

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, JOHN AND MARIE BUSCEMI, legal owner(s) 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 Commission and/or Deputy Zoning Commissioner should approve, on extension to the parking area that was originally shown on site plan filed with case 77-225-SPH, and to permit maneuvering area of said parking in 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.

Contract Purchase: John Buscemi Legal Owner
Address: 3005 White Avenue
Baltimore, Md. 21204
Petitioner's Attorney: Protestant's Attorney

DA ORDERED BY the Zoning Commissioner of Baltimore County, this 25th day of March, 1979, 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 15th day of March, 1979, at 10:00 o'clock A.M.

John W. Heslan, III
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
to extend the parking area originally : OF BALTIMORE COUNTY
shown on the site plan filed with :
Case 77-225-SPH and to permit :
a maneuvering area for said parking :
in a D.R. 3.5 Zone

JOHN BUSCEMI, Petitioner : Case No. 77-225-SPH (Item 195)

ORDER FOR APPEAL

Mr. Commissioner:

Please note an appeal from your decision in the above-entitled matter, under date of April 6, 1979, to the County Board of Appeals and forward all papers in connection herewith to said Board for hearing.

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

I HEREBY CERTIFY that on this 4th day of May, 1979, a copy of the foregoing Order for Appeal was mailed to Mr. John Buscemi, 3005 White Avenue, Baltimore, Maryland 21214; Mr. James V. Welsh, 6 Gorsuch Road, Timonium, Maryland 21093; Mr. Lucy A. Mansfield, 1 Gorsuch Road, Timonium, Maryland 21093; and Mr. William W. Phell, 13 Northampton Road, Lutherville, Maryland 21093.



John Buscemi - #77-225-SPH

2.

While the Board cannot grant this petition it should be noted that testimony from various witnesses seemed to indicate that perhaps the entire property should be zoned D.R. 16 instead of having the very rear small parcel in a D.R. 3.5 zone. This apparent error on the zoning maps could and would legally be corrected by the Planning staff and the County Council by October, 1980, when the comprehensive zoning maps will be adopted.

If such is the case the use sought by the Petitioner could be achieved at the subject property as a matter of right and the issue before the Board would be moot. In addition, it should be noted that this past Monday night, the County Council passed a new "resident office" zone. Based upon the testimony in this case and assuming this new "R-O" zone is a part of the Regulations, the property seems to fulfill the basic land use criteria for placement within this new R-O zoning classification. Again, if such would be the case in October of 1980 when the comprehensive land use maps are adopted, the use sought by this petition could be achieved as a matter of right within the R-O classification.

However, after considering the specifics of the subject case, the Zoning Regulations as they exist today, and based upon the legal findings in the Radebaugh case, it is the judgment of this Board that it has no alternative but to find that the area requested for parking in the subject petition lies within a "transition zone" and, therefore, the petition cannot be granted. Hence, the petition will be denied.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 14th day of February, 1980, by the County Board of Appeals, ORDERED that the extension to the parking area petitioned for, be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Rules 8-1 thru 8-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Katter, Jr., Chairman
Patricia Millhouse
Patricia Millhouse
John W. Heslan, III



April 6, 1979

Mr. John Buscemi
3005 White Avenue
Baltimore, Maryland 21214

RE: Petition for Special Hearing
NE/S of York Road, 82' S of
Gorsuch Avenue - 8th
Election District
John Buscemi - Petitioner
NO. 77-225-SPH (Item No. 195)

Dear Mr. Buscemi:

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:mr

Attachments

cc: Mr. James V. Welsh
6 Gorsuch Road
Timonium, Maryland 21093

Mr. Lucy A. Mansfield
1 Gorsuch Road
Timonium, Maryland 21093

Mr. William W. Phell
13 Northampton Road
Lutherville, Maryland 21093

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

494-3180

County Board of Appeals

Room 219, Court House

Towson, Maryland 21204

February 14, 1980

John W. Heslan, III, Esquire
People's Counsel
County Office Building
Towson, Md. 21204

Re: Case No. 77-225-SPH
John Buscemi

Dear Mr. Heslan:

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

Very truly yours,

Edith I. Ellenhorst
Edith I. Ellenhorst,
Admin. Secretary

End.

cc: Mr. John Buscemi
Mr. James V. Welsh
Mr. Lucy A. Mansfield
Mr. William W. Phell
Mrs. Albert Ford
Mr. J. E. Dyer
Mr. W. E. Hammond
Mr. J. Howell

EVANS, HAGAN & HOLDEFER, INC.

2013 BELAIR RD. BALTIMORE, MD 21206 (301) 668-1501

DESCRIPTION OF REAR PORTION OF 8201 YORK ROAD, TO ACCOMPANY PETITION FOR SPECIAL HEARING TO ALLOW BUSINESS PARKING MANEUVERING AREA IN A D.R. 3.5 ZONE.

BEGINNING FOR THE SAME on the South side of Gorsuch Avenue, 40 feet wide, at a point distant the 3 following courses and distances, measured along said South side of Gorsuch Avenue from its intersection with the North side of York Road, as aligned to 82 feet: North 24 degrees 14 minutes 59 seconds East 38.31 feet and North 73 degrees 00 minutes 24 seconds East 97.00 feet to the place of beginning, thence leaving said place of beginning and running and binding on said South side of Gorsuch Avenue, [A] North 79 degrees 00 minutes 24 seconds East 37.00 feet, more or less thence leaving Gorsuch Avenue and running and binding on the Northeast boundary line of lots 2, 3 and 4 as laid out in section 111 of Yorkview, recorded among the land records of Baltimore County in Plat Book A.P.C. No. 7, folio 21, [B] South 80 degrees 23 minutes 21 seconds East 52 feet, more or less to a point distant 5.00 feet, measured southerly from and at right angles to the division line between lots 3 and 4 as laid out on the aforesaid plat, thence running parallel to and distant 5.00 feet; measured southerly and at right angles to said division line [C] South 69 degrees 59 minutes 01 second West 33 feet, more or less, to a point distant 150 feet measured Northeasterly from the centerline of York Road, thence running [D] South 20 degrees 01 minute 59 seconds West 57.00 feet measured Northeasterly from and at right angles to the centerline of York Road, [E] North 20 degrees 01 minute 59 seconds West 57.00 feet, more or less to the place of beginning.

This description has been prepared for zoning purposes only, and is not intended to be used for conveyance.



John W. Heslan, III

ORDER RECEIVED FOR FILING
APR 16 1977
DUE SPECIAL HEARING

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that in accordance with the power vested in the Zoning Commission by Section 500-7 of the Baltimore County Zoning Regulations, it is hereby determined that said Petition will not be detrimental to the health, safety, and general welfare of the community and would be within the spirit and intent of said Regulations, the Special Hearing is ordered to be held on the date and at the place shown on the map with Case No. 76-256-XA and to meet at a reasonable time for said hearing in a District Zone should be attended.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1977, that the herein Petition for the aforementioned Special Hearing should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Zoning Commissioner of Baltimore County Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of _____ the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1977, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
NE/S of York Rd. SE 5 of Gorsuch Ave.,
8th District : OF BALTIMORE COUNTY
JOHN BUSCEMI, et al, Petitioners : Case No. 77-225-5PM
1111111111
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.
Charles E. Kountz, Jr.
Deputy People's Counsel
John W. Heslop, III
John W. Heslop, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 13th day of May, 1977, a copy of the foregoing Order was mailed to Mr. John Buscemi, 3008 White Avenue, Baltimore, Maryland 21214, Petitioner.

John W. Heslop, III
John W. Heslop, III



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Eric DiNenna, Zoning Commissioner Date: May 11, 1977
FROM: Norman E. Gerber, Acting Director of Planning
SUBJECT: Petition 77-225-5PM, Petition for Special Hearing for Off-Street Parking
Northeast side of York Road SE 5 of Gorsuch Avenue
Petitioner - John Buscemi

8th District

HEARING: Wednesday, May 18, 1977 (10:15 A.M.)

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

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

NRG:JSH:rw

4a. John Buscemi
3008 White Avenue
Baltimore, Maryland 21214

Rem 100x 100

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing
this _____ day of _____, 1977

Eric DiNenna
Eric DiNenna
Zoning Commissioner

Petitioner John Buscemi
Petitioner's Attorney
cc: Evans, Hagan & Holdefer, Inc.
8013 Belair Road
Baltimore, Maryland 21236

Reviewed by
Nicholas B. Commodari
Nicholas B. Commodari
Planning & Zoning
Associate III

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 9, 1977

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
Nicholas B. Commodari
Chairman
Meeting Chairman

Mr. John Buscemi
3008 White Avenue
Baltimore, Maryland 21214

RE: Special Hearing Petition
Item No. 195
Petitioner - John Buscemi

Dear Mr. Buscemi:

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

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

Located on the southeast corner of York Road and Gorsuch Avenue in the 8th Election District, this partially D.R. 16 and 3.5 zoned site is improved with a two story office building and accessory parking area in the front.

This property was the subject of a previous zoning hearing, Case #76-256-XA, in which a Special Exception for the existing use and variance to permit 7 parking spaces in lieu of the required 8 were granted. Your proposal at this time is to create an additional parking and maneuvering area to the rear along Gorsuch Avenue. Because this is an expansion of the original request coupled with the fact that the maneuvering area is located in a D.R. 3.5 zone, this Special Hearing is required.

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

April 12, 1977

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

Re: Item #195 (1976-1977)
Property Owner: John Buscemi, et al
S/E cor. York Rd. & Gorsuch Ave.
Existing Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Special Hearing to extend the parking area as shown on plat of 76-256-XA and to permit off-street parking in a residential zone.
Acreage: 0.19 District 8th

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 #193 (1975-1976). Those comments remain valid and are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #195 (1976-1977).

Very truly yours,
Donald W. Tucker, P.E.
DONALD W. TUCKER, P.E.
Acting Chief
Bureau of Engineering

DWT:KAM:PHB:as

S-HE Key Sheet
50 & 51 NW 2 Pos. Sheets
NW 13 A Topo
60 Tax Map

Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

March 11, 1977

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, March 8, 1977
Item: 195
Property Owner: John Buscemi, et al.
Location: SE/C York Rd. (Rte. 45) & Gorsuch Ave.
Existing Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Special hearing to extend the parking area as shown on plat of 76-256-XA and to permit off-street parking in a residential zone.
Acreage: 0.19
District: 8th

Dear Mr. DiNenna:

There is no access from York Road, therefore there will be no requirements by the State Highway Administration.

Very truly yours,

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

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

March 11, 1977

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

Dear Mr. DiNenna:

Comments on Item #195, Zoning Advisory Committee Meeting, March 8, 1977, are as follows:

Property Owner: John Buscemi, et al
Location: SE/C York Road and Gorsuch Avenue
Existing Zoning: D.R. 16 and D.R. 3.5
Proposed Zoning: Special Hearing to extend the parking area as shown on plat of 76-256-XA and to permit off-street parking in a residential zone
Acreage: 0.19
District: 8th

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 ensure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

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

March 22, 1977

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

Dear Mr. DiNenna:

Re: Item 195 - SAC - March 8, 1977
Property Owner: John Buscemi, et al.
Location: SE/C York Rd. & Gorsuch Ave.
Existing Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Special Hearing to extend the parking area as shown on plat of 76-256 XA and to permit off-street parking in a residential zone.

Acres: 0.19
District: 8th

No traffic engineering problems are anticipated by the requested off-street parking in a residential zone.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate

MSF/jlc

March 8, 1977

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

Dear Mr. DiNenna:

Comments on Item 195, Zoning Advisory Committee Meeting, March 8, 1977, are as follows:

Property Owner: John Buscemi, et al.
Location: SE/C York Rd. & Gorsuch Ave.
Existing Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Special Hearing to extend the parking area as shown on plat of 76-256 XA and to permit offstreet parking in a residential zone.

Acres: 0.19
District: 8th

Since metropolitan water and sewer are available, no health hazards are anticipated.

Very truly yours,

Thomas A. Devito
Thomas A. Devito, Director
BUREAU OF ENVIRONMENTAL SERVICES

TVD:mah

March 7, 1977

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

Dear Mr. DiNenna:

Comments on Item #195 Zoning Advisory Committee Meeting, March 8, 1977 are as follows:

Property Owner: John Buscemi, et al.
Location: SE/C York Rd. & Gorsuch Ave.
Existing Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Special Hearing to extend the parking area as shown on plat of 76-256 XA and to permit off street parking in a residential zone.

Acres: 0.19
District: 8th

The items checked below are applicable:

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

Very truly yours,

Mark E. Latham

Charles E. Parnham
Plans Review Chief
CDE/PL

TOWSON, MARYLAND - 21204

Date: March 8, 1977

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

Z.A.C. Meeting of: March 8, 1977

RE: Item No: 195
Property Owner: John Buscemi, et al.
Location: SE/C York Rd. & Gorsuch Ave.
Present Zoning: D.R. 16 & D.R. 3.5
Proposed Zoning: Special Hearing to extend the parking area as shown on plat of 76-256 XA and to permit off-street parking in a residential zone.

District: 8th
No. Acres: 0.19

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

Robert J. ...
Robert J. ...
Field Representative

MSF/jlp

JOSEPH H. MULLIGAN, CHAIRMAN
V. HARVEY WILLIAMS, JR., VICE-CHAIRMAN
MARION W. HARRIS
DONALD H. LESTER
WILLIAM L. LESTER, JR.
ROBERT D. MANNING
ROBERT W. DUFFY, CLERK/RECORDS

July 17, 1977
6 Gorsuch Road
Towson, MD 21204

Dear Sirs,

Please Notify in writing, when Case # 77-225-5PH will be heard I testified at the Zoning Appeal - I would like to be Present when the Appeal is heard I will be appearing as a proponent

Thank
James V. Helld

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 23, 1977

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing with the date of publication before the 1977, the first publication day of May 1977, the first publication appearing on the 23rd day of April 1977.

H. Latham
Manager

Cost of Advertisement, \$ _____

OFFICE OF THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 May 10 1977

Petition for Special Hearing
THIS IS TO CERTIFY that the annexed advertisement of was inserted in the following:

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

weekly newspapers published in Baltimore County, Maryland, once a week for 2 successive weeks before the 18 day of May 1977, that is to say, the same was inserted in the issues of

4/20/77

STROMBERG PUBLICATIONS, INC.

BY *W. S. ...*



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

Your Petition has been received * this 24th day of February 1977. Filing Fee \$25.00. Received ☒ Cash ☐ Other

Eric S. DiNenna
Eric S. DiNenna
Zoning Commissioner

Petitioner *John ...* Submitted by *John ...*
Petitioner's Attorney _____ Reviewed by *John ...*

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

CERTIFICATE OF POSTING
BALTIMORE COUNTY
TOWSON, MARYLAND

77-225-5PH

District: 8 Date of Posting: 5/11/77

Posted to: *Hand to person*

Postman: *...*

Location of property: *...*

Location of Sign: *...*

Remarks: *...*

Posted by: *...* Date of return: 5/11/77

CERTIFICATE OF POSTING
BALTIMORE COUNTY
TOWSON, MARYLAND

77-225-5PH

District: 8 Date of Posting: 4-28-77

Posted to: *Hand to person*

Postman: *...*

Location of property: *...*

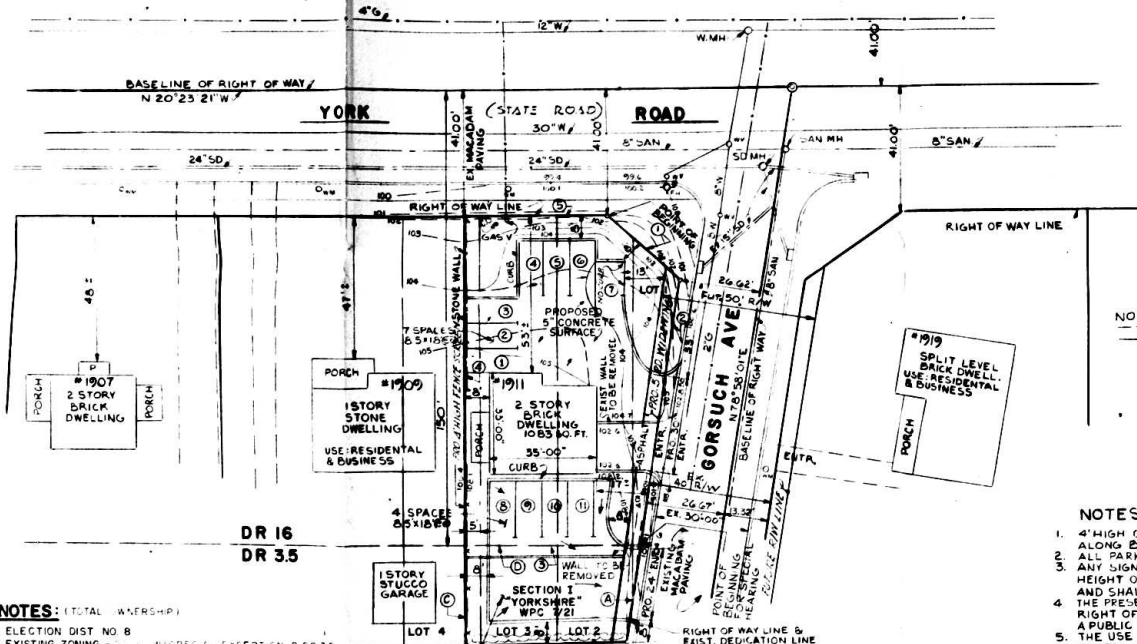
Location of Sign: *...*

Remarks: *...*

Posted by: *...* Date of return: 5-5-77

ZONED MR-1M

RIGHT OF WAY LINE



SPECIAL EXCEPTION		
NO.	BEARINGS	DISTANCES
1	N 24°14'58" E	32.31'
2	N 79°00'24" E	87.2'
3	S 20°01'59" E	50.1'
4	S 69°58'01" W	109.1'
5	N 20°23'21" W	45.91'
TOTAL LAND AREA = 0.15 ACRES		

SPECIAL HEARING		
NO.	BEARINGS	DISTANCES
A	N 79°00'24" E	32.3'
B	S 20°28'21" E	52.2'
C	S 69°58'01" W	83.5'
D	N 20°01'59" W	57.2'
TOTAL LAND AREA = 0.04 ACR.		

NOTE:
— INDICATES EXISTING CONTOURS
— INDICATES PROPOSED CONTOURS

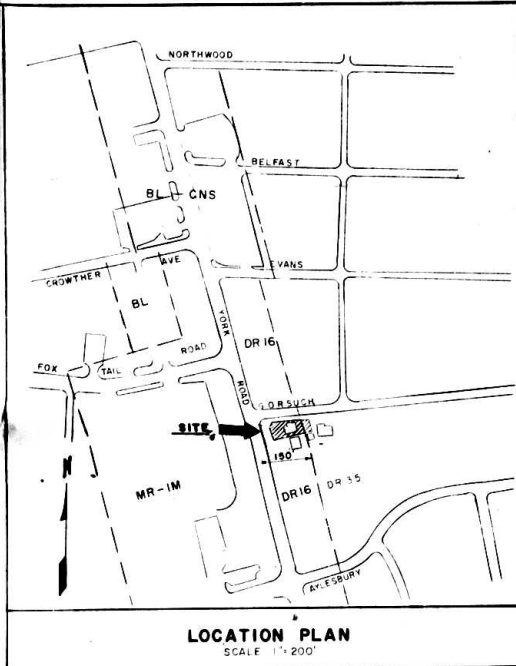
- NOTES: (SEE SPECIAL EXCEPTION CASE)
1. HIGH COMPACT SCREENING TO BE INSTALLED ALONG BEARINGS NO. 1 & 5
 2. ALL PARKING LOT CURBS TO BE 3' CONC.
 3. ANY SIGN THAT IS INSTALLED MUST BE MAXIMUM HEIGHT OF 6' A MAXIMUM SQUARE FOOTAGE OF 15' SQ. FT., AND SHALL BE NON-ILLUMINATED
 4. THE PRESENT STRUCTURE MUST BE UTILIZED WITH NO RIGHT OF EXPANSION OF THE 50 FOOTAGE WITHOUT A PUBLIC HEARING
 5. THE USE SHALL BE FOR GEN. OFFICES; MEDICAL OR DENTAL OFFICES TO BE PROHIBITED
 6. UTILIZATION OF THE SPECIAL EXCEPTION SHALL BE WITHIN TWO YEARS FROM THE DATE OF THIS ORDER.

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL HEARING

FOR BUSINESS PARKING MANEUVERING AREA IN DR 3.5
SCALE 1"=20'

N°1911 YORK ROAD

- NOTES: (TOTAL WATERSHIP)
1. ELECTION DIST NO. 8
 2. EXISTING ZONING - MR-1M SPECIAL EXCEPTION B OR 3.5
 3. PROPOSED ZONING - MR-1M SPECIAL EXCEPTION B OR 3.5
 4. EXISTING USE - OFFICES
 5. PROPOSED USE - OFFICES
 6. AREA OF PROP. - 0.15 AC.
 7. AREA OF PROPOSED OFFICES
a. BASEMENT - 1083 sq. ft.
b. 1st FLOOR - 1083 sq. ft.
c. 2nd FLOOR - 1083 sq. ft.
TOTAL - 3249 sq. ft.
 8. PARKING SPACES REQUIRED
a. BASEMENT - 1083/500 = 3.6
b. 1st FLOOR - 1083/500 = 2.2
c. 2nd FLOOR - 1083/500 = 2.2
TOTAL - 8
 9. PARKING SPACES PROVIDED - 70 SPACES EXISTING (SEE CASE NO. 176-256-XA)
40 SPACES PROPOSED FOR SPECIAL HEARING
110 SPACES PROVIDED FOR TOTAL OWNERSHIP



LOCATION PLAN
SCALE 1"=200'

- SECTION 409 NOTES:
1. ONLY PASSENGER VEHICLES, EXCLUDING BUSES MAY USE THE PARKING AREA
 2. NO LOADING SERVICE OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED
 3. NO LIGHTING TO BE PROVIDED
 4. PARKING AREA ONLY TO BE USED DURING THE HOURS OF 8:00 A.M. THROUGH 9:00 P.M.

EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR ROAD / BALTIMORE, MD. 21236
(301) 688-1501

John Maiste
and March 9, 1990

