

78-19-A #256 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Stewart P. Jung, Sr.
 I, or we, the undersigned, being the 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, do hereby petition for a Variance from Section 1802.2C1 to permit a side setback of 20 feet instead of the required 25 feet and a rear yard setback of 20 feet instead of the required 30 feet and 1801.2C2 to permit a side setback from center side of 25.5 feet instead of required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County for the following reasons: (Indicate hardship or practical difficulty)

Undersized lot of 61.0 feet in old subdivision is not wide enough to meet present also yard zoning setbacks, also 60.4 feet deep east property line will not allow present rear yard setback.

see attached description

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

Contract purchaser: Helene M. Jung
 Address: 2613 Matthews Drive, Baltimore, Maryland 21234
 Petitioner's Attorney: _____
 Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 11th 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 Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of August, 1977, at 10:45 o'clock.

Stewart P. Jung, Sr.
 Helene M. Jung
 Zoning Commissioner of Baltimore County
 (over)

RE: PETITION FOR VARIANCE
 SE/S of Philadelphia Ave. 190' SW of Patapsco Ave., 15th District
 OF BALTIMORE COUNTY
 STEWART P. JUNG, SR., et ux, Petitioners
 Case No. 78-19-A

ORDER TO ENTER APPEARANCE

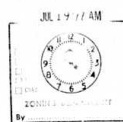
Mr. Commissioner:

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. Kuntz, Jr.
 Charles E. Kuntz, Jr.
 Deputy People's Counsel
 John W. Hession, III
 People's Counsel
 County Office Building
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 19th day of July, 1977, a copy of the foregoing Order was mailed to Mr. and Mrs. Stewart P. Jung, Sr., 2613 Matthews Drive, Baltimore, Maryland 21234, Petitioners.

John W. Hession, III



August 9, 1977

Mr. & Mrs. Stewart P. Jung, Sr.
 2613 Matthews Drive
 Baltimore, Maryland 21234

RE: Petition for Variances
 SE/S Philadelphia Avenue, 190' SW of Patapsco Avenue - 15th Election District
 Stewart P. Jung, Sr., et ux - Petitioners
 NO. 78-19-A (Item No. 256)

Dear Mr. & Mrs. Jung:

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

Very truly yours,

S. ERIC DI NENNO
 Zoning Commissioner

SED/mc

Attachments

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

All that parcel of land in the fourteenth district of Baltimore County located on the southeast side of Philadelphia Avenue, one hundred ninety feet southwest of Patapsco Avenue being known as lot nos. 65 & 66 shown on the plat of Chesaco Park Plan "A" recorded among the land records of Baltimore County in Liber 6 folio 164.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner
 FROM: Leslie H. Groff, Director of Planning
 SUBJECT: Petition 78-19-A. Petition for Variance for Side Street Setback and Centerline of the Street and a Rear Yard Southeast side of Philadelphia Avenue 190 feet southwest of Patapsco Avenue Petitioner - Stewart P. Jung, Sr. and Helene M. Jung 14th District

HEARING: Monday, August 1, 1977 (10:45 A.M.)

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

Leslie H. Groff
 Director of Planning

LHG:JGH:rw

baltimore county
 department of public engineering
 TOWSON, MARYLAND 21204
 (410) 494-3550
 STEPHEN E. COLLINS
 DIRECTOR

July 27, 1977

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

Re: Item 256 - ZAC - June 14, 1977
 Property Owner: Stewart P. & Helene M. Jung
 Location: SE/S Philadelphia Rd. 190' SW Patapsco Ave.
 Existing Zoning: D.W. 5.5
 Proposed Zoning: Variance to permit a side setback of 13' in lieu of the required 25' and a rear setback of 20' in lieu of the required 30' and a side setback from the center of the street of 25.5' in lieu of the required 50'.
 Acres: 0.137
 District: 14th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variances to the side and rear setbacks.

Sincerely,
 Michael S. Flanigan
 Associate Traffic Engineer

MMF/jlf

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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

July 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 #256, Zoning Advisory Committee Meeting, June 14, 1977, are as follows:

Property Owner: Stewart P. and Helene M. Jung
 Location: SE/S Philadelphia Road 190' SW Patapsco Avenue
 Existing Zoning: D.R.5.5
 Proposed Zoning: Variance to permit a side setback of 13' in lieu of the required 25' and a rear setback of 20' in lieu of the required 30' and a side setback from the center of the street of 25.5' in lieu of the required 50'.
 Acres: 0.137
 District: 14th

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

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

Very truly yours,

John L. Wimbley
 Planner III
 Project and Development Planning

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 that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioners

the above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community. Variance to permit a side street setback of 13 feet instead of the required 25 feet, a rear yard setback of 20 feet instead of the required 30 feet, and a setback from the center of a side street of 25.5 feet instead of the required 50 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of August, 1977, that the herein Petition for the aforementioned Variance should be and the same are GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works, 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

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

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 21, 1977

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

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

Mr. Stewart P. Jung, Sr.
Mrs. Helene M. Jung
2613 Mathews Drive
Baltimore, Maryland 21234

RE: Variance Petition
Item No. 256
Petitioner - Stewart Jung

Dear Mr. & Mrs. Jung:

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

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

This currently vacant property, zoned D.R. 5.5, is located on the southeast side of Philadelphia Road approximately 190 feet southwest of Patapsco Avenue in the 14th Election District. Adjacent properties are similarly zoned and consist of vacant land to the north across Patapsco Avenue, while dwellings exist to the southwest and southeast.

This Variance is necessitated by your proposal to construct a dwelling on this property in conflict with the required side and rear setbacks in this zoning classification. As indicated in the comments of the Bureau of Engineering, the 25 foot right-of-way

Mr. Stewart P. Jung
Page 2
Item No. 256
July 21, 1977

indicated on the submitted site plan is not proposed to be improved as a public street. In order to avoid any questions as to whether this is or is not a corner lot, this has been advertised as requesting a 13 foot "side street" setback in lieu of the required 25 feet.

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
Chairman
Zoning Plans Advisory Committee

NBC:rf

Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

July 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 #256, Zoning Advisory Committee Meeting, June 18, 1977, are as follows:
Property Owner: Stewart P. & Helene M. Jung
Location: SE/S Philadelphia Rd. 190' SW Patapsco Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 13' in lieu of the required 25' and a rear setback of 20' in lieu of the required 30' and a side setback from the center of the street of 25.5' in lieu of the required 50'.
Acre: 0.137
District: 14th

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

Very truly yours,
Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD-KAS:pb

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

June 22, 1977

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

Re: Item #256 (1976-1977)
Property Owner: Stewart P. & Helene M. Jung
S/S Philadelphia Ave. 190' S/W Patapsco Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 13' in lieu of the required 25' and a rear setback of 20' in lieu of the required 30' and a side setback from the center of the street of 25.5' in lieu of the required 50'.
Acre: 0.137 District: 14th

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

Philadelphia Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a minimum 50-foot right-of-way (50 feet in the vicinity of this property).

The indicated 25-foot right-of-way is not proposed to be improved as a public road. It is the responsibility of the Petitioner to ascertain and clarify his rights therein.

Sediment Control

Development of this property through striping, 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 striping of top soil.

Storm Drainage

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

Item #256 (1976-1977)
Property Owner: Stewart P. & Helene M. Jung
Page 2
June 22, 1977

Water

Public water supply can be made available to serve this property by construction of a water main extension (approximately 270 feet) from the existing 12-inch water main in Patapsco Avenue (See Drawing #49-0371, File 3).

Sanitary Sewer

The indicated "16-inch water" is, in fact, an existing 16-inch sanitary sewage force main (See Drawing #67-0388, File 1).

There is also an existing 12-inch public gravity sanitary sewer in Philadelphia Avenue, See Drawing #67-0982, File 1).

Very truly yours,

Donald V. Tucker, P.E.
DONALD V. TUCKER, P.E.
Acting Chief, Bureau of Engineering

DWT:RAN:PMH:us

CC: Jack Loon

1-SW Key Sheet
5 SE 23 Pos. Sheet
NE 2 F Topo
36 Top Map

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
Chief

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

Attention: Nicholas B. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Stewart P. & Helene M. Jung

Location: SE/S Philadelphia Rd. 190' SW Patapsco Ave.

Item No. 256

Zoning Agenda June 14, 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 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 _____
_____ 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. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: *George W. Waggett*
George W. Waggett
Special Inspection Division
Fire Prevention Bureau

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 434-3610

JOHN D. SEFFERT
DIRECTOR

June 14, 1977

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

Dear Mr. DiNenna:

Comments on Item #256 Zoning Advisory Committee Meeting, June 14, 1977 are as follows:

Property Owner: Stewart P. & Helene M. Jung
Location: SE/S Philadelphia Rd. 190' S/W Patapsco Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 13' in lieu of the required 25' and a rear setback of 20' in lieu of the required 30' and a side setback from the center of the street of 25.5' in lieu of the required 50'.
Area: 0.137
District: 14th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.C.A.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin.
- ☒ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☐ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 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
Charles E. Burnham
Plans Review Chief
CDB:rrj CEB

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: June 9, 1977

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

Z.A.C. Meeting of: June 14, 1977

RE: Item No: 256
Property Owner: Stewart P. & Helene M. Jung
Location: SE/S Philadelphia Rd. 190' SW Patapsco Ave.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 13' in lieu of the required 25' and a rear setback of 20' in lieu of the required 30' and a side setback from the center of the street of 25.5' in lieu of the required 50'.

District: 14th
No. Acres: 0.137

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

KSP/bp

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. ROTARIUS

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

ROBERT T. EUBEL, SUPERINTENDENT

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

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

77-19-A

District: 150
Date of Posting: 7-16-77
Posted for: Hearing Monday, Aug 1, 1977 @ 10:45 A.M.
Petitioner: Stewart P. Jung, Sr.
Location of property: SE 1/2 of Phila. on 190' SW of Patapsco Ave.
Location of Sign: 1 sign posted approx. 190' on SE 1/2 of Phila. on
Remarks: Copy Phila. on
Posted by: Mark H. Hines
Date of return: 7/21/77

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
4th. Stewart P. Jung, Sr.
12001. Helene M. Jung
2613 Matthews Drive
Baltimore, Maryland 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 14th day of June 1977.

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner: Stewart P. & Helene M. Jung

Petitioner's Attorney

Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari,
Planning & Zoning
Associate III

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 15th day of
June 1977 Filing Fee \$ 25.00 Received Check
Cash
Other

Helene Jung
S. Eric DiNenna,
Zoning Commissioner
Petitioner: *Stewart Jung* Submitted by *Stewart Jung*
Petitioner's Attorney Reviewed by *Plaza Little*

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 51828

DATE July 8, 1977 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED Stewart P. Jung, Sr., 2613 Matthews Drive
Baltimore, Md. 21204
FOR Petition Fee Variance
#78-19-A

10096 JUL 8 25.00 NSC

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 51860

DATE July 29, 1977 ACCOUNT 01-662

AMOUNT \$16.50

RECEIVED Stewart P. Jung, Sr., 2613 Matthews Drive,
Baltimore, Md. 21204
FOR Advertising and posting of property
#78-19-A

10090 JUL 29 16.50 NSC

VALIDATION OR SIGNATURE OF CASHIER

PETITION FOR A VARIANCE 14th DISTRICT

BONING Petition for Variance for Side Yard Setback and Cornering of the Street and a Rear Yard. LOCATION: Southwest side of Philadelphia Avenue, 190 feet south of Patapsco Avenue. DETERMINED BY: Planning & Zoning Department, August 1, 1977, at 10:00 A.M.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance from the Zoning Regulations of Baltimore County to permit a side yard setback of 13 feet instead of the required 25 feet and to permit a rear yard setback of 20 feet instead of the required 30 feet and to permit a side street of 25.5 feet instead of the required 50 feet.

The Zoning Regulations to be amended are: Section 1906.1.1.1 - Front Yard - 30 feet - Rear Yard - 30 feet. Section 1907.1.1.1 - Side Yard - 25 feet - Rear Yard - 30 feet.

All that parcel of land in the 14th District of Baltimore County located on the southwest side of Philadelphia Avenue, one hundred ninety feet south of Patapsco Avenue, being known as Lot No. 40 & 41 shown on the plat of Chesapeake Park, Plan P-100, filed among the Land Records of Baltimore County in Liber & Folio 100.

Being the property of Stewart P. Jung, Sr. and Helene M. Jung as joint tenants and heirs at law.

Public Hearing Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Md. By Order of S. ERIC DINENNA, Zoning Commissioner of Baltimore County July 14, 1977.

OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204 July 14 1977

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Stewart P. Jung, Sr. & Helene M. Jung, 190' SW of Patapsco Avenue, 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 15th day of July 1977, that is to say, the same was inserted in the issues of July 14, 1977.

STROMBERG PUBLICATIONS, INC.

BY *Edith Burger*

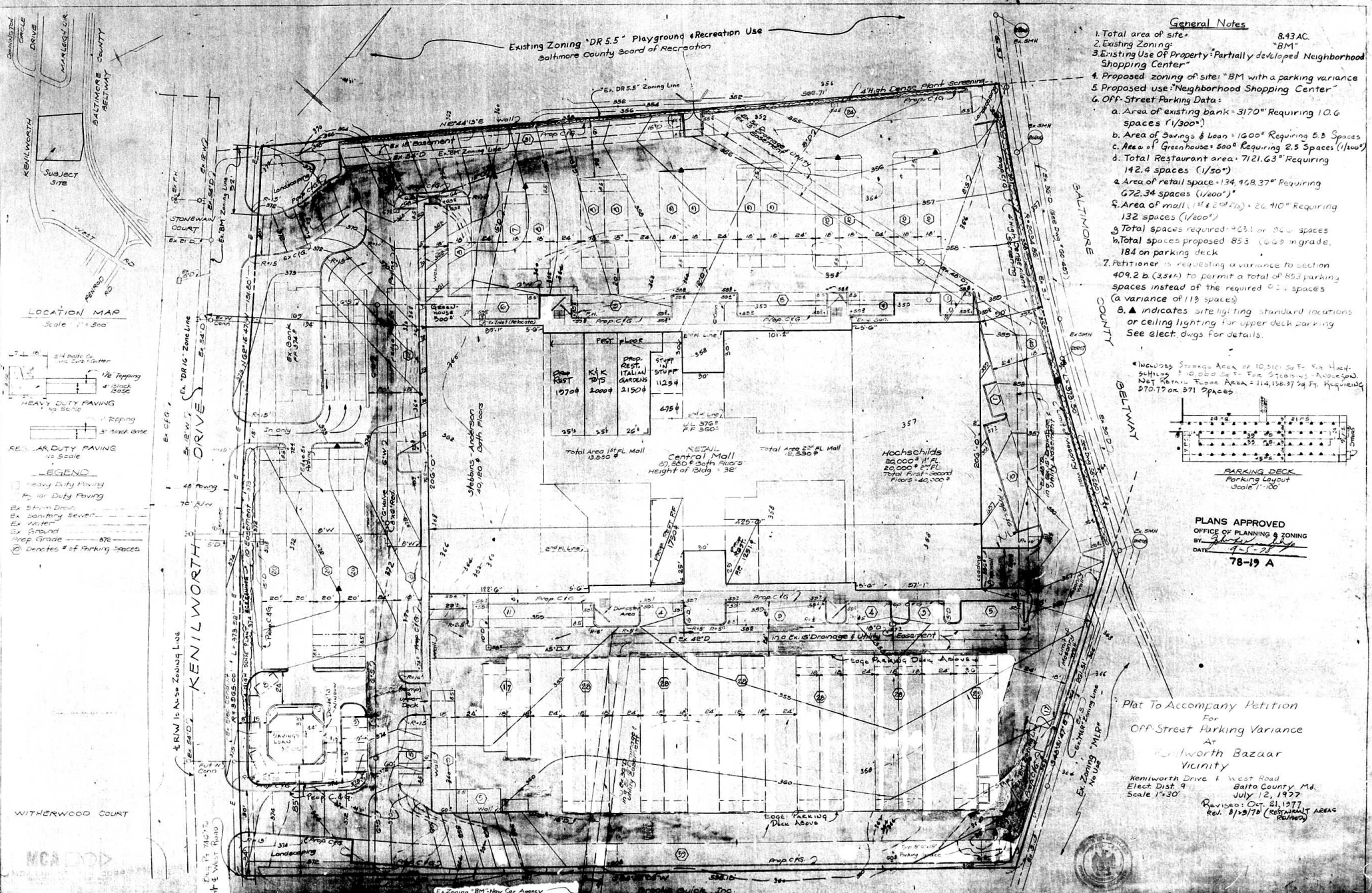
CERTIFICATE OF PUBLICATION

TOWSON, MD. July 14, 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 in each week for one successive weeks before the 15th day of August 1977, the first publication appearing on the 14th day of July 1977.

THE JEFFERSONIAN
L. Frank Sturges
Manager

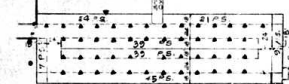
Cost of Advertisement \$



General Notes

1. Total area of site: 8,434 AC.
2. Existing Zoning: "B1"
3. Existing Use of Property: Partially developed Neighborhood Shopping Center
4. Proposed zoning of site: "BM with a parking variance."
5. Proposed use of Neighborhood Shopping Center
6. Off-Street Parking Data:
 - a. Area of existing bank: 3170' Requiring 106 spaces (1/300')
 - b. Area of Savings & Loan: 1600' Requiring 5.3 Spaces
 - c. Area of Greenhouse: 500' Requiring 2.5 Spaces (1/200')
 - d. Total Restaurant area: 7121.63' Requiring 142.4 spaces (1/50')
 - e. Area of retail space: 134,468.37' Requiring 672.34 spaces (1/200')
 - f. Area of mall (1/4 & 2/3) = 24,410' Requiring 132 spaces (1/200')
 - g. Total spaces required = 931 or 932 spaces
 - h. Total spaces proposed 853 (1663 in grade, 184 on parking deck)
7. Petitioner is requesting a variance to section 409.2 b (3.514) to permit a total of 853 parking spaces instead of the required 932 spaces (a variance of 113 spaces)
8. ▲ indicates sitelighting standard locations or ceiling lighting for upper deck parking
See elect. plans for details.

*INCLUDES STORAGE AREA OF 10,310 SQ FT. FOR HIGH-SHEDS & 10,000 SQ FT. FOR STEERING - ANDERSON.
NET RETAIL FLOOR AREA = 114,158.37 SQ FT. REQUIRING 570.79 OR 571 SPACES.



PARKING DECK
Parking Layout
Scale 1"=100'

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 9-5-78
78-19 A

Plat To Accompany Petition
For
Off-Street Parking Variance
At
Hornsworth Bazaar
Vicinity

Kentworth Drive & West Road
Elect. Dist. 9 Balto County Md.
Scale 1"=30' July 12, 1977
Revised: Oct. 21, 1977
Rev. 8/29/78 (RESTAURANT AREAS
REVISED)