2. Layout of parking areas;

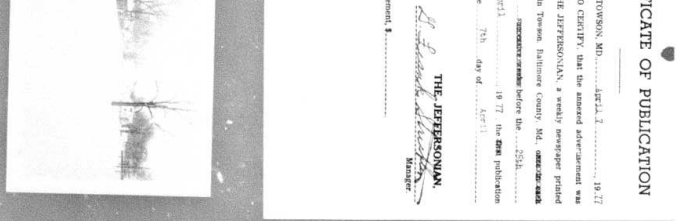
3. Design and location of pedestrian ways and crossings;

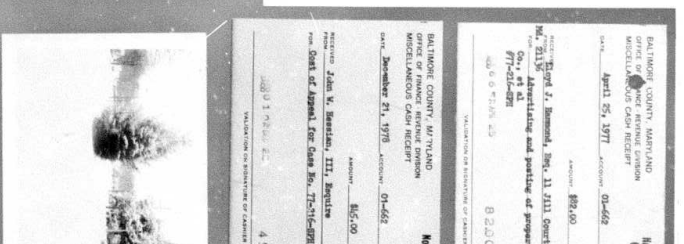
4. Encouragement of transit usage, if the site will be served by public transit;

5. Building mass and orientation, access to light and air, and microclimate; and

6. Aspects of energy efficiency not included in the matters listed above.

D. The use or development will be in accordance with the purposes of the classification of the zone within which it will be situated, particularly in light of that classification's declaration of findings and statement of legislative policy, and will be in accordance with the purposes of these Zoning Regulations in general, including the purposes set forth or referred to in Title 2 and 22 of the Baltimore County Code, 1978, as amended (see Subsection 2.58.1(j) [Subsection 2.40.1(j) of the Baltimore County Code, 1968, as amended by Bill No. 46-79] and Section 22-19).





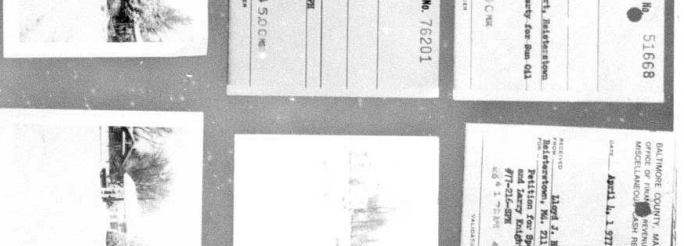
CERTIFICATE OF PUBLICATION

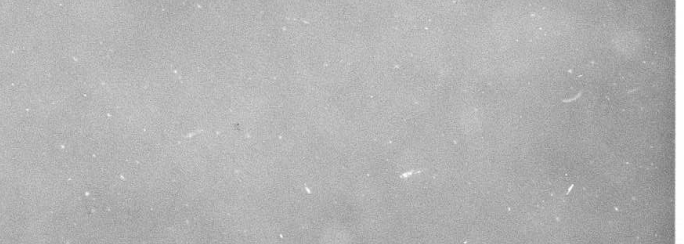
TOWSON, MD. April 2 19 77

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time successive weeks before the 25th day of April 19 77, the first publication appearing on the 7th day of April 19 77.

THE JEFFERSONIAN,
Manager

Cost of Advertisement, $





customarily found in public parks is considered part of the common open space. Amenity open space (as defined elsewhere in this section) is not common open space unless it is so designated by the developer of the tract on which the space is located. Upon the adoption of appropriate standards pursuant to the authority of Section 504, nontidal streams and lakes and other nontidal watercourses or bodies of water lying within, lying partially within, or abutting common-open-space land areas are to be considered part of the common open space to the extent permitted under those standards. *Storm-drainage-reservation strips and floodplains may be designated common open space, but fenced portions of storm-water-management facilities do not constitute common open space.*

Amenity open space: The available open space on a lot minus the area used for vehicular traffic, maneuvering, and parking. In addition to uncovered ground area, such usable uncovered open area of buildings suitably improved as open space and designated by the owner for the use of occupants or the public. Covered open space includes exterior space which is open on its sides to weather but not open above, and which is not in excess of twice the total area of the clear, open and unobstructed portions of the open and partially open sides. The areas of roofed porches, covered exterior balconies, and exterior spaces covered by portions of buildings supported on columns or cantilevers, such as porticoes, loggia, arcades, breezeways, or galleries may be considered as covered open space if meeting the above-stated limitations. [Narrow] Open ground [spaces] *areas* [] less than 10 feet wide [shall] may not be [considered] *designated* amenity open space, *except that a suitably planted area as little as 7 feet wide may be so designated if that area is within a parking lot.*

SECTION 2. *And be it further enacted,* ~~the subsections 203.3 B.3. subsections 203.3 A., B. and C.~~ and THAT subsection 402.4 ~~all~~ of the Baltimore County Zoning Regulations be and they are IT IS hereby repealed as follows:

~~Section 203 — RESIDENTIAL — OFFICE (R-O) ZONES~~

~~203.3 — Use Regulations.~~

~~B. Uses permitted by Special Exception. The following uses, only, may be permitted by special exception in an R-O Zone:~~

~~[1. Veterinarians' Offices]~~

~~[203.5 — Development Plan. The use or development of any property in an R-O zone may not be changed from that existing on the effective date of the classification's application to that property,~~

9. Any removal of vegetation and any other changes with respect to existing vegetation, topography, or other natural features; and

10. Layout of amenity open space; landscaping and screening of parking, loading and refuse facilities; and other screening and landscaping.

C. Any other information that the ~~Director of Planning and Zoning~~ PLANNING BOARD considers necessary to a proper evaluation of the plan.

206.3 — Precise Limits. ~~If and as permitted by the Director of Planning and Zoning PLANNING BOARD, the~~ THE development plan may show the location of a precise building envelope in lieu of the precise location of a building; may show precise maximums and minimums in lieu of fixed values; may set forth reasonably limited lists of precisely described possible uses of a given space, in lieu of specifying a single use; and may otherwise reasonably allow for flexibility or alternatives, provided that appropriate precise limits are set forth.

206.4 — Procedure.

A. In General.

1. The applicant for approval of the development plan must submit the plan to the Office of Planning and Zoning. Before submitting the plan officially, he may submit a preliminary version; ~~so that~~ IN THIS EVENT the ~~Director of Planning and Zoning may~~ SECRETARY TO THE PLANNING BOARD SHALL inform him of any changes the ~~Director~~ BOARD believes would make the plan more suitable for official submission.

2. The ~~Director of Planning and Zoning~~ PLANNING BOARD may establish reasonable requirements regarding the form of the plan and the number of prints that the applicant must submit.

3. Any proposal to amend a development plan already approved must be submitted to the Office of Planning and Zoning for approval in accordance with the applicable requirements of this section, as if it were a new plan.

4. If a development plan is disapproved, the ~~Director of Planning and Zoning~~ SECRETARY TO THE PLANNING BOARD, within 10 days after that action is taken, must send a written notice to the applicant informing him of the disapproval and the reasons the plan was disapproved.

~~for review by the Director as to suitability for official submission. The Director may establish reasonable requirements for the form or number of prints to be submitted.~~

~~2. The Planning Board shall approve or disapprove the plan within 90 days after the plan is presented to it. If the Planning Board disapproves the plan, it shall submit the reasons for disapproval, in writing, within 10 days, to the applicant.~~

~~3. Any amendment to an approved development plan shall be submitted for approval in accordance with the requirements for approval of the original plan set forth in this paragraph.~~

~~C. Considerations in Planning Board Review. In reviewing the development plan for a property in an R-O zone, the Planning Board shall consider whether it would achieve compatibility of the proposed development with surrounding uses; tree preservation; protection of watercourses and bodies of water from erosion and siltation; safety, convenience and amenity for the neighborhood; and other purposes.]* ~~[of these Regulations. If the Board finds that the plan is inconsistent with these purposes, it shall disapprove the plan.]~~

Section 402 — CONVERSION OF DWELLINGS.

[402.4 — Elevator Apartment Buildings and Office Buildings, Conditions for Accessory Business Uses in — The conditions (Referred to in Section 215.5) for accessory business uses for the convenience of tenants in elevator apartment buildings and in office buildings, are as follows:

(a) Space lease for such uses shall not exceed 15% or one floor of the total rented space, whichever is the lesser;

(b) Each such use may have only one sign located on the exterior of the building and each such sign shall not exceed two square feet in area and shall not extend more than six inches from such building;

(c) Entrances to such uses shall be from the interior of the building, provided, however, that one of such uses may have an exterior entrance.

In the case of any property for which a Special Exception for an office building has been granted and utilized prior to the effective date of this enactment, accessory business uses for the convenience of tenants may be included in buildings erected thereon provided such uses meet the conditions of the Section.]

C. Class B office buildings. The following bulk regulations apply to any Class B office building and its lot.

1. Minimum setback from any lot line other than a street line: 20 feet OR EQUAL TO THE HEIGHT OF THE BUILDING WHICHEVER IS GREATER.

2. Minimum setback from any street line: 35 feet

3. Minimum area devoted to amenity open space: ~~45~~ 25 per cent of the net lot area

D. ~~Other~~ CLASS C office buildings. The following bulk regulations apply to any Class C ~~or Class D~~ office building, its accessory buildings, and its lot.

1. Minimum setback from any boundary of a residential or R-O zone, other than a boundary that lies within a street: ~~35 feet or~~ the distance equal to twice the height of the building, ~~whichever is greater.~~

2. Minimum setback from any street line: 65 feet

~~3. Minimum area of lot: 3 acres~~

~~43~~. Maximum floor area ratio: 0.4

~~64~~. Minimum area devoted to amenity open space: ~~43~~ 25 per cent of net lot area.

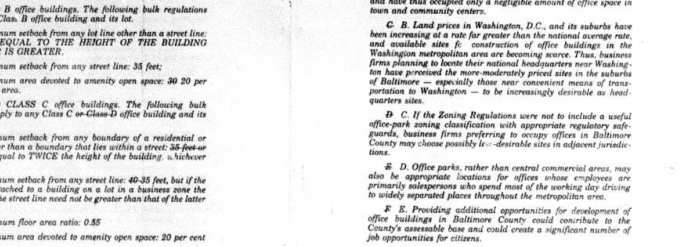
E. Height of Class ~~D~~ C office buildings. ~~The maximum~~ height of any Class ~~D~~ C office building is ~~75 feet~~ UNLIMITED.

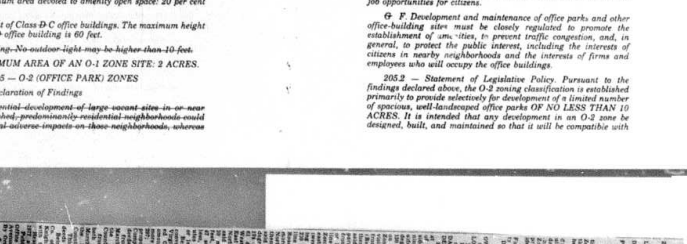
~~F. Lighting. No outdoor light may be higher than 10 feet.~~

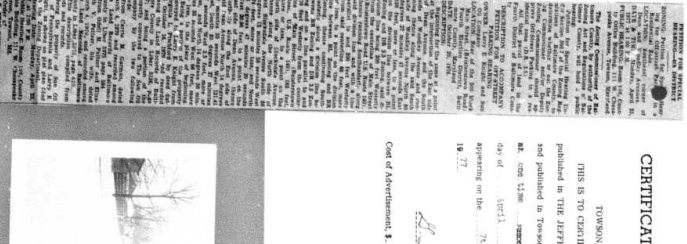
F. MINIMUM AREA OF AN O-2 ZONE SITE: 10 ACRES

SECTION 206 — DEVELOPMENT PLAN — ~~R-O~~, O-1 and O-2 ZONES

206.1 Applicability. In an ~~R-O~~, O-1 or O-2 zone, after the effective date of this section and except as otherwise provided in Subsection 104.2 or 502.5 no building may be converted to an office building and no office building may be constructed or altered unless the building and its site conform to a development plan prepared and approved as prescribed in this section. Except as otherwise provided in those subsections, approval of the plan is a condition precedent to the issuance of a building permit or granting of any special exception that would authorize the proposed use or development.







classifications, for reasons stated in the declaration of findings above.

B. It is intended that buildings and uses in O-1 zones shall be highly compatible with the present or prospective uses of nearby residential property.

C. It is intended, generally, that property not be classified as O-1 unless at least 1 of the following criteria is met; it is well served by the public transit system; it lies along a heavily used highway near extensive frontage that has been developed or used commercially; or it is located near a commercial center.

~~D. It is not the O-1 classification's purpose to accommodate a substantial part of the Countywide demand for office space, it being the policy of Baltimore County that office space demand should be met primarily in the C.T. and C.C.C. districts of town and community centers and, to a lesser extent, in other commercial areas.~~

204.3 — Use Regulations of O-1 Zones.

A. Uses permitted as of right. The following uses, only, are permitted as of right:

1. Uses permitted as of right and as limited in D.R. 5.5 zones.

2. Class A, Class B, or Class C office buildings.

3. The following accessory commercial uses within Class B, or Class C, office buildings (see also Paragraph C, below):

a. Photocopying establishments

b. Secretarial-service establishments

c. Eating or drinking establishments without dancing or live entertainment

d. Travel bureaus

E. BANKS

4. Accessory uses not included under Item 1, above, but not any accessory commercial uses other than those listed in Item 3 (see Paragraph B, below)

B. Uses allowable by special exception. The following uses, only, are allowable by special exception:

1. Uses allowable by special exception and as limited in D.R. 5.5 zones;

~~2. Class D office buildings;~~

7. Stationery or office-supply shops

8. Travel bureaus

4. RESEARCH INSTITUTES, PURSUANT TO SECTION 418 OF THESE REGULATIONS.

B. Uses allowable by special exceptions. USES ALLOWABLE BY SPECIAL EXCEPTION IN A D.R. 10.5 ZONE ARE ALLOWABLE BY SPECIAL EXCEPTION IN AN O-2 ZONE. The following accessory uses are allowable by special exception if they have exterior public entrances, are not within office buildings, or would occupy more floor area than would be allowed under the standard of sub-subparagraph 205.3.C.1.b., provided that the Zoning Commissioner or County Board of Appeals finds that the uses will primarily serve the principal uses of the lot:

1. Conference facilities

2. Eating or drinking establishments without dancing or live entertainment

3. HOTEL, MOTEL

C. Supplementary use regulations (see also Section 206).

1. Accessory use floor-area limitations

a. No more than ~~5~~ 10 per cent of the aggregate adjusted gross floor area of all buildings on any lot may be occupied by accessory conference facilities or commercial uses.

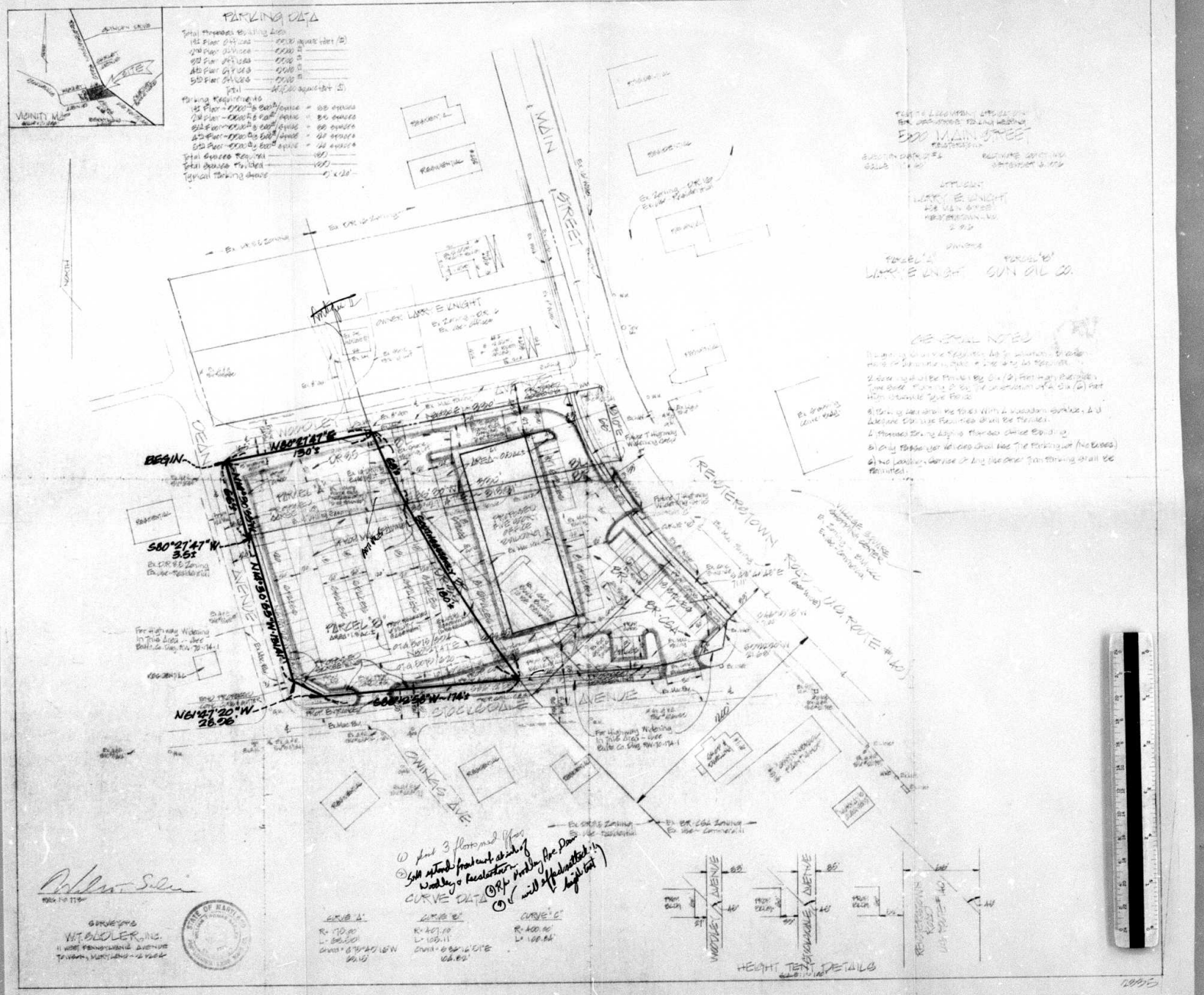
b. No more than 25 per cent of the adjusted gross floor area of any single office building on the lot may be occupied by accessory conference facilities or commercial uses, except as may otherwise be allowed under Paragraph B, above.

c. No single accessory commercial use other than an eating or drinking establishment may occupy more than 1,500 square feet of floor area.

2. Entrances to accessory commercial uses. No exterior entrance to any accessory commercial use in an office building is permitted.

3. Signs or display. In addition to signs permitted under Subsection 413.1—

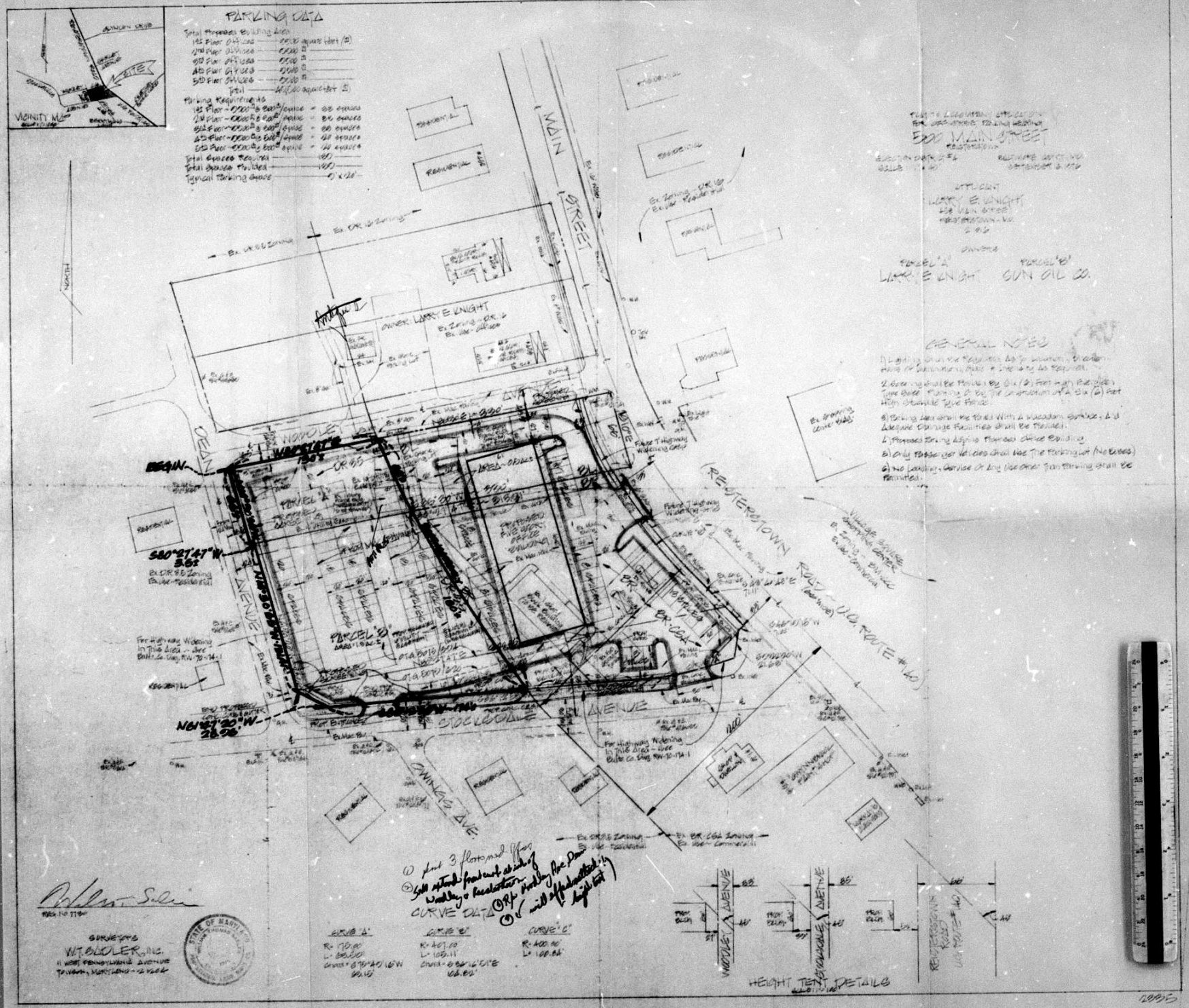
a. 1 stationary outside business sign on each building is permitted in accordance with the standards of Sub-subparagraph a through d of Subparagraph 204.3.C.3 (signs or displays in O-1 zones), except that its surface area may be as much as ~~25 square feet~~


PARKING DATA
VICINITY MAP
MAIN STREET
REGISTERTOWN ROAD (U.S. ROUTE #140)
BEGIN
N80°27'47"E 130'±
S80°27'47"W 3.5'±
N61°27'20"W 26.26'
PARCEL "B"
OWNER: LARRY E KNIGHT
EX. ZONING: CR-18
EX. USE: OFFICE
PROPOSED ZONING: CR-18
PROPOSED USE: OFFICE BUILDING
EX. DRIVE
EX. PARKING
EX. BLDG.
PROP. BLDG.
PROP. PARKING
PROP. DRIVE
PROP. CURB
EX. CURB
EX. WALK
EX. WOODS
EX. ZONING: CR-18
EX. USE: COMMERCIAL
EX. ZONING: CR-18
EX. USE: RESIDENTIAL
EX. ZONING: CR-18
EX. USE: TRANSITIONAL
EX. ZONING: CR-18
EX. USE: COMMERCIAL
EX. ZONING: CR-18
EX. USE: RESIDENTIAL
EX. ZONING: CR-18
EX. USE: COMMERCIAL
EX. ZONING: CR-18
EX. USE: TRANSITIONAL
EX. ZONING: CR-18
EX. USE: RESIDENTIAL
EX. ZONING: CR-18
EX. USE: COMMERCI

PARKING DATA

Total Proposed Building Area
1st Floor Offices — 0000 square feet (S)
2nd Floor Offices — 0000 "
3rd Floor Offices — 0000 "
4th Floor Offices — 0000 "
5th Floor Offices — 0000 "
Total — 00,000 square feet (S)

Parking Requirements
1st Floor — 0000 @ 200 square feet / space = 00 spaces
2nd Floor — 0000 @ 200 square feet / space = 00 spaces
3rd Floor — 0000 @ 200 square feet / space = 00 spaces
4th Floor — 0000 @ 200 square feet / space = 00 spaces
5th Floor — 0000 @ 200 square feet / space = 00 spaces
Total Spaces Required — 100
Total Spaces Provided — 100
Typical Parking Space — 9' x 20'



600 MAIN STREET

REISTERSTOWN

ELECTION DISTRICT 2ND
BALTIMORE COUNTY, MD.
SCALE 1" = 20'
SEPTEMBER 8, 1976

APPLICANT
LARRY E. KNIGHT
600 MAIN STREET
REISTERSTOWN, MD.
21136

OWNERS
PARCEL 'A' — LARRY E. KNIGHT
PARCEL 'B' — SUN OIL CO.

GENERAL NOTES

1) Lighting shall be designed so as to deflect glare away from adjoining properties & streets as required.

2) Screening shall be provided by six (6) feet high Redwood Board Fence, Planting & Berming in accordance with a six (6) feet High Chainlink Type Fence.

3) Parking Area shall be paved with a bituminous surface, and adequate drainage facilities shall be provided.

4) Proposed Zoning Adjacent Thereto Office Building.

5) Only passenger vehicles shall use the parking lot (No Buses).

6) No Loading, Service or any use other than parking shall be permitted.

(1) Just 3 floors and offices
(2) Sub extends front and side of building & landscaping
(3) Will affect building by height

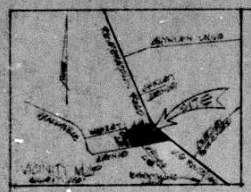
CURVE DATA

CURVE 'A'	CURVE 'B'	CURVE 'C'
R = 170.00'	R = 467.00'	R = 400.00'
L = 88.00'	L = 105.11'	L = 189.86'
CHORD = S 75°40'16" W	CHORD = S 88°16'21" E	
90.15'	106.80'	

SURVEYOR
W.T. BLOOLER, INC.
11 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND — 21204

STATE OF MARYLAND
WILLIAM THOMAS BLOOLER
REGISTERED PROFESSIONAL LAND SURVEYOR

OFFICE COPY



PARKING DATA

Total Proposed Parking Area

1st Floor Offices	0000	square feet (S)
2nd Floor Offices	0000	"
3rd Floor Offices	0000	"
4th Floor Offices	0000	"
5th Floor Offices	0000	"
Total	10,000	square feet (S)

Parking Requirements

1st Floor	0000 S 200 sq ft/space	=	00 spaces
2nd Floor	0000 S 200 sq ft/space	=	00 spaces
3rd Floor	0000 S 200 sq ft/space	=	17 spaces
4th Floor	0000 S 200 sq ft/space	=	10 spaces
4th Floor	0000 S 200 sq ft/space	=	10 spaces
5th Floor	0000 S 200 sq ft/space	=	00 spaces

Total Spaces Required — 100 spaces
Total Spaces Provided — 106 spaces
Typical Parking Space — 9' x 20'

PLAT TO ACCOMPANY APPLICATION FOR OFF-STREET PARKING HEARING

500 MAIN STREET

HAGERSTOWN

ELECTION DISTRICT #2
SCALE: 1" = 20'

ELECTIVE DISTRICT NO.
DEPARTMENT 6, ATD
REVISED: MAR 11, 1977

APPLICANT

HARRY E. KNIGHT
100 MAIN STREET
HAGERSTOWN, MD.
21740

OWNERS

PARCEL 'A' HARRY E. KNIGHT

PARCEL 'B' SUN OIL CO.

GENERAL NOTES

1) Lighting Shall Be Provided As To Location, Direction, Kind Of Illumination, Power & Time Of Day To Be Provided.

2) Screening Shall Be Provided By Six (6) Feet High Evergreen Tree Buffer Planting Or By The Construction Of A Six (6) Foot High Opaque Type Fence.

3) Parking Area Shall Be Paved With A Wearing Surface, And Adequate Drainage Facilities Shall Be Provided.

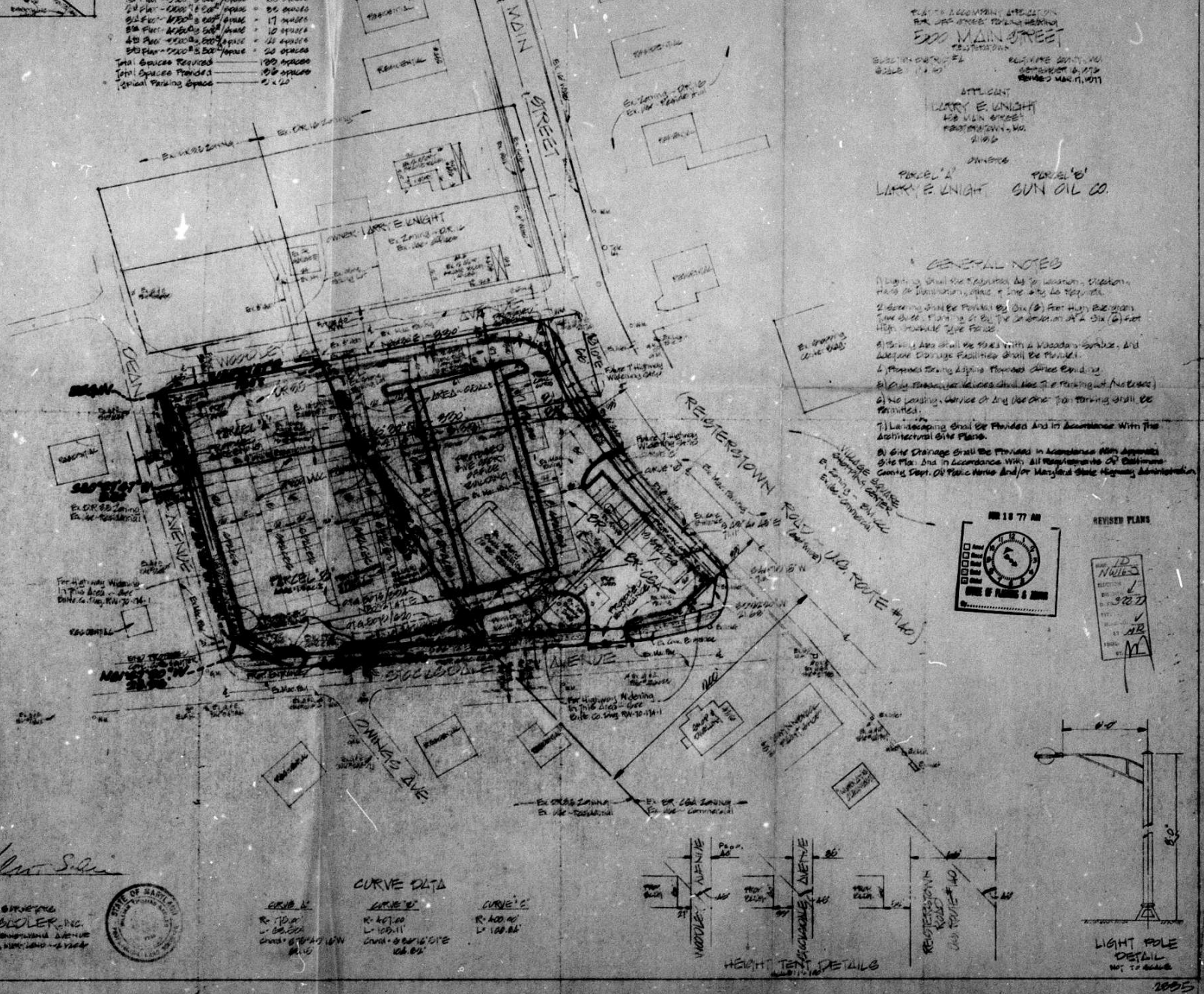
4) Proposed Parking Lighting Provided Office Building.

5) Only Passenger Vehicles Shall Use The Parking Lot (No Trucks)

6) No Loading, Service Or Any Use Other Than Parking Shall Be Permitted.

7) Landscaping Shall Be Provided And In Accordance With The Architectural Site Plans.

8) Site Drainage Shall Be Provided In Accordance With Approved Site Plan And In Accordance With All Requirements Of Washington County Dept. Of Public Works And/or Maryland State Highway Administration.



CURVE DATA

CURVE 'A'	CURVE 'B'	CURVE 'C'
R = 70.00'	R = 467.00'	R = 400.00'
L = 88.50'	L = 108.11'	L = 188.86'
Chord = S 70°40'10" W 83.15'	Chord = S 84°16'01" E 106.82'	

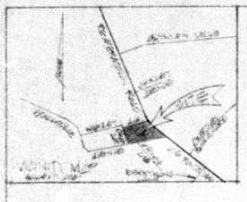
DRAWING
W.T. SOOLER, INC.
11 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

STATE OF MARYLAND
WILLIAM T. SOOLER
No. 7119
REGISTERED PROFESSIONAL ENGINEER

AUG 18 '77 AM

REVISED PLANS

2035



PARKING DATA

Total Proposed Building Area
1st Floor Offices — 0000 square feet (±)
2nd Floor Offices — 0000 ±
3rd Floor Offices — 0000 ±
4th Floor Offices — 0000 ±
5th Floor Offices — 0000 ±
Total — 12,000 square feet (±)

Parking Requirements
1st Floor - 0000 ± 600 ±/space = 00 spaces
2nd Floor - 0000 ± 600 ±/space = 00 spaces
3rd Floor - 10000 ± 600 ±/space = 17 spaces
4th Floor - 6000 ± 600 ±/space = 10 spaces
5th Floor - 0000 ± 600 ±/space = 00 spaces
5th Floor - 0000 ± 600 ±/space = 00 spaces
Total Spaces Required — 180 spaces
Total Spaces Provided — 186 spaces
Typical Parking Space — 9' x 20'

PLAT TO ACCOMPANY APPLICATION FOR OFF-STREET PARKING HEARING

500 MAIN STREET
FREDERICKTOWN

SCALE: 1" = 40'
DATE: MAY 1976
REVISED MAR. 17, 1977

APPLICANT
LARRY E. KNIGHT
108 MAIN STREET
FREDERICKTOWN, MD.
21665

OWNERS
PARCEL 'A' LARRY E. KNIGHT
PARCEL 'B' SUN OIL CO.

GENERAL NOTES

1) Lighting Shall Be Provided As Per Location, Direction, Height Of Illumination, Glare & Type As To Be Approved.

2) Screening Shall Be Provided By Six (6) Feet High Evergreen Tree Buffer Along Rear Property Line Or Minimum 4' x Six (6) Feet High Wooden Type Fence.

3) Signs Are Shall Be Made With A Wooden Surface. And Adequate Drainage Facilities Shall Be Provided.

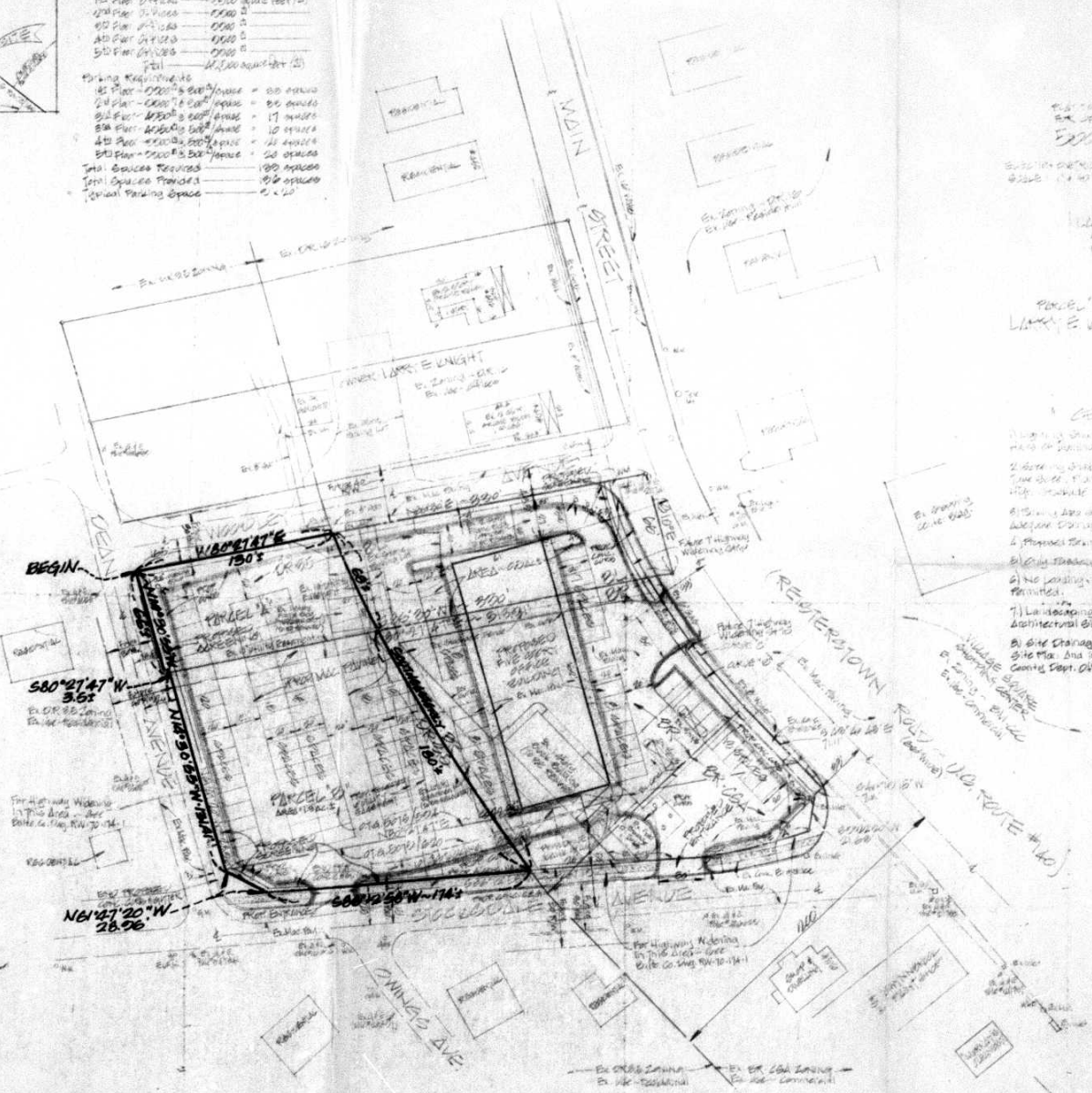
4) Proposed Zoning Legend Proposed Office Building

5) Only Passenger Vehicles Shall Use The Parking Lot (No Buses)

6) No Loading Service Of Any Use Other Than Parking Shall Be Permitted.

7) Landscaping Shall Be Provided And In Accordance With The Architectural Site Plans.

8) Site Drainage Shall Be Provided In Accordance With Approved Site Plan And In Accordance With All Requirements Of Baltimore County Dept. Of Public Works And/or Maryland State Highway Administration.


BEGIN
N 80°27'47" E
130'±
S 80°27'47" W
3.6'±
N 8°35'53" W
174'±
N 61°47'20" W
28.06'
S 80°12'50" W
174'±
PARCEL 'A'
PARCEL 'B'
MAIN STREET
WOODLE AVENUE
BIGGS AVENUE
OWINGS AVE.
FREDERICKTOWN ROAD (U.S. ROUTE #40)
EX. OR-RS ZONING
EX. OR-RS - RESIDENTIAL
EX. BR, LBA ZONING
EX. BR - COMMERCIAL
EXISTING BUILDING
PROPOSED FIVE STORY OFFICE BUILDING
VILLAGE SQUARE SHOPPING CENTER
EX. ZONING - BN, LC
EX. BR - COMMERCIAL
EX. BR - LBA
EX. BR - LBA
EX. OR-RS ZONING
EX. OR - RESIDENTIAL
For Highway Widening In This Area - See Balto. Co. Dwg. RW-10-174-1
For Highway Widening In This Area - See Balto. Co. Dwg. RW-10-174-1
OWNER LARRY E. KNIGHT
EX. ZONING - BR
EX. BR - OFFICE
EXISTING BUILDING
EXISTING BUILDING
EXISTING BUILDING

VICINITY MAP
SCALE 1" = 1000'

(2) 175 W Mercury Vapor (Wall Mount) Holo-Phane #617120 Or Equal

(2) 250 W Mercury Vapor McGraw Edison Concourse Style A 20' Illuminaire W/25 Pole.

Positive Drainage Sufficient Grade To Drain
Undercut Toe

PLAN VIEW

Ex. Ground
2:1 Slope Or Flatter

CROSS SECTION

PERIMETER DIKE

Not To Scale

ANCHOR DETAIL

Wire Or Nylon Rope Twice Around Bale On The Center

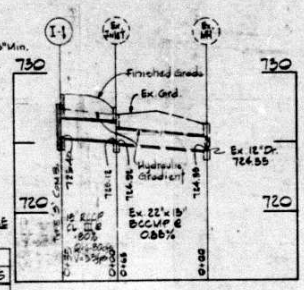
Angle First Stake To The Usually Land Bale Flow

8' Vertical Stake

STRAW BALE DIKE

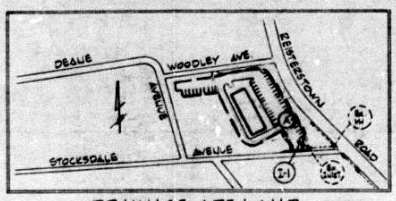
Not To Scale

FLOW TABULATION SCHEDULE															
LOCATION		AREA	ACRES		COEFF. "C"	C.A.	K C.A.	TIME CALC.		WALL	INTENS. "I"	Q=CIA cfs	Pipe n=0.014			REMARKS
FROM	TO		SUB	TOTAL				INLET	DRAIN	TOTAL			SIZE	SLOPE	VEL.	
	I-1	A		0.80	0.95			5.0		5.0	7.0	6.80				Inlet Grate
I-1	Ex. Inlet	A		0.80			0.64	5.0		5.0	7.0	6.80	18"	1.22	5.5	



INLET SCHEDULE						
No.	TYPE	Q	INV. OUT	TOP EL.	REMARKS
I	5' Grate	6.80	725.40	727.75	For Curb

Note: 600.4
Land Adjoins Business, Passenger Vehicles Only, Parking Only, Lightings As Noted, Screening As Shown, Paving As Noted, Parking As Shown, Maintenance By Owner And Permitted Hours Of Use Between 7:00 AM And 11:00 P.M.



DRAINAGE AREA MAP
Scale: 1" = 200'

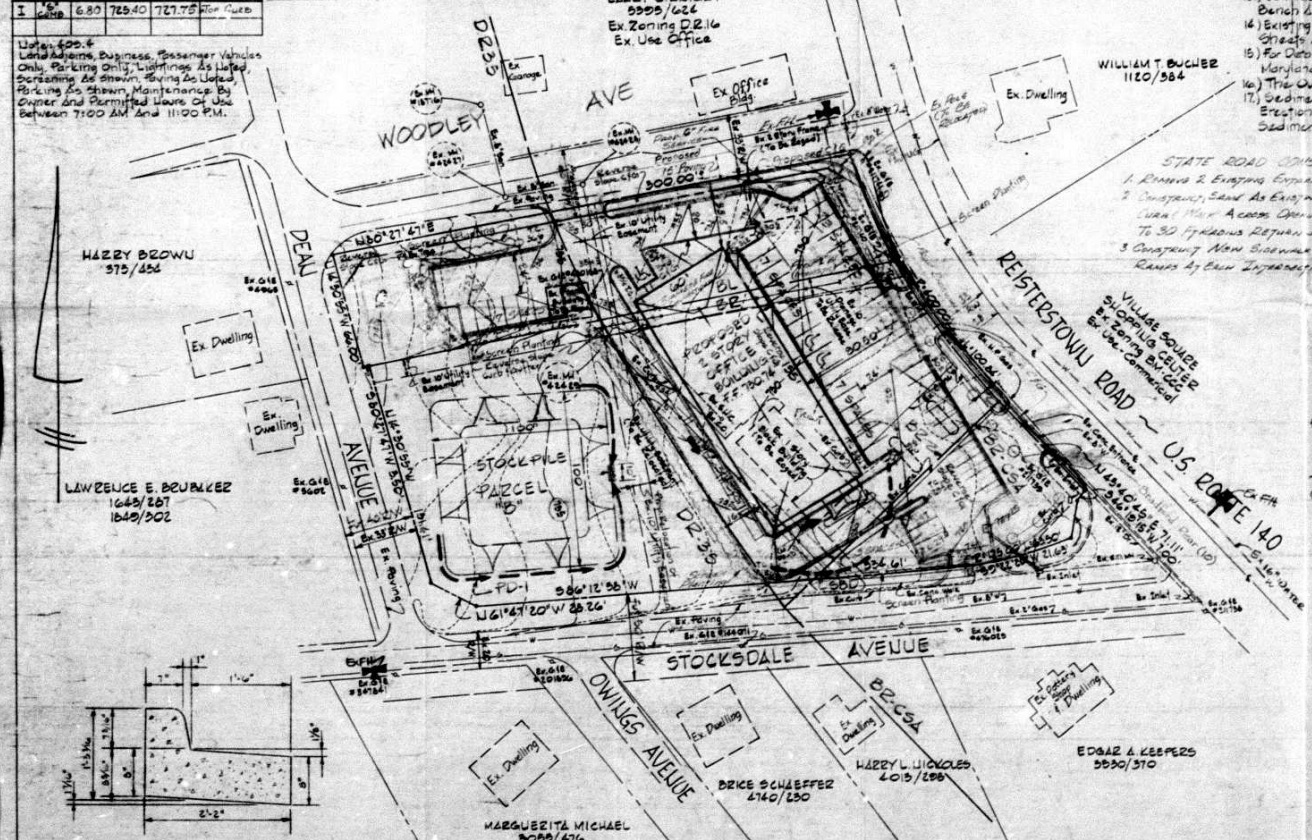
GENERAL NOTES

1) Area Of Tract ..... 1.79 Ac
2) Existing Zoning ..... B.L., B.R., B.R.-CSA And D.R.-3.5
3) Existing Use Of Property ..... Vacant With Existing Service Station, Office Building & Antique Shop To Be Razed
4) Proposed Use Of Property ..... 2 Story Office Building & Parking
5) Lighting Shall Be So Erected As Not To Reflect Rays Into Residential Areas And Shall Not Exceed 20 Feet In Height.
6) Screening In Areas Designated "Screen Planting" Shall Be 4 Feet High And 4 Feet Center To Center. Screening Shall Consists Of Hellerí Ilex (Japanese Holly) Or Ligstum Lucidium (Evergreen Privet.) 10 Bradford Pears To Be Used In Front Of Building.
7.) Landscaping Shall Be Provided As Shown
8) Proposed Parking Shall Be Bituminous With Crusher Run Base And Shall Be Properly Drained. The Paving Section Is To Be Established By A Soil Engineer. Paving Section To Have A Minimum Of 8" Crusher Run Stone And 2" Bituminous Concrete. Materials And Construction Shall Conform To Baltimore County Specifications.
9) Exact Location And Elevation Of Existing Utilities Should Be Verified By The Contractor Before Beginning Construction.
10) The Existing Utilities Shown On This Plan Are Based On Plans Made Available And/Or Not Field Surveyed.
11.) Contractor Shall Notify Miss Utility (1-959-0100 Collect) 5 Days Before Starting Work Shown On This Plan.
12.) This Site Is Located Within The Gwynns Fall Drainage Area.
13.) Contractor Is To Maintain A Minimum Of Two Feet (2') Level Bench Area Behind Proposed Curb & Gutter In Fill Area.
14.) Existing Contours Shown Are From Baltimore County Position Sheets And Are Not Field Surveyed.
15.) For Detail Of Ramp And Sign For The Handicapped, See The Maryland Building Codes For The Handicapped And The Aged.
16.) The Outline Is Compiled From Deeds.
17.) Sediment And Erosion Control Shown Hereon Is For The Erection Of The Proposed Office Building Only. A Separate Sediment And Erosion Plan Will Be Required For The Site Grading.

STATE ROAD CONSTRUCTION
1. Removal & Existing Entrances
2. Construct, Same As Existing, S.H.A. Type Curb & Gutter Across Openings And Extend To 30 Feet Beyond Return Into Woodley Ave.
3. Construct New Sidewalk With Handicapped Ramps As Shown Hereon.

LEGEND

—G—G—	Ex. Gas
—W—W—	Ex. Water
—S—S—	Ex. Sanitary Sewer
	Ex. G & E Pole
	Ex. Paving
	Ex. Storm Drains
	Prop. Reverse Slope Curb & Gutter



REVERSE SLOPE 7" COMBINATION CURB & GUTTER
No Scale

PARKING TABULATION

Parking Spaces Required:
1st Floor - Space / 300 sq. ft. - $\frac{9300}{300}$ = 31 Spaces
2nd Floor - Space / 300 sq. ft. - $\frac{9300}{300}$ = 19 Spaces
50 Total Spaces

Total Parking Provided: 50 Spaces
(Including 3 Handicapped Spaces)

DEED REF. 5075/594
5075/620
5136/297

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John L. Wimbley
PLANNING
DATE 6/10/80
ZONING COMMISSIONER
DATE 6/10/80
77-216 C-77-80

SITE PLAN
FOR
PROPOSED OFFICE BUILDING
500 MAIN STREET
REISTERSTOWN, MARYLAND
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 40' JULY 15, 1980
REV MARCH 19, 1980

MICROFILMED

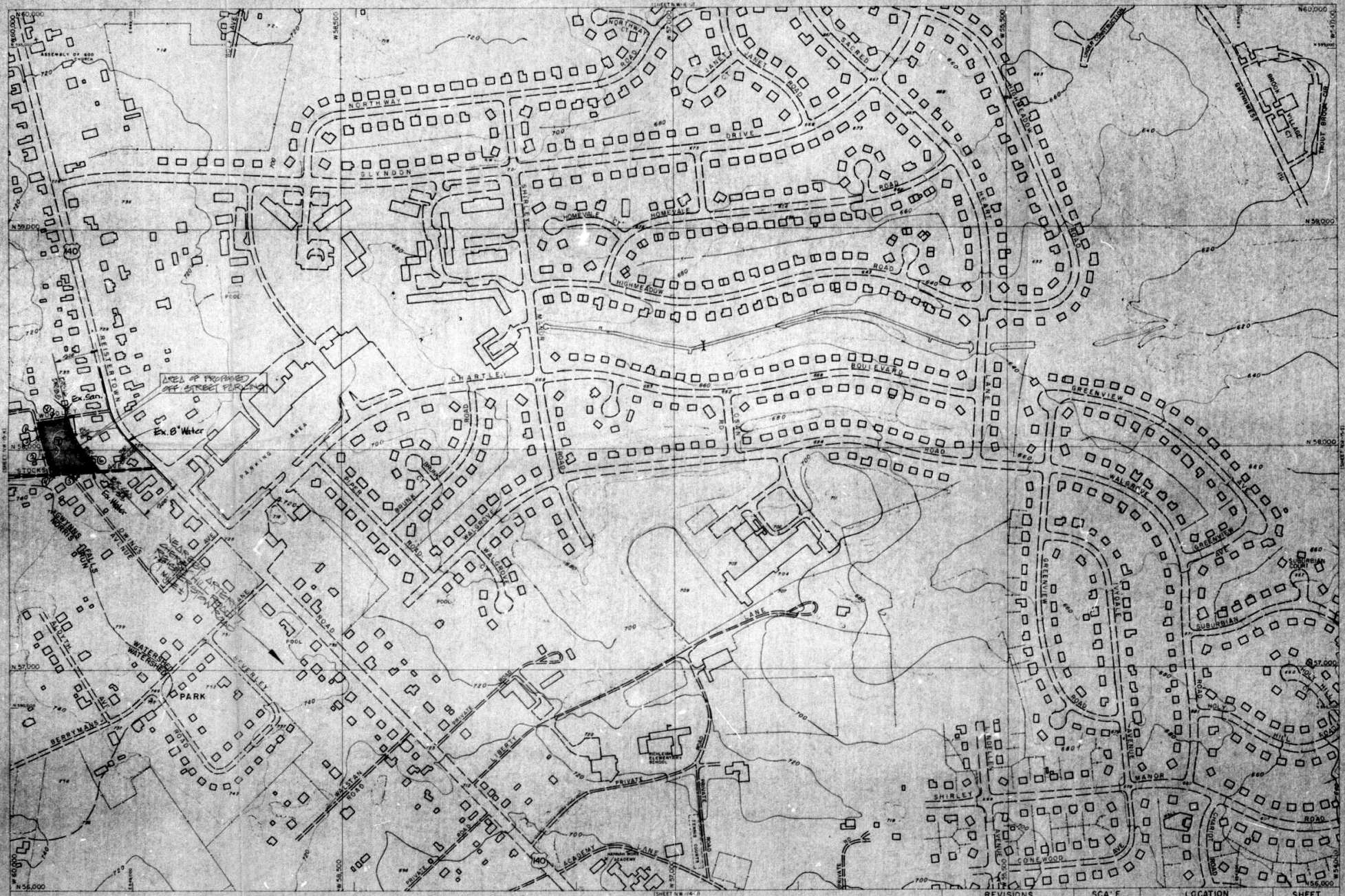
GEORGE W. STEPHENS JR.
AND ASSOCIATES INC.
CONSULTING ENGINEERS AND
LAND SURVEYORS
305 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204

OWNER & DEVELOPER
LARRY E. KNIGHT
450 MAIN STREET
REISTERSTOWN, MARYLAND
21136

REVISIONS 5-15-80
1. Eliminated Water Service
2. Eliminated Pole F.H.
3. Revised Parking

REVISIONS 8/15/80
1. Add Haul Route Note (S.H.A.)
2. Entrance Relocated From R.T.O. 140 To Stockdale (S.H.A.)
3. Revised Storm Drain & Sewerage

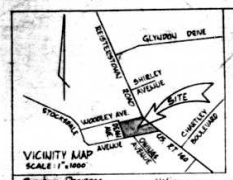
DLJ 04292



Y-NE T-NW
X-SE W-SW

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS			SCALE	LOCATION	SHEET
	BY	DATE	1" = 200'	REISTERTOWN AREA DELIGHT	N.W. 15-J
Topographic	MAPS, INC	4-11-70	DATE OF PHOTOGRAPHY APRIL 1953		
Topography Compiled By Photogrammetric Methods					

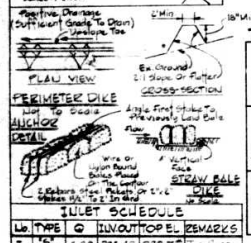


VICINITY MAP
SCALE: 1" = 1000'

(2) 175 W Mercury Vapor (Wall Mount) Halo - Phone #417720 Or Equal

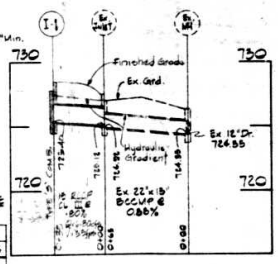
(2) 250 W Mercury Vapor McGraw Edison Concourse Style A 28' Illuminaire W/26 Pole.

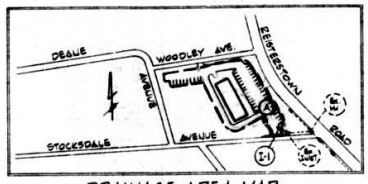
FLOW TABULATION SCHEDULE															
LOCATION		AREA	ACRES		COEFF. "C"	C.A.	∑ C.A.	TIME CONC. - MIN.			INTENS. "I"	FREQ. OFF.	Pipe n = 0.014			REMARKS
FROM	TO		SUB	TOTAL				INLET	DRAIN	TOTAL			SIZE	SLOPE	VEL.	
	I-1	A		0.82	0.95		0.78	5.0		5.0	8.0	6.80				2010 - Flow Inlet - Grate
I-1	Ex. Inlet	A		0.80			0.66	5.0		5.0	7.0	6.80	15"	1.22	5.5	



INLET SCHEDULE						
No.	TYPE	Q	INVOUT	TOP EL.	REMARKS
I	5'x' CATCH	6.80	725.40	727.75	For Curb

Notes: 505.4
Land Adjoins Business, Passenger Vehicles Only, Parking Only, Lightings As Noted, Screening As Shown, Zoning As Noted, Parking As Shown, Maintenance By Owner And Permitted Hours Of Use Between 7:00 AM And 11:00 P.M.





DRAINAGE AREA MAP
Scale: 1" = 200'

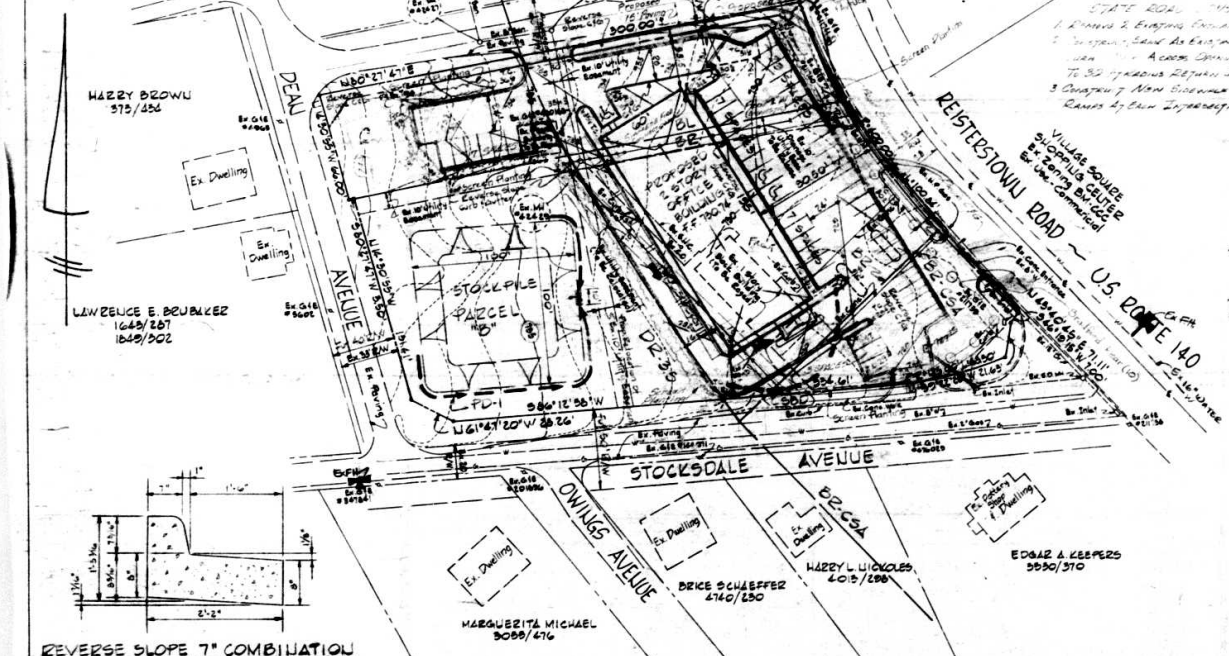
GENERAL NOTES

1) Area Of Tract ..... 1.79 Ac±
2) Existing Zoning ..... B.L, B.R, B.R-CSA And D.R.-3.5
3) Existing Use Of Property ..... Vacant With Existing Service Station, Office Building & Antique Shop To Be Razed
4) Proposed Use Of Property ..... 2 Story Office Building & Parking
5) Lighting Shall Be So Erected As Not To Reflect Rays Into Residential Areas And Shall Not Exceed 20 Feet In Height.
6) Screening In Areas Designated "Screen Planting" Shall Be 4 Feet High And 4 Feet Center To Center. Screening Shall Consists Of Hellerí Ilex (Japanese Holly) Or Ligstum Lucidium (Evergreen Privet.) 10 Bradford Pears To Be Used In Front Of Building.
7) Landscaping Shall Be Provided As Shown
8) Proposed Parking Shall Be Bituminous With Crusher Run Base And Shall Be Properly Drained. The Paving Section Is To Be Established By A Soil Engineer. Paving Section To Have A Minimum Of 8" Crusher Run Stone And 2" Bituminous Concrete. Materials And Construction Shall Conform To Baltimore County Specifications.
9) Exact Location And Elevation Of Existing Utilities Should Be Verified By The Contractor Before Beginning Construction.
10) The Existing Utilities Shown On This Plan Are Based On Plans Made Available And/Or Not Field Surveyed.
11) Contractor Shall Notify Miss Utility (1-959-0100 Collect) 5 Days Before Starting Work Shown On This Plan.
12) This Site Is Located Within The Gwynne Fall Drainage Area.
13) Contractor Is To Maintain A Minimum Of Two Feet (2') Level Bench Area Behind Proposed Curb & Gutter In Fill Area.
14) Existing Contours Shown Are From Baltimore County Position Sheets And Are Not Field Surveyed.
15) For Detail Of Ramp And Sign For The Handicapped, See The Maryland Building Codes For The Handicapped And The Aged.
16) The Outline Is Compiled From Deeds.
17) Sediment And Erosion Control Shown Hereon Is For The Erection Of The Proposed Office Building Only. A Separate Sediment And Erosion Plan Will Be Required For The Site Grading.

STATE ROAD CONSTRUCTION
1. Remove & Replace Entrances
2. Construct Sewer As Existing, Sidewalk
[illegible] Across Driveways And Beyond To Be Repaired Return Into Widening Area
3. Construct New Sidewalk With Handicapped Ramps By Field Inspection

LEGEND

- Ex. Gas
- Ex. Water
- Ex. Sanitary Sewer
- Ex. G & E Pole
- Ex. Paving
- Ex. Storm Drains
- Prop. Reverse Slope Curb & Gutter



PARKING TABULATION

Parking Spaces Required:
1st Floor - Space/300 Sq. Ft. - 9300/300 = 31 Spaces
2nd Floor - Space/300 Sq. Ft. - 3825/300 = 13 Spaces
50 Total Spaces

Total Parking Provided = 50 Spaces
(Including 3 Handicapped Spaces)

DEED REF. 5075/554
5075/620
5136/257

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John L. Wimbley
PLANNING
DATE 6/16/80
ZONING COMMISSIONER
DATE 6/16/80

77-116 C-11-80

SITE PLAN FOR PROPOSED OFFICE BUILDING

500 MAIN STREET
REISTERSTOWN, MARYLAND
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 40'
JAN. 15, 1980
REV MARCH 19, 1980

REVERSE SLOPE 7" COMBINATION CURB & GUTTER
No Scale

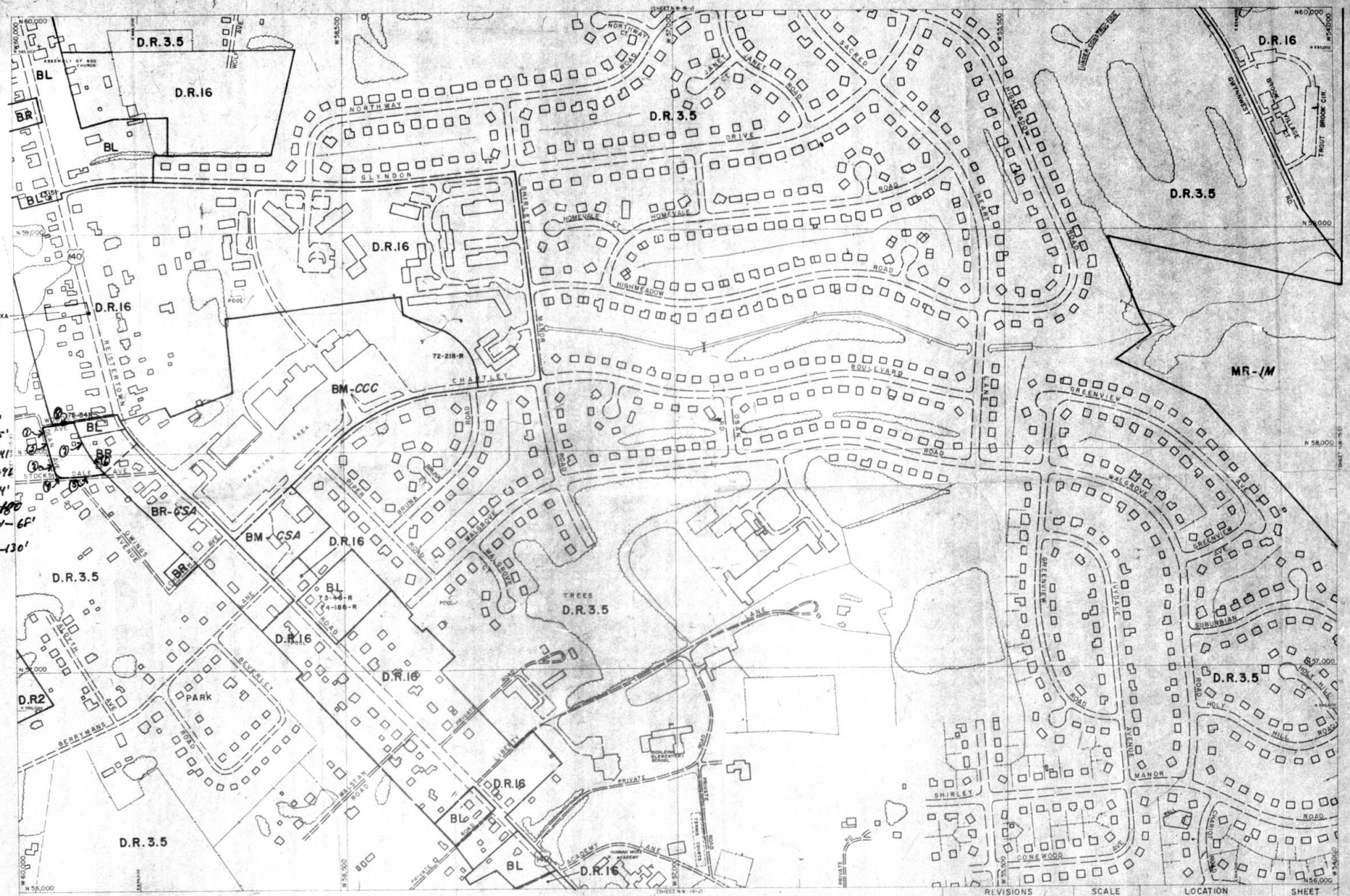
GEORGE W. STEPHENS JR.
AND ASSOCIATES INC.
CONSULTING ENGINEERS AND
LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204

OWNER & DEVELOPER
LARRY E. KNIGHT
455 MAIN STREET
REISTERSTOWN, MARYLAND
21136

REVISIONS 6-15-80
1. Delineated Water Services
2. Eliminated Fire P.H.
3. Revised Parking

REVISIONS 3/5/80
1.) ADD HANDICAPPED NOTE (S.H.A.)
2.) ENTRANCE RELOCATED FROM RTE 140 TO STOCKDALE (S.H.A.)
3.) REVISED STORM DRAIN & SCHEDULE

PLJ 04252


D.R.3.5
D.R.16
BL
BR
NORTHWAY
GLYNDON
DRIVE
HOMEVALE
HIGHMEADOW
ROAD
BOULEVARD
CHATLEY
MANOR
REISTERTOWN
PARKING
AREA
POOL
72-218-R
BM-CCC
BR-CSA
BM-CSA
73-48-R
74-186-R
TREES
WALGROVE
GREENVIEW
AVE
SUBURBAN
HOLY HILL ROAD
SHIRLEY
CONEWOOD
MANOR
PARK
BEVERLY
BERRYMANS
LANE
PRIVATE
ACADEMY
MR-IM
TROUT BROOK CIR.
D.R.2
77-175 XA
78-64
N 60,000
N 59,000
N 58,000
N 57,000
N 56,000
W 56,500
W 57,000
W 57,500
W 58,000
W 58,500
W 59,000
W 59,500
W 60,000
W 60,500
W 61,000
W 61,500
W 62,000
W 62,500
W 63,000
W 63,500
W 64,000
W 64,500
W 65,000
W 65,500
W 66,000
W 66,500
W 67,000
W 67,500
W 68,000
W 68,500
W 69,000
W 69,500
W 70,000
W 70,500
W 71,000
W 71,500
W 72,000
W 72,500
W 73,000
W 73,500
W 74,000
W 74,500
W 75,000
W 75,500
W 76,000
W 76,500
W 77,000
W 77,500
W 78,000
W 78,500
W 79,000
W 79,500
W 80,000
W 80,500
W 81,000
W 81,500
W 82,000
W 82,500
W 83,000
W 83,500
W 84,000
W 84,500
W 85,000
W 85,500
W 86,000
W 86,500
W 87,000
W 87,500
W 88,000
W 88,500
W 89,000
W 89,500
W 90,000
W 90,500
W 91,000
W 91,500
W 92,000
W 92,500
W 93,000
W 93,500
W 94,000
W 94,500
W 95,000
W 95,500
W 96,000
W 96,500
W 97,000
W 97,500
W 98,000
W 98,500
W 99,000
W 99,500
W 100,000
W 100,500
W 101,000
W 101,500
W 102,000
W 102,500
W 103,000
W 103,500
W 104,000
W 104,500
W 105,000
W 105,500
W 106,000
W 106,500
W 107,000
W 107,500
W 108,000
W 108,500
W 109,000
W 109,500
W 110,000
W 110,500
W 111,000
W 111,500
W 112,000
W 112,500
W 113,000
W 113,500
W 114,000
W 114,500
W 115,000
W 115,500
W 116,000
W 116,500
W 117,000
W 117,500
W 118,000
W 118,500
W 119,000
W 119,500
W 120,000
W 120,500
W 121,000
W 121,500
W 122,000
W 122,500
W 123,000
W 123,500
W 124,000
W 124,500
W 125,000
W 125,500
W 126,000
W 126,500
W 127,000
W 127,500
W 128,000
W 128,500
W 129,000
W 129,500
W 130,000
W 130,500
W 131,000
W 131,500
W 132,000
W 132,500
W 133,000
W 133,500
W 134,000
W 134,500
W 135,000
W 135,500
W 136,000
W 136,500
W 137,000
W 137,500
W 138,000
W 138,500
W 139,000
W 139,500
W 140,000
W 140,500
W 141,000
W 141,500
W 142,000
W 142,500
W 143,000
W 143,500
W 144,000
W 144,500
W 145,000
W 145,500
W 146,000
W 146,500
W 147,000
W 147,500
W 148,000
W 148,500
W 149,000
W 149,500
W 150,000
W 150,500
W 151,000
W 151,500
W 152,000
W 152,500
W 153,000
W 153,500
W 154,000
W 154,500
W 155,000
W 155,500
W 156,000
W 156,500
W 157,000
W 157,500
W 158,000
W 158,500
W 159,000
W 159,500
W 160,000
W 160,500
W 161,000
W 161,500
W 162,000
W 162,500
W 163,000
W 163,500
W 164,000
W 164,500
W 165,000
W 165,500
W 166,000
W 166,500
W 167,000
W 167,500
W 168,000
W 168,500
W 169,000
W 169,500
W 170,000
W 170,500
W 171,000
W 171,500
W 172,000
W 172,500
W 173,000
W 173,500
W 174,000
W 174,500
W 175,000
W 175,500
W 176,000
W 176,500
W 177,000
W 177,500
W 178,000
W 178,500
W 179,000
W 179,500
W 180,000
W 180,500
W 181,000
W 181,500
W 182,000
W 182,500
W 183,000
W 183,500
W 184,000
W 184,500
W 185,000
W 185,500
W 186,000
W 186,500
W 187,000
W 187,500
W 188,000
W 188,500
W 189,000
W 189,500
W 190,000
W 190,500
W 191,000
W 191,500
W 192,000
W 192,500
W 193,000
W 193,500
W 194,000
W 194,500
W 195,000
W 195,500
W 196,000
W 196,500
W 197,000
W 197,500
W 198,000
W 198,500
W 199,000
W 199,500
W 200,000
W 200,500
W 201,000
W 201,500
W 202,000
W 202,500
W 203,000
W 203,500
W 204,000
W 204,500
W 205,000
W 205,500
W 206,000
W 206,500
W 207,000
W 207,500
W 208,000
W 208,500
W 209,000
W 209,500
W 210,000
W 210,500
W 211,000
W 211,500
W 212,000
W 212,500
W 213,000
W 213,500
W 214,000
W 214,500
W 215,000
W 215,500
W 216,000
W 216,500
W 217,000
W 217,500
W 218,000
W 218,500
W 219,000
W 219,500
W 220,000
W 220,500
W 221,000
W 221,500
W 222,000
W 222,500
W 223,000
W 223,500
W 224,000
W 224,500
W 225,000
W 225,500
W 226,000
W 226,500
W 227,000
W 227,500
W 228,000
W 228,500
W 229,000
W 229,500
W 230,000
W 230,500
W 231,000
W 231,500
W 232,000
W 232,500
W 233,000
W 233,500
W 234,000
W 234,500
W 235,000
W 235,500
W 236,000
W 236,500
W 237,000
W 237,500
W 238,000
W 238,500
W 239,000
W 239,500
W 240,000
W 240,500
W 241,000
W 241,500
W 242,000
W 242,500
W 243,000
W 243,500
W 244,000
W 244,500
W 245,000
W 245,500
W 246,000
W 246,500
W 247,000
W 247,500
W 248,000
W 248,500
W 249,000
W 249,500
W 250,000
W 250,500
W 251,000
W 251,500
W 252,000
W 252,500
W 253,000
W 253,500
W 254,000
W 254,500
W 255,000
W 255,500
W 256,000
W 256,500
W 257,000
W 257,500
W 258,000
W 258,500
W 259,000
W 259,500
W 260,000
W 260,500
W 261,000
W 261,500
W 262,000
W 262,500
W 263,000
W 263,500
W 264,000
W 264,500
W 265,000
W 265,500
W 266,000
W 266,500
W 267,000
W 267,500
W 268,000
W 268,500
W 269,000
W 269,500
W 270,000
W 270,500
W 271,000
W 271,500
W 272,000
W 272,500
W 273,000
W 273,500
W 274,000
W 274,500
W 275,000
W 275,500
W 276,000
W 276,500
W 277,000
W 277,500
W 278,000
W 278,500
W 279,000
W 279,500
W 280,000
W 280,500
W 281,000
W 281,500
W 282,000
W 282,500
W 283,000
W 283,500
W 284,000
W 284,500
W 285,000
W 285,500
W 286,000
W 286,500
W 287,000
W 287,500
W 288,000
W 288,500
W 289,000
W 289,500
W 290,000
W 290,500
W 291,000
W 291,500
W 292,000
W 292,500
W 293,000
W 293,500
W 294,000
W 294,500
W 295,000
W 295,500
W 296,000
W 296,500
W 297,000
W 297,500
W 298,000
W 298,500
W 299,000
W 299,500
W 300,000
W 300,500
W 301,000
W 301,500
W 302,000
W 302,500
W 303,000
W 303,500
W 304,000
W 304,500
W 305,000
W 305,500
W 306,000
W 306,500
W 307,000
W 307,500
W 308,000
W 308,500
W 309,000
W 309,500
W 310,000
W 310,500
W 311,000
W 311,500
W 312,000
W 312,500
W 313,000
W 313,500
W 314,000
W 314,500
W 315,000
W 315,500
W 316,000
W 316,500
W 317,000
W 317,500
W 318,000
W 318,500
W 319,000
W 319,500
W 320,000
W 320,500
W 321,000
W 321,500
W 322,000
W 322,500
W 323,000
W 323,500
W 324,000
W 324,500
W 325,000
W 325,500
W 326,000
W 326,500
W 327,000
W 327,500
W 328,000
W 328,500
W 329,000
W 329,500
W 330,000
W 330,500
W 331,000
W 331,500
W 332,000
W 332,500
W 333,000
W 333,500
W 334,000
W 334,500
W 335,000
W 335,500
W 336,000
W 336,500
W 337,000
W 337,500
W 338,000
W 338,500
W 339,000
W 339,500
W 340,000
W 340,500
W 341,000
W 341,500
W 342,000
W 342,500
W 343,000
W 343,500
W 344,000
W 344,500
W 345,000
W 345,500
W 346,000
W 346,500
W 347,000
W 347,500
W 348,000
W 348,500
W 349,000
W 349,500
W 350,000
W 350,500
W 351,000
W 351,500
W 352,000
W 352,500
W 353,000
W 353,500
W 354,000
W 354,500
W 355,000
W 355,500
W 356,000
W 356,500
W 357,000
W 357,500
W 358,000
W 358,500
W 359,000
W 359,500
W 360,000
W 360,500
W 361,000
W 361,500
W 362,000
W 362,500
W 363,000
W 363,500
W 364,000
W 364,500
W 365,000
W 365,500
W 366,000
W 366,500
W 367,000
W 367,500
W 368,000
W 368,500
W 369,000
W 369,500
W 370,000
W 370,500
W 371,000
W 371,500
W 372,000
W 372,500
W 373,000
W 373,500
W 374,000
W 374,500
W 375,000
W 375,500
W 376,000
W 376,500
W 377,000
W 377,500
W 378,000
W 378,500
W 379,000
W 379,500
W 380,000
W 380,500
W 381,000
W 381,500
W 382,000
W 382,500
W 383,000
W 383,500
W 384,000
W 384,500
W 385,000
W 385,500
W 386,000
W 386,500
W 387,000
W 387,500
W 388,000
W 388,500
W 389,000
W 389,500
W 390,000
W 390,500
W 391,000
W 391,500
W 392,000
W 392,500
W 393,000
W 393,500
W 394,000
W 394,500
W 395,000
W 395,500
W 396,000
W 396,500
W 397,000
W 397,500
W 398,000
W 398,500
W 399,000
W 399,500
W 400,000
W 400,500
W 401,000
W 401,500
W 402,000
W 402,500
W 403,000
W 403,500
W 404,000
W 404,500
W 405,000
W 405,500
W 406,000
W 406,500
W 407,000
W 407,500
W 408,000
W 408,500
W 409,000
W 409,500
W 410,000
W 410,500
W 411,000
W 411,500
W 412,000
W 412,500
W 413,000
W 413,500
W 414,000
W 414,500
W 415,000
W 415,500
W 416,000
W 416,500
W 417,000
W 417,500
W 418,000
W 418,500
W 419,000
W 419,500
W 420,000
W 420,500
W 421,000
W 421,500
W 422,000
W 422,500
W 423,000
W 423,500
W 424,000
W 424,500
W 425,000
W 425,500
W 426,000
W 426,500
W 427,000
W 427,500
W 428,000
W 428,500
W 429,000
W 429,500
W 430,000
W 430,500
W 431,000
W 431,500
W 432,000
W 432,500
W 433,000
W 433,500
W 434,000
W 434,500
W 435,000
W 435,500
W 436,000
W 436,500
W 437,000
W 437,500
W 438,000
W 438,500
W 439,000
W 439,500
W 440,000
W 440,500
W 441,000
W 441,500
W 442,000
W 442,500
W 443,000
W 443,500
W 444,000
W 444,500
W 445,000
W 445,500
W 446,000
W 446,500
W 447,000
W 447,500
W 448,000
W 448,500
W 449,000
W 449,500
W 450,000
W 450,500
W 451,000
W 451,500
W 452,000
W 452,500
W 453,000
W 453,500
W 454,000
W 454,500
W 455,000
W 455,500
W 456,000
W 456,500
W 457,000
W 457,500
W 458,000
W 458,500
W 459,000
W 459,500
W 460,000
W 460,500
W 461,000
W 461,500
W 462,000
W 462,500
W 463,000
W 463,500
W 464,000
W 464,500
W 465,000
W 465,500
W 466,000
W 466,500
W 467,000
W 467,500
W 468,000
W 468,500
W 469,000
W 469,500
W 470,000
W 470,500
W 471,000
W 471,500
W 472,000
W 472,500
W 473,000
W 473,500
W 474,000
W 474,500
W 475,000
W 475,500
W 476,000
W 476,500
W 477,000
W 477,500
W 478,000
W 478,500
W 479,000
W 479,500
W 480,000
W 480,500
W 481,000
W 481,500
W 482,000
W 482,500
W 483,000
W 483,500
W 484,000
W 484,500
W 485,000
W 485,500
W 486,000
W 486,500
W 487,000
W 487,500
W 488,000
W 488,500
W 489,000
W 489,500
W 490,000
W 490,500
W 491,000
W 491,500
W 492,000
W 492,500
W 493,000
W 493,500
W 494,000
W 494,500
W 495,000
W 495,500
W 496,000
W 496,500
W 497,000
W 497,500
W 498,000
W 498,500
W 499,000
W 499,500
W 500,000
W 500,500
W 501,000
W 501,500
W 502,000
W 502,500
W 503,000
W 503,500
W 504,000
W 504,500
W 505,000
W 505,500
W 506,000
W 506,500
W 507,000
W 507,500
W 508,000
W 508,500
W 509,000
W 509,500
W 510,000
W 510,500
W 511,000
W 511,500
W 512,000
W 512,500
W 513,000
W 513,500
W 514,000
W 514,500
W 515,000
W 515,500
W 516,000
W 516,500
W 517,000
W 517,500
W 518,000
W 518,500
W 519,000
W 519,500
W 520,000
W 520,500
W 521,000
W 521,500
W 522,000
W 522,500
W 523,000
W 523,500
W 524,000
W 524,500
W 525,000
W 525,500
W 526,000
W 526,500
W 527,000
W 527,500
W 528,000
W 528,500
W 529,000
W 529,500
W 530,000
W 530,500
W 531,000
W 531,500
W 532,000
W 532,500
W 533,000
W 533,500
W 534,000
W 534,500
W 535,000
W 535,500
W 536,000
W 536,500
W 537,000
W 537,500
W 538,000
W 538,500
W 539,000
W 539,500
W 540,000
W 540,500
W 541,000
W 541,500
W 542,000
W 542,500
W 543,000
W 543,500
W 544,000
W 544,500
W 545,000
W 545,500
W 546,000
W 546,500
W 547,000
W 547,500
W 548,000
W 548,500
W 549,000
W 549,500
W 550,000
W 550,500
W 551,000
W 551,500
W 552,000
W 552,500
W 553,000
W 553,500
W 554,000
W 554,500
W 555,000
W 555,500
W 556,000
W 556,500
W 557,000
W 557,500
W 558,000
W 558,500
W 559,000
W 559,500
W 560,000
W 560,500
W 561,000
W 561,500
W 562,000
W 562,500
W 563,000
W 563,500
W 564,000
W 564,500
W 565,000
W 565,500
W 566,000
W 566,500
W 567,000
W 567,500
W 568,000
W 568,500
W 569,000
W 569,500
W 570,000
W 570,500
W 571,000
W 571,500
W 572,000
W 572,500
W 573,000
W 573,500
W 574,000
W 574,500
W 575,000
W 575,500
W 576,000
W 576,500
W 577,000
W 577,500
W 578,000
W 578,500
W 579,000
W 579,500
W 580,000
W 580,500
W 581,000
W 581,500
W 582,000
W 582,500
W 583,000
W 583,500
W 584,000
W 584,500
W 585,000
W 585,500
W 586,000
W 586,500
W 587,000
W 587,500
W 588,000
W 588,500
W 589,000
W 589,500
W 590,000
W 590,500
W 591,000
W 591,500
W 592,000
W 592,500
W 593,000
W 593,500
W 594,000
W 594,500
W 595,000
W 595,500
W 596,000
W 596,500
W 597,000
W 597,500
W 598,000
W 598,500
W 599,000
W 599,500
W 600,000
W 600,500
W 601,000
W 601,500
W 602,000
W 602,500
W 603,000
W 603,500
W 604,000
W 604,500
W 605,000
W 605,500
W 606,000
W 606,500
W 607,000
W 607,500
W 608,000
W 608,500
W 609,000
W 609,500
W 610,000
W 610,500
W 611,000
W 611,500
W 612,000
W 612,500
W 613,000
W 613,500
W 614,000
W 614,500
W 615,000
W 615,500
W 616,000
W 616,500
W 617,000
W 617,500
W 618,000
W 618,500
W 619,000
W 619,500
W 620,000
W 620,500
W 621,000
W 621,500
W 622,000
W 622,500
W 623,000
W 623,500
W 624,000
W 624,500
W 625,000
W 625,500
W 626,000
W 626,500
W 627,000
W 627,500
W 628,000
W 628,500
W 629,000
W 629,500
W 630,000
W 630,500
W 631,000
W 631,500
W 632,000
W 632,500
W 633,000
W 633,500
W 634,000
W 634,500
W 635,000
W 635,500
W 636,000
W 636,500
W 637,000
W 637,500
W 638,000
W 638,500
W 639,000
W 639,500
W 640,000
W 640,500
W 641,000
W 641,500
W 642,000
W 642,500
W 643,000
W 643,500
W 644,000
W 644,500
W 645,000
W 645,500
W 646,000
W 646,500
W 647,000
W 647,500
W 648,000
W 648,500
W 649,000
W 649,500
W 650,000
W 650,500
W 651,000
W 651,500
W 652,000
W 652,500
W 653,000
W 653,500
W 654,000
W 654,500
W 655,000
W 655,500
W 656,000
W 656,500
W 657,000
W 657,500
W 658,000
W 658,500
W 659,000
W 659,500
W 660,000
W 660,500
W 661,000
W 661,500
W 662,000
W 662,500
W 663,000
W 663,500
W 664,000
W 664,500
W 665,000
W 665,500
W 666,000
W 666,500
W 667,000
W 667,500
W 668,000
W 668,500
W 669,000
W 669,500
W 670,000
W 670,500
W 671,000
W 671,500
W 672,000
W 672,500
W 673,000
W 673,500
W 674,000
W 674,500
W 675,000
W 675,500
W 676,000
W 676,500
W 677,000
W 677,500
W 678,000
W 678,500
W 679,000
W 679,500
W 680,000
W 680,500
W 681,000
W 681,500
W 682,000
W 682,500
W 683,000
W 683,500
W 684,000
W 684,500
W 685,000
W 685,500
W 686,000
W 686,500
W 687,000
W 687,500
W 688,000
W 688,500
W 689,000
W 689,500
W 690,000
W 690,500
W 691,000
W 691,500
W 692,000
W 692,500
W 693,000
W 693,500
W 694,000
W 694,500
W 695,000
W 695,500
W 696,000
W 696,500
W 697,000
W 697,500
W 698,000
W 698,500
W 699,000
W 699,500
W 700,000
W 700,500
W 701,000
W 701,500
W 702,000
W 702,500
W 703,000
W 703,500
W 704,000
W 704,500
W 705,000
W 705,500
W 706,000
W 706,500
W 707,000
W 707,500
W 708,000
W 708,500
W 709,000
W 709,500
W 710,000
W 710,500
W 711,000
W 711,500
W 712,000
W 712,500
W 713,000
W 713,500
W 714,000
W 714,500
W 715,000
W 715,500
W 716,000
W 716,500
W 717,000
W 717,500
W 718,000
W 718,500
W 719,000
W 719,500
W 720,000
W 720,500
W 721,000
W 721,500
W 722,000
W 722,500
W 723,000
W 723,500
W 724,000
W 724,500
W 725,000
W 725,500
W 726,000
W 726,500
W 727,000
W 727,500
W 728,000
W 728,500
W 729,000
W 729,500
W 730,000
W 730,500
W 731,000
W 731,500
W 732,000
W 732,500
W 733,000
W 733,500
W 734,000
W 734,500
W 735,000
W 735,500
W 736,000
W 736,500
W 737,000
W 737,500
W 738,000
W 738,500
W 739,000
W 739,500
W 740,000
W 740,500
W 741,000
W 741,500
W 742,000
W 742,500
W 743,000
W 743,500
W 744,000
W 744,500
W 745,000
W 745,500
W 746,000
W 746,500
W 747,000
W 747,500
W 748,000
W 748,500
W 749,000
W 749,500
W 750,000
W 750,500
W 751,000
W 751,500
W 752,000
W 752,500
W 753,000
W 753,500
W 754,000
W 754,500
W 755,000
W 755,500
W 756,000
W 756,500
W 757,000
W 757,500
W 758,000
W 758,500
W 759,000
W 759,500
W 760,000
W 760,500
W 761,000
W 761,500
W 762,000
W 762,500
W 763,000
W 763,500
W 764,000
W 764,500
W 765,000
W 765,500
W 766,000
W 766,500
W 767,000
W 767,500
W 768,000
W 768,500
W 769,000
W 769,500
W 770,000
W 770,500
W 771,000
W 771,500
W 772,000
W 772,500
W 773,000
W 773,500
W 774,000
W 774,500
W 775,000
W 775,500
W 776,000
W 776,500
W 777,000
W 777,500
W 778,000
W 778,500
W 779,000
W 779,500
W 780,000
W 780,500
W 781,000
W 781,500
W 782,000
W 782,500
W 783,000
W 783,500
W 784,000
W 784,500
W 785,000
W 785,500
W 786,000
W 786,500
W 787,000
W 787,500
W 788,000
W 788,500
W 789,000
W 789,500
W 790,000
W 790,500
W 791,000
W 791,500
W 792,000
W 792,500
W 793,000
W 793,500
W 794,000
W 794,500
W 795,000
W 795,500
W 796,000
W 796,500
W 797,000
W 797,500
W 798,000
W 798,500
W 799,000
W 799,500
W 800,000
W 800,500
W 801,000
W 801,500
W 802,000
W 802,500
W 803,000
W 803,500
W 804,000
W 804,500
W 805,000
W 805,500
W 806,000
W 806,500
W 807,000
W 807,500
W 808,000
W 808,500
W 809,000
W 809,500
W 810,000
W 810,500
W 811,000
W 811,500
W 812,000
W 812,500
W 813,000
W 813,500
W 814,000
W 814,500
W 815,000
W 815,500
W 816,000
W 816,500
W 817,000
W 817,500
W 818,000
W 818,500
W 819,000
W 819,500
W 820,000
W 820,500
W 821,000
W 821,500
W 822,000
W 822,500
W 823,000
W 823,500
W 824,000
W 824,500
W 825,000
W 825,500
W 826,000
W 826,500
W 827,000
W 827,500
W 828,000
W 828,500
W 829,000
W 829,500
W 830,000
W 830,500
W 831,000
W 831,500
W 832,000
W 832,500
W 833,000
W 833,500
W 834,000
W 834,500
W 835,000
W 835,500
W 836,000
W 836,500
W 837,000
W 837,500
W 838,000
W 838,500
W 839,000
W 839,500
W 840,000
W 840,500
W 841,000
W 841,500
W 842,000
W 842,500
W 843,000
W 843,500
W 844,000
W 844,500
W 845,000
W 845,500
W 846,000
W 846,500
W 847,000
W 847,500
W 848,000
W 848,500
W 849,000
W 849,500
W 850,000
W 850,500
W 851,000
W 851,500
W 852,000
W 852,500
W 853,000
W 853,500
W 854,000
W 854,500
W 855,000
W 855,500
W 856,000
W 856,500
W 857,000
W 857,500
W 858,000
W 858,500
W 859,000
W 859,500
W 860,000
W 860,500
W 861,000
W 861,500
W 862,000
W 862,500
W 863,000
W 863,500
W 864,000
W 864,500
W 865,000
W 865,500
W 866,000
W 866,500
W 867,000
W 867,500
W 868,000
W 868,500
W 869,000
W 869,500
W 870,000
W 870,500
W 871,000
W 871,500
W 872,000
W 872,500
W 873,000
W 873,500
W 874,000
W 874,500
W 875,000
W 875,500
W 876,000
W 876,500
W 877,000
W 877,500
W 878,000
W 878,500
W 879,000
W 879,500
W 880,000
W 880,500
W 881,000
W 881,500
W 882,000
W 882,500
W 883,000
W 883,500
W 884,000
W 884,500
W 885,000
W 885,500
W 886,000
W 886,500
W 887,000
W 887,500
W 888,000
W 888,500
W 889,000
W 889,500
W 890,000
W 890,500
W 891,000
W 891,500
W 892,000
W 892,500
W 893,000
W 893,500
W 894,000
W 894,500
W 895,000
W 895,500
W 896,000
W 896,500
W 897,000
W 897,500
W 898,000
W 898,500
W 899,000
W 899,500
W 900,000
W 900,500
W 901,000
W 901,500
W 902,000
W 902,500
W 903,000
W 903,500
W 904,000
W 904,500
W 905,000
W 905,500
W 906,000
W 906,500
W 907,000
W 907,500
W 908,000
W 908,500
W 909,000
W 909,500
W 910,000
W 910,500
W 911,000
W 911,500
W 912,000
W 912,500
W 913,000
W 913,500
W 914,000
W 914,500
W 915,000
W 915,500
W 916,000
W 916,500
W 917,000
W 917,500
W 918,000
W 918,500
W 919,000
W 919,500
W 920,000
W 920,500
W 921,000
W 921,500
W 922,000
W 922,500
W 923,000
W 923,500
W 924,000
W 924,500
W 925,000
W 925,500
W 926,000
W 926,500
W 927,000
W 927,500
W 928,000
W 928,500
W 929,000
W 929,500
W 930,000
W 930,500
W 931,000
W 931,500
W 932,000
W 932,500
W 933,000
W 933,500
W 934,000
W 934,500
W 935,000
W 935,500
W 936,000
W 936,500
W 937,000
W 937,500
W 938,000
W 938,500
W 939,000
W 939,500
W 940,000
W 940,500
W 941,000
W 941,500
W 942,000
W 942,500
W 943,000
W 943,500
W 944,000
W 944,500
W 945,000
W 945,500
W 946,000
W 946,500
W 947,000
W 947,500
W 948,000
W 948,500
W 949,000
W 949,500
W 950,000
W 950,500
W 951,000
W 951,500
W 952,000
W 952,500
W 953,000
W 953,500
W 954,000
W 954,500
W 955,000
W 955,500
W 956,000
W 956,500
W 957,000
W 957,500
W 958,000
W 958,500
W 959,000
W 959,500
W 960,000
W 960,500
W 961,000
W 961,500
W 962,000
W 962,500
W 963,000
W 963,500
W 964,000
W 964,500
W 965,000
W 965,500
W 966,000
W 966,500
W 967,000
W 967,500
W 968,000
W 968,500
W 969,000
W 969,500
W 970,000
W 970,500
W 971,000
W 971,500
W 972,000
W 972,500
W 973,000
W 973,500
W 974,000
W 974,500
W 975,000
W 975,500
W 976,000
W 976,500
W 977,000
W 977,500
W 978,000
W 978,500
W 979,000
W 979,500
W 980,000
W 980,500
W 981,000
W 981,500
W 982,000
W 982,500
W 983,000
W 983,500
W 984,000
W 984,500
W 985,000
W 985,500
W 986,000
W 986,500
W 987,000
W 987,500
W 988,000
W 988,500
W 989,000
W 989,500
W 990,000
W 990,500
W 991,000
W 991,500
W 992,000
W 992,500
W 993,000
W 993,500
W 994,000
W 994,500
W 995,000
W 995,500
W 996,000
W 996,500
W 997,000
W 997,500
W 998,000
W 998,500
W 999,000
W 999,500
W 1,000,000
W 1,000,500
W 1,001,000
W 1,001,500
W 1,002,000
W 1,002,500
W 1,003,000
W 1,003,500
W 1,004,000
W 1,004,500
W 1,005,000
W 1,005,500
W 1,006,000
W 1,006,500
W 1,007,000
W 1,007,500
W 1,008,000
W 1,008,500
W 1,009,000
W 1,009,500
W 1,010,000
W 1,010,500
W 1,011,000
W 1,011,500
W 1,012,000
W 1,012,500
W 1,013,000
W 1,013,500
W 1,014,000
W 1,014,500
W 1,015,000
W 1,015,500
W 1,016,000
W 1,016,500
W 1,017,000
W 1,017,500
W 1,018,000
W 1,018,500
W 1,019,000
W 1,019,500
W 1,020,000
W 1,020,500
W 1,021,000
W 1,021,500
W 1,022,000
W 1,022,500
W 1,023,000
W 1,023,500
W 1,024,000
W 1,024,500
W 1,025,000
W 1,025,500
W 1,026,000
W 1,026,500
W 1,027,000
W 1,027,500
W 1,028,000
W 1,028,500
W 1,029,000
W 1,029,500
W 1,030,000
W 1,030,500
W 1,031,000
W 1,031,500
W 1,032,000
W 1,032,500
W 1,033,000
W 1,033,500
W 1,034,000
W 1,034,500
W 1,035,000
W 1,035,500
W 1,036,000
W 1,036,500
W 1,037,000
W 1,037,500
W 1,038,000
W 1,038,500
W 1,039,000
W 1,039,500
W 1,040,000
W 1,040,500
W 1,041,000
W 1,041,500
W 1,042,000
W 1,042,500
W 1,043,000
W 1,043,500
W 1,044,000
W 1,044,500
W 1,045,000
W 1,045,500
W 1,046,000
W 1,046,500
W 1,047,000
W 1,047,500
W 1,048,000
W 1,048,500
W 1,049,000
W 1,049,500
W 1,050,000
W 1,050,500
W 1,051,000
W 1,051,500
W 1,052,000
W 1,052,500
W 1,053,000
W 1,053,500
W 1,054,000
W 1,054,500
W 1,055,000
W 1,055,500
W 1,056,000
W 1,056,500
W 1,057,000
W 1,057,500
W 1,058,000
W 1,058,500
W 1,059,000
W 1,059,500
W 1,060,000
W 1,060,500
W 1,061,000
W 1,061,500
W 1,062,000
W 1,062,500
W 1,063,000
W 1,063,500
W 1,064,000
W 1,064,500
W 1,065,000
W 1,065,500
W 1,066,000
W 1,066,500
W 1,067,000
W 1,067,500
W 1,068,000
W 1,068,500
W 1,069,000
W 1,069,500
W 1,070,000
W 1,070,500
W 1,071,000
W 1,071,500
W 1,072,000
W 1,072,500
W 1,073,000
W 1,073,500
W 1,074,000
W 1,074,500
W 1,075,000
W 1,075,500
W 1,076,000
W 1,076,500
W 1,077,000
W 1,077,500
W 1,078,000
W 1,078,500
W 1,079,000
W 1,079,500
W 1,080,000
W 1,080,500
W 1,081,000
W 1,081,500
W 1,082,000
W 1,082,500
W 1,083,000
W 1,083,500
W 1,084,000
W 1,084,500
W 1,085,000
W 1,085,500
W 1,086,000
W 1,086,500
W 1,087,000
W 1,087,500
W 1,088,000
W 1,088,500
W 1,089,000
W 1,089,500
W 1,090,000
W 1,090,500
W 1,091,000
W 1,091,500
W 1,092,000
W 1,092,500
W 1,093,000
W 1,093,500
W 1,094,000
W 1,094,500
W 1,095,000
W 1,095,500
W 1,096,000
W 1,096,500
W 1,097,000
W 1,097,500
W 1,098,000
W 1,098,500
W 1,099,000
W 1,099,500
W 1,100,000
W 1,100,500
W 1,101,000
W 1,101,500
W 1,102,000
W 1,102,500
W 1,103,000
W 1,103,500
W 1,104,000
W 1,104,500
W 1,105,000
W 1,105,500
W 1,106,000
W 1,106,500
W 1,107,000
W 1,107,500
W 1,108,000
W 1,108,500
W 1,109,000
W 1,109,500
W 1,110,000
W 1,110,500
W 1,111,000
W 1,111,500
W 1,112,000
W 1,112,500
W 1,113,000
W 1,113,500
W 1,114,000
W 1,114,500
W 1,115,000
W 1,115,500
W 1,116,000
W 1,116,500
W 1,117,000
W 1,117,500
W 1,118,000
W 1,118,500
W 1,119,000
W 1,119,500
W 1,120,000
W 1,120,500
W 1,121,000
W 1,121,500
W 1,122,000
W 1,122,500
W 1,123,000
W 1,123,500
W 1,124,000
W 1,124,500
W 1,125,000
W 1,125,500
W 1,126,000
W 1,126,500
W 1,127,000
W 1,127,500
W 1,128,000
W 1,128,500
W 1,129,000
W 1,129,500
W 1,130,000
W 1,130,500
W 1,131,000
W 1,131,500
W 1,132,000
W 1,132,500
W 1,133,000
W 1,133,500
W 1,134,000
W 1,134,500
W 1,135,000
W 1,135,500
W 1,136,000
W 1,136,500
W 1,137,000
W 1,137,500
W 1,138,000
W 1,138,500
W 1,139,000
W 1,139,500
W 1,140,000
W 1,140,500
W 1,141,000
W 1,141,500
W 1,142,000
W 1,142,500
W 1,143,000
W 1,143,500
W 1,144,000
W 1,144,500
W 1,145,000
W 1,145,500
W 1,146,000
W 1,146,500
W 1,147,000
W 1,147,500
W 1,148,000
W 1,148,500
W 1,149,000
W 1,149,500
W 1,150,000
W 1,150,500
W 1,151,000
W 1,151,500
W 1,152,000
W 1,152,500
W 1,153,000
W 1,153,500
W 1,154,000
W 1,154,500
W 1,155,000
W 1,155,500
W 1,156,000
W 1,156,500
W 1,157,000
W 1,157,500
W 1,158,000
W 1,158,500
W 1,159,000
W 1,159,500
W 1,160,000
W 1,160,500
W 1,161,000
W 1,161,500
W 1,162,000
W 1,162,500
W 1,163,000
W 1,163,500
W 1,164,000
W 1,164,500
W 1,165,000
W 1,165,500
W 1,166,000
W 1,166,500
W 1,167,000
W 1,167,500
W 1,168,000
W 1,168,500
W 1,169,000
W 1,169,500
W 1,170,000
W 1,170,500
W 1,171,000
W 1,171,500
W 1,172,000
W 1,172,500
W 1,173,000
W 1,173,500
W 1,174,000
W 1,174,500
W 1,175,000
W 1,175,500
W 1,176,000
W 1,176,500
W 1,177,000
W 1,177,500
W 1,178,000
W 1,178,500
W 1,179,000
W 1,179,500
W 1,180,000
W 1,180,500
W 1,181,000
W 1,181,500
W 1,182,000
W 1,182,500
W 1,183,000
W 1,183,500
W 1,184,000
W 1,184,500
W 1,185,000
W 1,185,500
W 1,186,000
W 1,186,500
W 1,187,000
W 1,187,500
W 1,188,000
W 1,188,500
W 1,189,000
W 1,189,500
W 1,190,000
W 1,190,500
W 1,191,000
W 1,191,500
W 1,192,000
W 1,192,500
W 1,193,000
W 1,193,500
W 1,194,000
W 1,194,500
W 1,195,000
W 1,195,500
W 1,196,000
W 1,196,500
W 1,197,000
W 1,197,500
W 1,198,000
W 1,198,500
W 1,199,000
W 1,199,500
W 1,200,000
W 1,200,500
W 1,201,000
W 1,201,500
W 1,202,000
W 1,202,500
W 1,203,000
W 1,203,500
W 1,204,000
W 1,204,500
W 1,205,000
W 1,205,500
W 1,206,000
W 1,206,500
W 1,207,000
W 1,207,500
W 1,208,000
W 1,208,500
W 1,209,000
W 1,209,500
W 1,210,000
W 1,210,500
W 1,211,000
W 1,211,500
W 1,212,000
W 1,212,500
W 1,213,000
W 1,213,500
W 1,214,000
W 1,214,500
W 1,215,000
W 1,215,500
W 1,216,000
W 1,216,500
W 1,217,000
W 1,217,500
W 1,218,000
W 1,218,500
W 1,219,000
W 1,219,500
W 1,220,000
W 1,220,500
W 1,221,000
W 1,221,500
W 1,222,000
W 1,222,500
W 1,223,000
W 1,223,500
W 1,224,000
W 1,224,500
W 1,225,000
W 1,225,500
W 1,226,000
W 1,226,500
W 1,227,000
W 1,227,500
W 1,228,000
W 1,228,500
W 1,229,000
W 1,229,500
W 1,230,000
W 1,230,500
W 1,231,000
W 1,231,500
W 1,232,000
W 1,232,500
W 1,233,000
W 1,233,500
W 1,234,000
W 1,234,500
W 1,235,000
W 1,235,500
W 1,236,000
W 1,236,500
W 1,237,000
W 1,237,500
W 1,238,000
W 1,238,500
W 1,239,000
W 1,239,500
W 1,240,000
W 1,240,500
W 1,241,000
W 1,241,500
W 1,242,000
W 1,242,500
W 1,243,000
W 1,243,500
W 1,244,000
W 1,244,500
W 1,245,000
W 1,245,500
W 1,246,000
W 1,246,500
W 1,247,000
W 1,247,500
W 1,248,000
W 1,248,500
W 1,249,000
W 1,249,500
W 1,250,000
W 1,250,500
W 1,251,000
W 1,251,500
W 1,252,000
W 1,252,500
W 1,253,000
W 1,253,500
W 1,254,000
W 1,254,500
W 1,255,000
W 1,255,500
W 1,256,000
W 1,256,500
W 1,257,000
W 1,257,500
W 1,258,000
W 1,258,500
W 1,259,000
W 1,259,500
W 1,260,000
W 1,260,500
W 1,261,000
W 1,261,500
W 1,262,000
W 1,262,500
W 1,263,000
W 1,263,500
W 1,264,000
W 1,264,500
W 1,265,000
W 1,265,500
W 1,266,000
W 1,266,500
W 1,267,000
W 1,267,500
W 1,268,000
W 1

PARKING DATA

MAIN STREET

WOODLEY AVENUE

DEAN AVENUE

REISTERSTOWN ROAD (U.S. ROUTE #140)

STOCKSDALE AVENUE

OWINGS AVE.

OWNER: LARRY E. KNIGHT

PARCEL 'A' — LARRY E. KNIGHT

PARCEL 'B' — SUN OIL CO.

GENERAL NOTES

1) Lighting Shall Be Provided As To Location, Direction, Type of Luminaire, Wattage & Size As Required.

2) Screening Shall Be Provided By Six (6) Foot High Evergreen Type Shrubs, Plantings & By The Installation Of A Six (6) Foot High Ornamental Type Fence.

3) Parking Areas Shall Be Paved With A Bituminous Surface, And Adequate Drainage Provided & Shall Be Paved.

4) Provide Spring Alpine Flowers Along Building.

5) Only Passenger Vehicles Shall Use The Parking Lot (No Buses)

6) No Parking Service Or Any Other Functions Shall Be Permitted.

7) Landscaping Shall Be Provided And In Accordance With The Architectural Site Plans.

8) Site Drainage Shall Be Provided In Accordance With Approved Site Plan And In Accordance With All Requirements Of Baltimore County Dept. Of Public Works And/or Maryland State Highway Administration.

CURVE DATA

CURVE 'A'	CURVE 'B'	CURVE 'C'
R = 10.00'	R = 1421.40'	R = 400.00'
L = 16.00'	L = 120.11'	L = 120.00'
CHORD = S 76°40'10" W	CHORD = S 87°16'12" E	
20.16'	120.08'	

HEIGHT TRUCK DETAILS

LIGHT POLE DETAIL

DETAIL B

PARCEL DATA

PARCEL 'A' — LARRY E. KNIGHT

PARCEL 'B' — SUN OIL CO.

GENERAL NOTES

1) Lighting Shall Be Provided As To Location, Direction, Hood Or Shielding, Glare & Shielding As Required.

2) Screening Shall Be Provided By Six (6) Foot High Evergreen Trees Which Shall Be Of The Discretion Of A Six (6) Foot High Opaque Type Fence.

3) The Area Shall Be Paved With A Wearing Surface, And Adequate Curb Stops Provided & Will Be Provided.

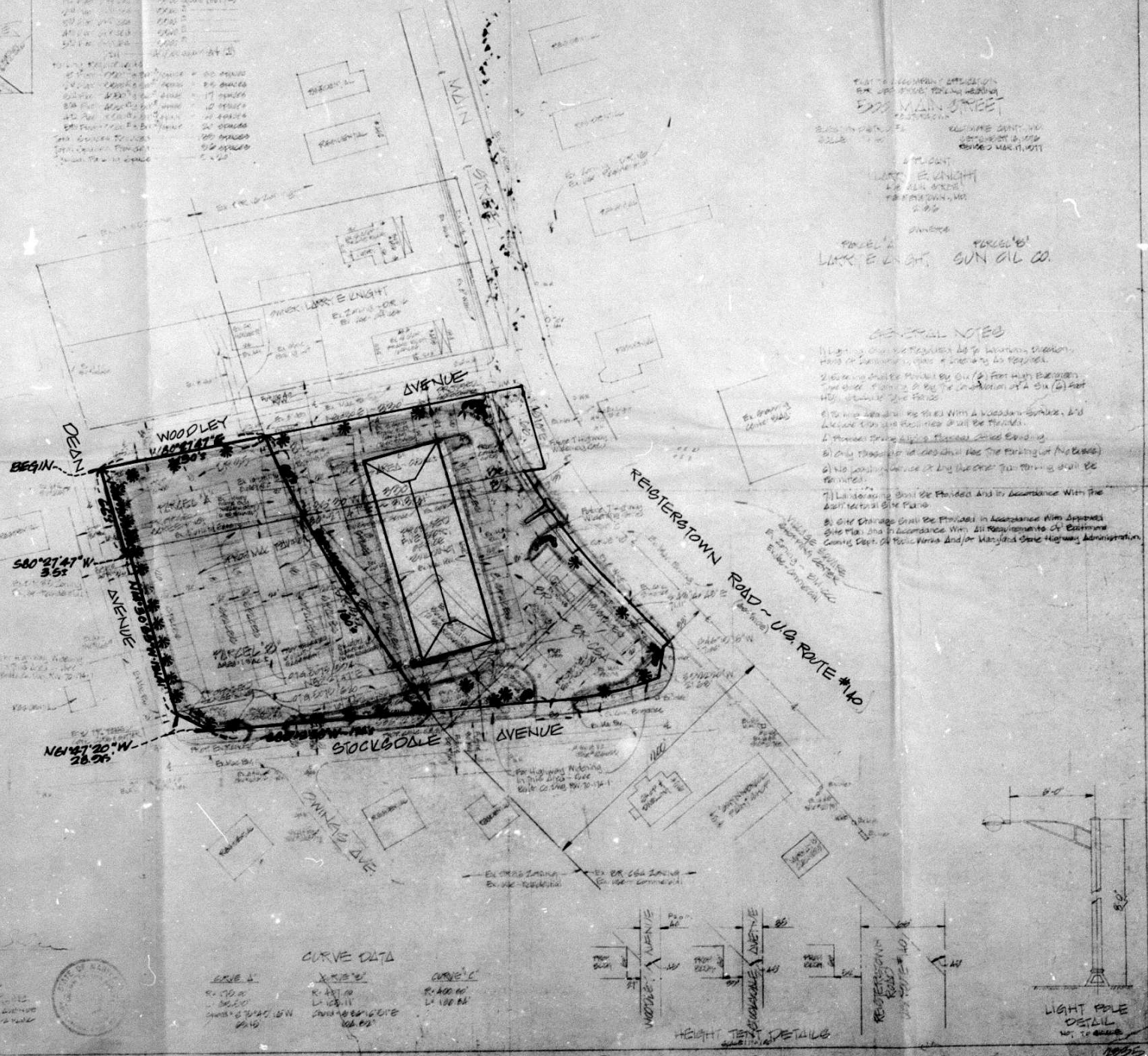
4) Provide Drainage Along Thomas Drive Extending.

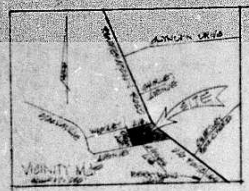
5) Only Those Uses Shall Use The Parking Lot (No Boats)

6) No Parking Service Or Any Other Ingressing Shall Be Permitted.

7) Landscaping Shall Be Provided And In Accordance With The Architectural Site Plans.

8) Site Drainage Shall Be Provided In Accordance With Approved Site Plan And In Accordance With All Requirements Of Baltimore County Dept. Of Public Works And/or Maryland State Highway Administration.





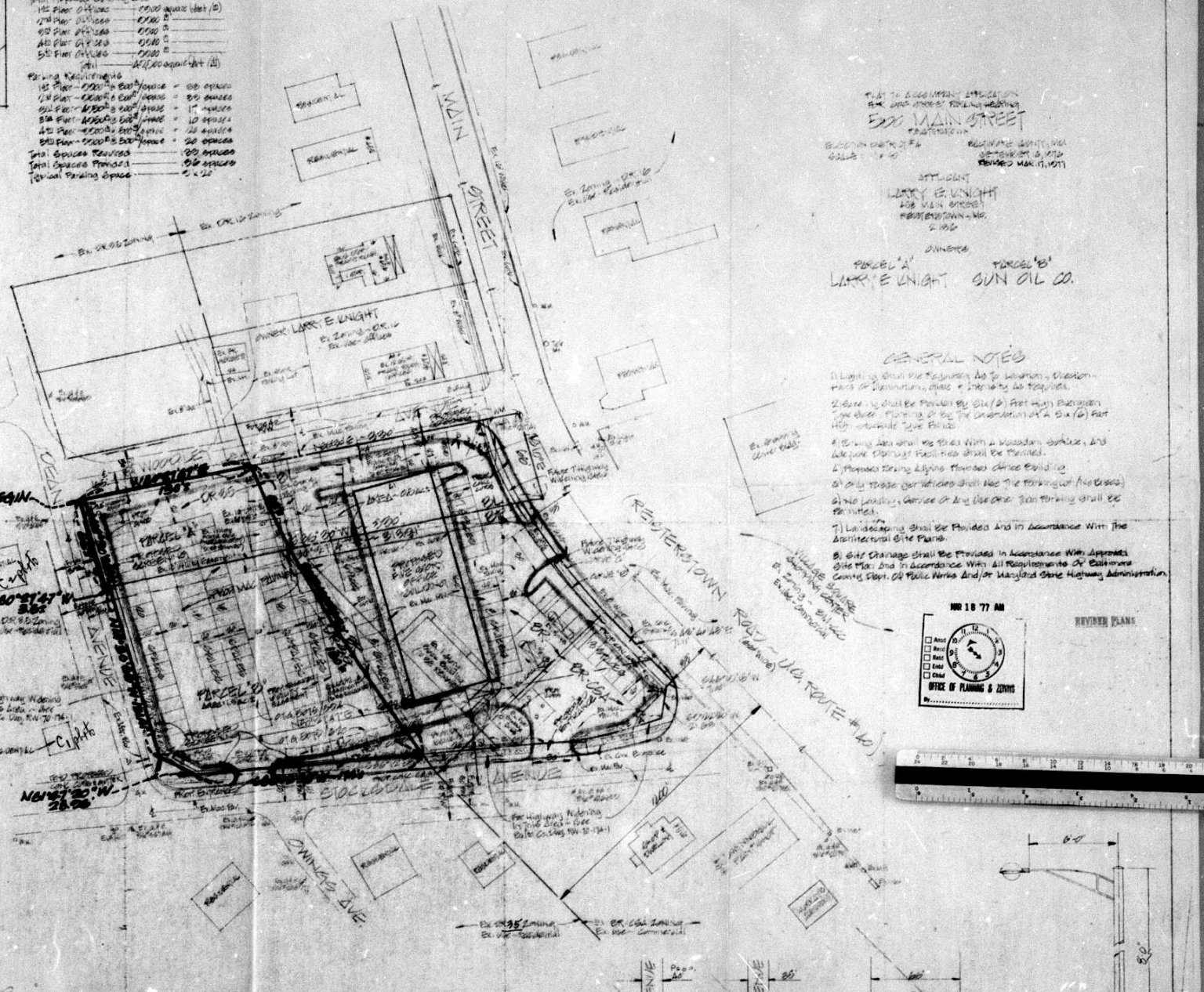
PARKING DATA

Total Proposed Building Area

1st Floor	0000 square feet (S)	
2nd Floor	0000	
3rd Floor	0000	
4th Floor	0000	
5th Floor	0000	
Total	00,000 square feet (S)	

Parking Requirements

1st Floor	0000 ft² / 300 ft² / space	= 00 spaces
2nd Floor	0000 ft² / 300 ft² / space	= 00 spaces
3rd Floor	0000 ft² / 300 ft² / space	= 17 spaces
4th Floor	0000 ft² / 300 ft² / space	= 17 spaces
5th Floor	0000 ft² / 300 ft² / space	= 17 spaces
Total Spaces Required		00 spaces
Total Spaces Provided		00 spaces
Typical Parking Space		9' x 20'


MAIN STREET
REGISTERTOWN ROAD (U.S. ROUTE #40)
STOCKDALE AVENUE
WOODLE AVENUE
OWINGS AVE.
NORTH
BEGIN
PARCEL 'A'
PARCEL 'B'
OWNER: LARRY E. KNIGHT
S60°57'27"W 302
N64°57'30"W 28.00
Ex. OR-R5 Zoning
Ex. Use: Residential
Ex. OR-C1 Zoning
Ex. Use: Office
Ex. OR-C2 Zoning
Ex. Use: Commercial
Ex. Use: Vacant
Ex. Use: Residential
Ex. Use: Commercial
Ex. Use: Residential
Ex. Use: Commercial
Ex. Use: Residential
Ex. Use: Commercial

5-18 NW

4+