

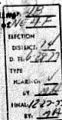
PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, G-3 Properties, legal owner of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.2 (b) 6 (Off-Street Parking) of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

hardship and practical difficulty in that additional parking spaces cannot be provided because of the location of the existing building in relation to the property lines of the site; and the existing grades to the rear of the site are such that additional spaces cannot be provided without building a retaining wall at great expense to the owner in relation to the number of spaces that could be provided.

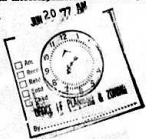
See attached description



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

Contract purchaser: G-3 Properties, William N. Gill, Partner, Legal Owner, Address: 6701 Belair Road, Baltimore, Md. 21206
Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of June, 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 and Planning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 25th day of July, 1977, at 1:00 o'clock.



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 20th day of June, 1977. Filing Fee \$ 25.00 Received X check _____ Cash _____ Other _____

S. Eric DiNenna,
Zoning Commissioner

Petitioner: G-3 Properties Submitted by: William N. Gill
Petitioner's Attorney: _____ Reviewed by: _____

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

RE: PETITION FOR VARIANCE from Section 409.2(b)6 of the Baltimore County Zoning Regulations SW corner of Kenwood Avenue and Corkley Road 14th District
G-3 Properties, Petitioners
BEFORE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY
No. 78-15-A

OPINION

This case comes before the Board on an appeal by the People's Counsel from the decision of the Zoning Commissioner. The petition is a request for a parking variance from Section 409.2(b)6 of the Baltimore County Zoning Regulations. The subject property is located on the southwest corner of Kenwood Avenue and Corkley Road, in the Fourteenth Election District of Baltimore County. In order to allow an additional 1870 square feet of improved area to be added to the subject site, the Petitioner seeks a variance from the required twenty-six (26) parking spaces to fifteen (15) parking spaces.

A statement of facts was stipulated by the parties. The Board has reviewed same and the file in the subject case, including a detailed plat of the subject property prepared in June of 1977 by the MCA Engineering Corporation. After such review and reflections by the Board of the arguments and comments of the People's Counsel, the Board is satisfied that the Petitioner has evidenced sufficient practical difficulty due to the physical factors incident in this matter. In the mind of the Board, the granting of this variance will not adversely affect the general welfare and safety of the community provided the use and occupancy of the subject property is restricted.

Therefore, for the reasons set out above, the Board shall grant the requested variance subject to a restriction set out in the following Order.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 3rd day of November, 1977, by the County Board of Appeals, ORDERED that the variance petitioned for to permit fifteen (15) parking spaces instead of the required twenty-six (26) parking spaces, be and the same is hereby GRANTED, subject to the following restriction:

G-3 Properties - 78-15-A

The variance herein granted shall be applicable only to the present structure and to the additions thereto as shown on Petitioner's site plan dated June, 1977, enumerated MCA - J.O. #77086, and only so long as the use occupancy of the stores on said property was not include a restaurant operation in which patrons are seated for meals. Any future use of the subject property for such restaurant purposes will void the existing variance and, therefore, will be illegal.

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. Baker, Jr., Chairman
Robert L. Gilman

William T. Hackett
William T. Hackett

RE: PETITION FOR VARIANCE SW/corner of Kenwood Ave. and Corkley Rd., 14th District
G-3 PROPERTIES, Petitioners
BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Case No. 78-15-A

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. Kauntz, Jr.
Charles E. Kauntz, Jr.,
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 13th day of July, 1977, a copy of the foregoing Order was mailed to Mr. William N. Gill, Partner, G-3 Properties, 6701 Belair Road, Baltimore, Maryland 21206, Petitioners.

John W. Heslian, III
John W. Heslian, III



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: July 21, 1977
FROM: Leslie H. Graef, Director of Planning
SUBJECT: Petition #78-15-A. Petition for Variance for Off-Street Parking. Southwest corner of Kenwood Avenue and Corkley Road. Petitioner - G-3 Properties, William N. Gill, Partner

14th District

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

This office agrees with the Department of Traffic Engineering's comments as to the need for curbing and sidewalks. Further, the granting of the requested parking variance and the subsequent exposure of this facility may generate parking needs that can no longer be accommodated on site.

Leslie H. Graef
Leslie H. Graef
Director of Planning

LHGJG:rw

July 26, 1977

Mr. William N. Gill
G-3 Properties
6701 Belair Road
Baltimore, Maryland 21206

RE: Petition for Variance SW/corner of Kenwood Avenue and Corkley Road - 14th Election District
G-3 Properties - Petitioner
NO. 78-15-A (Item No. 9)

Dear Mr. Gill:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED:eri

Attachments

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

G-3 PROPERTIES
6701 BELAIR ROAD
BALTIMORE, MARYLAND 21206

November 22, 1977

Baltimore County
Office of Planning & Zoning
Towson, Maryland 21204

Attn: Mr. Eric S. DiNenna

Re: Building Permit Application #96679

Dear Mr. DiNenna:

We have an application with the County for Building Permit #96679 which has been processed to the point of awaiting for zoning approval. We realize that the final order from the County Board of Appeals will not expire until December 15 and that until that time someone could appeal this order.

By virtue of this letter, I am requesting that you allow the building permit to be issued immediately. G-3 Properties will accept all liability and responsibility for any work which may occur prior to the expiration of that appeal date and will hold the County harmless should work occur and expenses be incurred should someone subsequently appeal this order.

Your cooperation in this matter will be greatly appreciated.

Very truly yours,

G-3 PROPERTIES

William N. Gill
William N. Gill
Partner

WG/cjj

ORDER RECEIVED FOR FILING

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 this strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner.

the above Variance should be had, and it further appearing that by reason of the fact that the Variance requested does not adversely affect the health, safety, and general welfare of the community, the Variance to permit 15 off-street parking spaces in lieu of the required 26 parking spaces should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of July, 1977, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

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

the above Variance should NOT BE GRANTED.

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

Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCE
SW corner of Kenwood Ave. and
Corkley Rd., 14th District
G-3 PROPERTIES, Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 78-15-A

ORDER FOR APPEAL

Mr. Commissioners:

Please note: on Appeal from your decision in the above-entitled matter, under date of July 26, 1977, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

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

Charles E. Kountz, Jr.
Charles E. Kountz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
674-2188

I HEREBY CERTIFY that on this 22nd day of August, 1977, a copy of the foregoing Order was mailed to Mr. William N. Gill, Partner, G-3 Properties, 6701 Belair Road, Baltimore, Maryland 21206, Petitioners.

John W. Heslin, III
John W. Heslin, III



BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 51822
DATE: June 30, 1977, ACCOUNT: 01-662
AMOUNT: \$25.00
RECEIVED FROM: M.C.M.C., Corp., 232 Cockeysville Rd., Cockeysville, Md. 21030
FOR: Petition for Variance for G-3 Properties 778-15-A
388 ATTAL 1 250 CNE
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 51896
DATE: August 22, 1977, ACCOUNT: 01-662
AMOUNT: \$40.00
RECEIVED FROM: Balto. Co. Movement Account
FOR: Court of Appeal by John W. Heslin, III, People's Counsel, G-3 Properties, Petitioners 778-15-A
400 CNE
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 51853
DATE: July 25, 1977, ACCOUNT: 01-662
AMOUNT: \$52.25
RECEIVED FROM: Lloyd B. Gill, et al 3-4-111 Properties, 232 Cockeysville Rd., Cockeysville, Md. 21030
FOR: Advertising and posting of property for G-3 Properties 778-15-A
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
G-3 Properties
Mr. Wm. N. Gill
6701 Belair Rd.
Baltimore, Md. 21206
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204
Item # 9
Your Petition has been received and accepted for filing this 20th day of June, 1977.
John W. Heslin, III
Zoning Commissioner
Petitioner: G-3 Properties
Petitioner's Attorney: Reviewed by: Nicholas S. Commodari
Chairman, Zoning Plans Advisory Committee
MCA Engineering Corp.
1020 Crowell Bridge Rd.
Baltimore, Maryland 21204

MCA
MCA ENGINEERING CORPORATION
CONSULTING
ENGINEERS
1020 Crowell Bridge Road, Baltimore, Maryland 21204 Tel. (410) 832-0900
Cable address: 'MCAENG'

To contact the writer direct call
(301) 321-

DESCRIPTION

0.47 ACRE PARCEL, SOUTHWEST CORNER OF KENWOOD AVENUE AND CORKLEY AVENUE, FOURTEENTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for Parking Variance.

Beginning for the same at the intersection of the south side of Corkley Avenue and the west side of Kenwood Avenue, running thence binding on the west side of said Kenwood Avenue two courses: (1) S 01° 49' W 85.83 feet, and (2) S 39° 04' E 14.85 feet, thence two courses: (3) S 55° 53' W 144.98 feet, and (4) N 16° 20' W 180.10 feet to a point on the south side of said Corkley Avenue, and thence binding thereon, (5) N 88° 08' E 164.25 feet to the place of beginning.

Containing 0.47 of an acre of land, more or less.

HGW:mpe

J.O. 1-77086
W.O. 17659-C

June 3, 1977



A Division of Walter Kilde & Company, Inc.

PETITION FOR VARIANCE
G-3 PROPERTIES
SW CORNER OF KENWOOD AVENUE AND CORKLEY AVENUE, FOURTEENTH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.
This Description is for Parking Variance.
Beginning for the same at the intersection of the south side of Corkley Avenue and the west side of Kenwood Avenue, running thence binding on the west side of said Kenwood Avenue two courses: (1) S 01° 49' W 85.83 feet, and (2) S 39° 04' E 14.85 feet, thence two courses: (3) S 55° 53' W 144.98 feet, and (4) N 16° 20' W 180.10 feet to a point on the south side of said Corkley Avenue, and thence binding thereon, (5) N 88° 08' E 164.25 feet to the place of beginning.
Containing 0.47 of an acre of land, more or less.

OFFICE OF THE TIMES
TOWSON, MD. 21204 July 7 1977
THIS IS TO CERTIFY that the annexed advertisement of Petition for Variance - G-3 Properties was inserted in the following:
☐ Catonsville Times
☐ Dundalk Times
☐ Essex Times
☐ Suburban Times East
☐ Towson Times
☐ Arbutus Times
☐ Community Times
☐ Suburban Times West
weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks before the 8th day of July, 1977, that is to say, the same was inserted in the issues of July 7, 1977

STROMBERG PUBLICATIONS, INC.
By: Edith Banger

Appeal -
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 14th
Posted for: G-3 Properties
Location of property: SW corner of Kenwood Ave. & Corkley Rd.
Location of Signs: 1 sign posted in window of store above property, Corkley Rd.
Remarks: None
Posted by: Mark H. New
Date of return: 8-21-77

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
District: 14th
Posted for: Heavy Monday July 28, 1977, 8:15 A.M.
Petitioner: G-3 Properties
Location of property: SW corner of Kenwood Ave. & Corkley Rd.
Location of Signs: 1 sign posted in window of store above property, Corkley Rd.
Remarks: None
Posted by: Mark H. New
Date of return: 7-25-77

CERTIFICATE OF PUBLICATION
TOWSON, MD. July 7, 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., once a week on one time successive weeks before the 25th day of July, 1977, the same publication appearing on the 7th day of July, 1977.
L. Frank Hunter
Manager
Cost of Advertisement, \$



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

STEPHEN E. COLLINS
DIRECTOR

July 22, 1977

Mr. Eric S. DiNenna
1st Floor
County Office Building
Towson, Maryland 21204

Re: Item 9 -SAC- July 5, 1977
Property Owner: G 3 Properties
Location: SW/C Kenwood Ave. & Corkley Ave.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Variance to permit 15 parking spaces in lieu of the required 26 spaces.
Acres: 0.47
District: 4th

Dear Mr. DiNenna:

The requested variance to parking can be expected to cause problems in the area since a carry-out restaurant is a high user of parking.

The plan should be revised to show the following items:

1. Curb and gutter separating the site from the street.
2. A standard commercial entrance opposite the existing entrance on Kenwood Ave.
3. Sidewalks along the frontage of the site.

Sincerely,

Michael S. Flaxman
Associate Traffic Engineer

MSF/11

THORNTON M. MOURING, P.E.
DIRECTOR

July 29, 1977

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

Re: Item 9 (1977-1978)
Property Owner: G 3 Properties
S.W. cor. Kenwood Ave. & Corkley Ave.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Variance to permit 15 parking spaces in lieu of the required 26 spaces.
Acres: 0.47 District: 4th

Dear Mr. DiNenna:

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

Highways:

Kenwood Avenue and Corkley Avenue, existing County roads, are proposed to be improved in the future as 40-foot and 30-foot closed section roadways on 60-foot and 50-foot right-of-way, respectively. Highway right-of-way widenings, including a fillet area for sight distance at the intersection and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

The construction of required concrete sidewalks, curbs and gutters, entrances, aprons, etc. will be the full responsibility of the Petitioner.

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 would 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 Drainage:

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

78-15

Item 9 (1977-1978)
Property Owner: G 3 Properties
Page 1
July 29, 1977Storm Drainage: (Cont'd)

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 and Sanitary Sewer:

Public water supply and sanitary sewerage are serving this property.

Very truly yours,

ELIZABETH N. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:PM:ras

CC: J. Somers

1-W Key Sheet
15 WE 21 Rev. Sheet
WE 4 P Topo
19 Tax Map

78-15-4

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

July 26, 1977

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

Dear Mr. DiNenna:

Comments on Item #9, Zoning Advisory Committee Meeting, July 5, 1977, are as follows:

Property Owner: G 3 Properties
Location: SW/C Kenwood Ave. & Corkley Ave.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Variance to permit 15 parking spaces in lieu of the required 26 spaces.
Acres: 0.47
District: 4th

Metropolitan sewer and water are available.

If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval prior to construction.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TDD/KS/thd

cc: V. Gashill

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 #9, Zoning Advisory Committee Meeting, July 5, 1977, are as follows:

Property Owner: G 3 Properties
Location: SW/C Kenwood Avenue and Corkley Avenue
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Variance to permit 15 parking spaces in lieu of the required 26 spaces.
Acres: 0.47
District: 4th

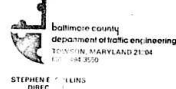
This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this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

Curb and channelization must be provided in accordance with County standards.

Screening is required where the parking area: are across the street or adjacent to residential premises.

Very truly yours,

John L. Wimbley
Planner III
Project and Development Planning

STEPHEN E. COLLINS
DIRECTOR

July 22, 1977

Mr. Eric S. DiNenna
1st Floor
County Office Building
Towson, Maryland 21204

Re: Item 9 -SAC- July 5, 1977
Property Owner: G 3 Properties
Location: SW/C Kenwood Ave. & Corkley Ave.
Existing Zoning: B.L.-C.N.S.
Proposed Zoning: Variance to permit 15 parking spaces in lieu of the required 26 spaces.
Acres: 0.47
District: 4th

Dear Mr. DiNenna:

The requested variance to parking can be expected to cause problems in the area since a carry-out restaurant is a high user of parking.

The plan should be revised to show the following items:

1. Curb and gutter separating the site from the street.
2. A standard commercial entrance opposite the existing entrance on Kenwood Ave.
3. Sidewalks along the frontage of the site.

Sincerely,

Michael S. Flaxman
Associate Traffic Engineer

MSF/11

Paul H. Reinke
ChairOffice of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204Attention: Mr. Nicholas Comodari, Chairman
Zoning Advisory Committee

Re: Property Owner: G 3 Properties
Location: SW/C Kenwood Ave. & Corkley Ave.

Item No. 9 Zoning Agenda July 5, 1977

Gentlemen:

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

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

Approved: Planning Group
Special Inspection Division

Noted and Approved: Acting, Deputy Chief
Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: July 8, 1977

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

Z.A.C. Meeting of: July 5, 1977

RE: Item No: 9
Property Owner: G 3 Properties
Location: SW/C Kenwood Ave. & Corkley Ave.
Present Zoning: B.L.-C.N.S.
Proposed Zoning: Variance to permit 15 parking spaces in
lieu of the required 26 spaces.

District: 14th
No. Acres: 0.47

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,



W. Nick Petrovich,
Field Representative

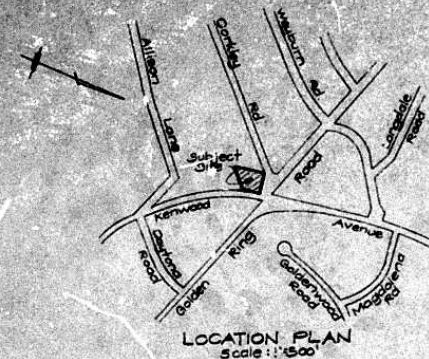
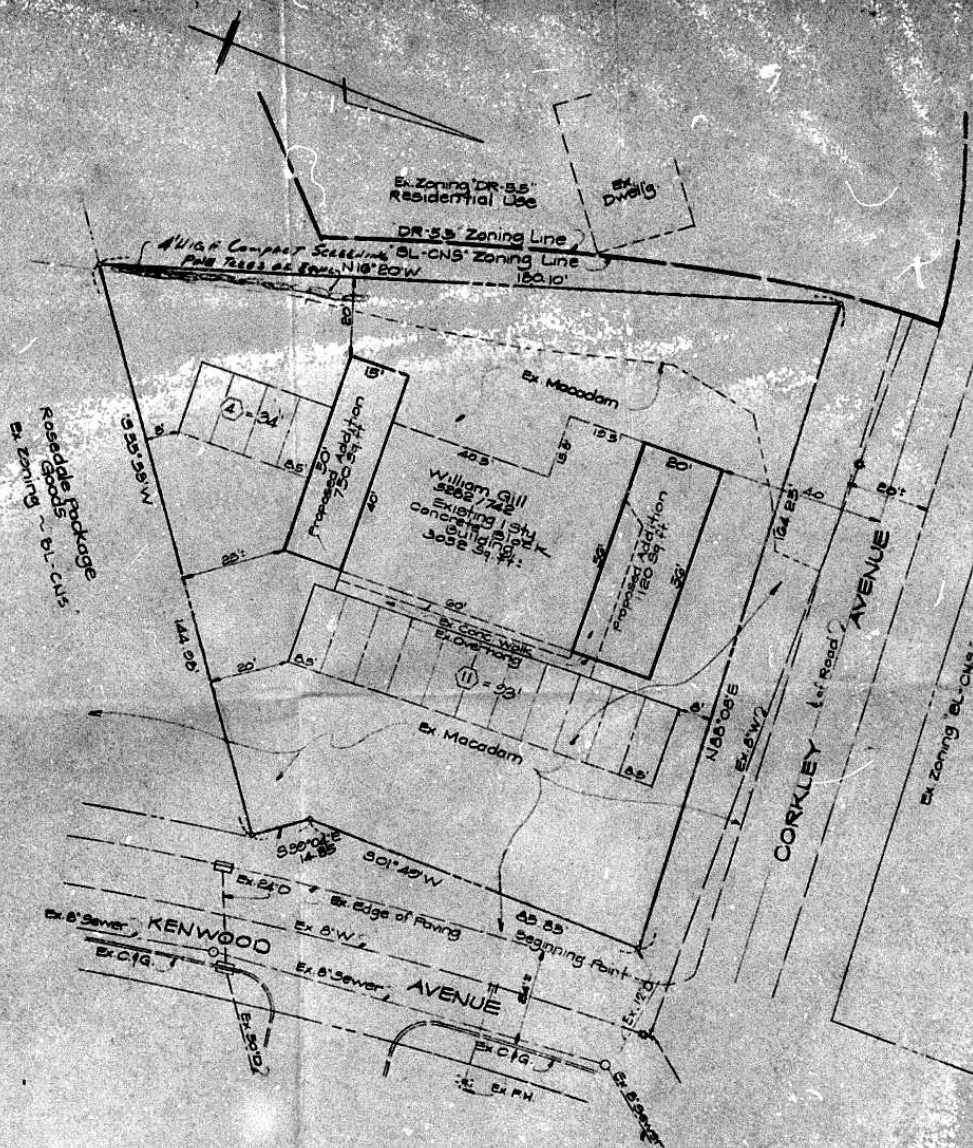
NNP/bp

JOSEPH N. MCGOWAN, PRESIDENT
T. SAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS H. BO. SARIS

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUS
ROGER B. HAYDEN

ROBERT Y. DUBEL, SUPERINTENDENT

ALVIN LORLOCK
MRS. MILTON R. SMITH, JR.
RICHARD W. TRACEY, D.V.M.



GENERAL NOTES

1. Area of Tract = 0.47 Ac.
2. Existing Zoning of Tract = "BL-CNS"
3. Existing Use of Tract = Carry Out & Pottery Store
4. Off-Street parking data
 - A. Area of Existing Building = 3052 sq. ft. (Carry Out - no tables & Pottery Store)
 - B. Proposed Addition = 1870 sq. ft.
 - C. Required parking for existing store = 3052 sq. ft. (1/200) = 15 P.S.
 - D. Required parking for Proposed Addition = 1870 sq. ft. (1/200) = 10 P.S.
 - E. Total required parking = 25 P.S.
 - F. Number of parking spaces shown = 15 P.S.
5. Parking Variance for 10 Parking Spaces granted November 3, 1977 Case # 7615A
6. Site is located in the Potters Run Watershed.
7. Public Sewer and Water Existing.
8. No requirement for sedimentation or storm water Management Control.
9. Board of Appeal Approval does not permit any sit down restaurant. Any such operation will automatically rescind approval granted by the order.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE 11-30-77
78-15



SITE PLAN TO ACCOMPANY BUILDING PERMIT APPLICATION "3G" PROPERTIES

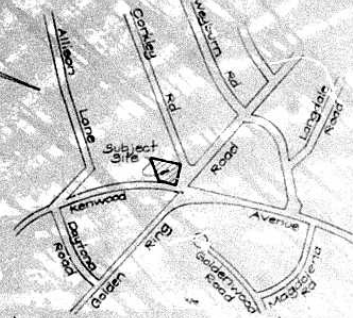
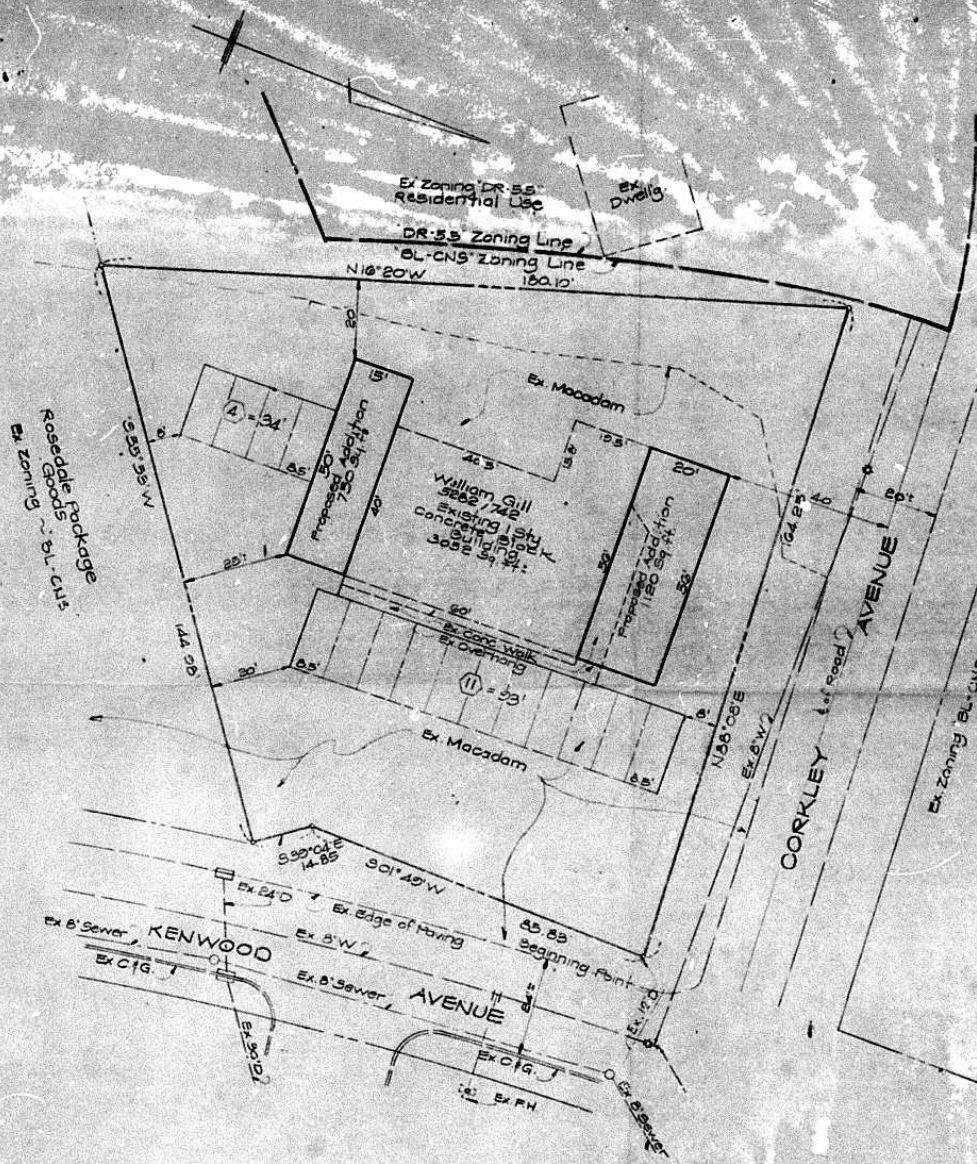
Election District #14
Scale: 1" = 20'
Baltimore County, Md.
November 6, 1977
Rev. Nov. 26, 1977

CONTRACTOR & DEVELOPER
MCMC CORPORATION
232 Cockeysville Rd.
Cockeysville, Md. 21030

MCA
ENGINEERING CORP.
1000 E. JONES RD.
BALTIMORE, MD. 21206

[Signature]

J.O. # 77086



LOCATION PLAN
Scale: 1"=500'

GENERAL NOTES

1. Area of Tract = 0.47AC
2. Existing Zoning of Tract = BL-CNS
3. Existing Use of Tract = Carry Out & Pottery Store
4. Off-Street parking data
 - A. Area of Existing Building = 3052 Sq. ft. (Carry Out - no tables & Pottery Store)
 - B. Proposed Addition = 1870 Sq. ft.
 - C. Required parking for existing store 3052 @ (1/200) = 15 P.S.
 - D. Required parking for Proposed Addition 1870 @ (1/200) = 10 P.S.
 - E. Total required parking = 25 P.S.
 - F. Number of parking spaces shown = 15 P.S.
5. Petitioner is requesting a variance to Section 403.2(b) of the Zoning Code to permit a total of 15 Parking Spaces instead of the required 25 Spaces. (A variance of 11 Spaces)
6. Site is located in the Stemmers Run Watershed.

MAP	1/17
ELECTION	1/17
DS-101	1/17
D.T.	1/17
TIP	1/17
H.A.C.	1/17
1944/2-17-77	1/17
BY	1/17

**PLAT TO ACCOMPANY PETITION
FOR
PARKING VARIANCE**

Election District #14
Scale: 1"=20'

Baltimore County, Md
June 1977



MCA
MCA ENGINEERING CORP.
1030 CUTHBERT AVE. #200
BALTIMORE, MD. 21204



J.O. # 77086