

78-53-A 78-53-A **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, ZANYVL KRIEGER, 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)(1) to permit 124 spaces in lieu of the required 139.

See attached description. The following reasons indicate hardship or practical difficulty. The property described in the attached documents is not of sufficient size to accommodate the required 139 parking spaces, but will accommodate the 124 spaces shown on the plat. It is the experience of the tenant which proposes to construct and operate the restaurant on the property, based upon its operation of other restaurants of this size, that approximately 120 parking spaces is more than adequate to serve the needs of its customers and employees. Strict adherence to the applicable zoning regulation would cause practical difficulty and undue hardship on the applicant and its tenant in that the proposed restaurant would have to be redesigned to accommodate the extra parking places. Such a reduction in size might jeopardize the economic viability of the project. Because the amount of parking sought in this petition will be more than adequate to service the proposed restaurant, the granting of the variance would be in harmony with the spirit and intent of the offstreet parking regulations and would not be injurious to the public health, safety and general welfare.

Property is to be used and operated as provided in the 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 Zanyvl Krieger Legal Owner
Address 10 Light Street
Baltimore, Maryland 21202
J. Hardin Marion, Esquire
Petitioner's Attorney
Address 2300 Arlington Building
Baltimore, Maryland 21201

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of August, 1977, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of August, 1977, at 10:00 o'clock.

21st day of August, 1977, at 10:00 o'clock.
Zoning Commissioner of Baltimore County.
(over)

RE: PETITION FOR VARIANCE
N/S of Security Blvd., 190' E of
Belmont Ave., 1st District
ZANYVL KRIEGER, Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 78-53-A

ORDER TO ENTER APPEARANCE

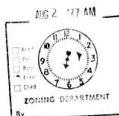
Mr. Commissioner:

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. Kountz, Jr.
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 2nd day of August, 1977, a copy of the foregoing Order was mailed to F. Vernon Booser, Esquire, 614 Bayview Avenue, Towson, Maryland 21204, Attorney for Petitioner.



COLUMBIA OFFICE
WALTER PAGE
Registered Surveyor
Phone 730-8000

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and
Landscape Architects
300 East Joppa Road
Room 101, Royal Building
Towson, Maryland 21204
Phone 838-8800

REL. AIR
L. GERALD WOLFF
Landscape Architect
Phone 838-0888

May 25, 1977

DESCRIPTION TO ACCOMPANY ZONING VARIANCE:

Beginning for the same at a point on the north side of Security Boulevard (150 feet wide) said point being distant easterly 190 feet from the point formed by the intersection of the north side of said Security Boulevard with the east side of Belmont Avenue (50 feet wide) thence along the north side of Security Boulevard the two following courses and distances vizi: (1) along a curve to the right having a radius of 4666.66 feet for an arc length of 55.05 feet (2) South 80 degrees 05 minutes 35 seconds East 143.67 feet thence North 03 degrees 59 minutes 51 seconds West 276.00 feet thence North 87 degrees 00 minutes 00 seconds West 84 feet more or less thence North 49 degrees 52 minutes 40 seconds West 150 feet to the east side of Belmont Avenue thence binding thereon the two following courses and distances vizi: (1) along a curve to the left having a radius of 330.00 feet for an arc length of 5.00 feet (2) North 40 degrees 07 minutes 20 seconds East 60.03 feet thence South 49 degrees 52 minutes 40 seconds East 102.94 feet thence South 05 degrees 03 minutes 35 seconds West 231.00 feet to the place of beginning.

Containing 1.21 Acres of land more or less.



Malcolm E. Hurd
Registered Surveyor #5095

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNeena, Zoning Commissioner Date: August 11, 1977

FROM: Leslie H. Graf, Director of Planning

SUBJECT: Petition 78-53-A, Petition for Variance to Off-Street Parking.
North side of Security Boulevard 190 feet East of Belmont Avenue
1st District
Petitioner - Zanyvl Krieger

HEARING: Wednesday, August 17, 1977 (1:00 P.M.)

This office shares the concerns expressed by the Department of Traffic Engineering's representative on the Zoning Advisory Committee. Further, in view of the adjacent, vacant, similarly-zoned parcels of land owned by the petitioner, this office feels to use the hardship necessitating the granting of a parking variance.

Leslie H. Graf
Director of Planning

LHG:JGH

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

J. Hardin Marion, Esquire County Office Building
2300 Arlington Building 111 W. Chesapeake Ave.
Baltimore, Maryland 21202 Towson, Maryland 21204

Item 6260

Your Petition has been received and accepted for filing this 21st day of June, 1977.

Eric DiNeena
Zoning Commissioner

Petitioner: Zanyvl Krieger
Petitioner's Attorney: J. Hardin Marion

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans Advisory Committee

Maryland Surveying & Engineering Co.
6707 White Stone Road
Baltimore, Maryland 21207

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

August 5, 1977

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

Nicholas B. Commodari
Chairman

MEMBERS:
BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE BOARD OF PLANNING
BUREAU OF FIRE PROTECTION
HEALTH DEPARTMENT
PROJECT PLANNING
PARKS & RECREATION
SCHOOL OF EDUCATION
ZONING ADMINISTRATION
RECREATION DEVELOPMENT

J. Hardin Marion, Esquire
2300 Arlington Building
Baltimore, Maryland 21201

RE: Variance Petition
Item No. 260
Petitioner - Zanyvl Krieger

Dear Mr. Marion:

The Zoning Plans Advisory Committee has reviewed the plan 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, located on the north side of Security Boulevard approximately 190 feet east of Belmont Avenue in the 1st Election District is part of an overall tract of land under the ownership of Zanyvl Krieger. This vacant parcel is currently zoned Business Major. The adjoining property to the west, was the subject of a zoning hearing, Case 77-2468, which was held on May 18, 1977. The purpose of the hearing was to obtain a C.N.S. District and a Special Exception for a service station. The B.N. zoned properties to the north and east consist of a vacant parcel and the Ramada Inn, respectively. To the northwest of the subject property, across Belmont Avenue is a proposed shopping center site.

J. Hardin Marion, Esquire
Page 2
Item No. 260
August 5, 1977

This Variance is necessitated by the proposal to build a one story restaurant on the subject property and the inability to provide the necessary 139 parking spaces. Instead, this site will accommodate 124 spaces.

Particular attention should be paid to the comments of the Office of Project and Development Planning. The owner of the overall tract must comply with the Subdivision Regulations.

This office has not as yet received comments from the Department of Traffic Engineering. These comments will be forwarded to you as soon as possible.

A revised overall site plan should be submitted prior to the scheduled hearing date.

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 20 nor more than 30 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

NICHOLAS B. COMMODARI,
Chairman,
Zoning Plans Advisory Committee

M'DIANA LITTE
Planning & Zoning Associate III

6707 White Stone Road
Baltimore, Maryland 21207

ENCLOSURE

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

the above Variance should be had, and it further appearing that by reason of

a Variance should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of 1977, that the herein Petition for a Variance should be and the same is granted, from and after the date of this order

Pursuant to the advertisement, posting of property and public hearing on the above Petition and it appearing that by reason of failure to show practical difficulty or unreasonable hardship, the Variance to permit 124 off-street parking spaces in lieu of the required 119 spaces should NOT BE GRANTED.

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.

ORDER RECEIVED FOR FILING

DATE August 30, 1977

BY [Signature]

August 30, 1977

J. Hardin Martin, Esquire
2300 Arlington Building
Baltimore, Maryland 21201

RE: Petition for Variance
N/S of Security Boulevard, 190'
E of Belmont Avenue - 1st Elec-
tion District
Zanyl Krieger - Petitioner
NO. 78-53-A (Item No. 260)

Dear Mr. Martin

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

Very truly yours,

[Signature]
GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM/ast

Attachments

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

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 28, 1977
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on the date of one time successive weeks before the 37th day of August, 1977, the 1977 publication appearing on the 28th day of July 1977.

THE JEFFERSONIAN,
[Signature]
Manager
Cost of Advertisement, \$

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

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

[Signature]
S. Eric Dinwiddie
Zoning Commissioner

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

1-SIGN 78-53-A

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 1st Date of Posting July 30, 1977
Posted for: PETITION FOR VARIANCE
Petitioner: ZANYL KRIEGER
Location of property: N/S of Security Blvd. 190' E of Belmont Ave.
Location of Signs: 915 Belmont Ave. 3rd floor - N of Security Blvd.
Remarks:
Posted by: Thomas R. Kolbert Date of return: Aug 5, 1977

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: [Signature]	Revised Plans: Change in outline or description Yes No									
Previous case:	Map #									

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

DATE: July 25, 1977 ACCOUNT: 01-662

AMOUNT: \$25.00

PAID TO: Messrs. Tydings and Rosenberg 2300 Arlington
Bldg., Baltimore, Md. 21201
FOR: Petition for Variance for Zanyl Krieger
#78-53-A

VALIDATION OR SIGNATURE OF CASHIER

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

DATE: August 12, 1977 ACCOUNT: 01-662

AMOUNT: \$61.25

PAID TO: Messrs. Tydings and Rosenberg 2300 Arlington Bldg.
Baltimore, Md. 21201
FOR: advertising and posting of property for Zanyl Krieger
#78-53-A

VALIDATION OR SIGNATURE OF CASHIER



THORNTON M. MOURING, P.E.
DIRECTOR
July 1, 1977

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

Re: Item #260 (1976-1977)
Property Owner: Zanvyl Krieger
N/S Security Blvd. 190' E. Belmont Ave.
Existing Zoning: B.M.
Proposed Zoning: Variance to permit 124 parking spaces
in lieu of the required 139 spaces.
Acres: 1.21 District: 1st

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:
This site is a portion of a larger overall property, and Baltimore County Sub-division Regulations are applicable, only if subdivided.

Highways:
Security Boulevard and Belmont Avenue, existing County roads, are improved as a divided dual lane highway with closed section roadways on a 150-foot right-of-way and as a 40-foot closed section roadway on a 60-foot right-of-way, respectively. No further highway improvements are proposed at this time.

The construction or reconstruction of concrete sidewalks, curb and gutter, entrance apron, etc. will be the full responsibility of the Petitioner. Sidewalks shall be 5 feet in width.

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 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.



STEPHEN E. COLLINS
DIRECTOR
August 1, 1977

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

Re: Item #260 - ZAC - June 21, 1977
Property Owner: Zanvyl Krieger
Location: N/S Security Blvd. 190' E Belmont Ave.
Existing Zoning: B.M.
Proposed Zoning: Variance to permit 124 parking spaces in lieu of the required 139 spaces.
Acres: 1.21
District: 1st

Dear Mr. DiNenna:
The requested variance to parking can be expected to cause parking problems in the area.

The proposed restaurant is expected to be a high traffic generator and any reductions to the required parking can be expected to cause problems.

Sincerely,
Michael S. Flanagan
Michael S. Flanagan
Associate Traffic Engineer

MSF/jif

Item #260 (1976-1977)
Property Owner: Zanvyl Krieger
Page 2
July 1, 1977
Storm Drainage

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

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damage 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 Sewers

Public water supply and sanitary sewerage exist in Belmont Avenue. This property is tributary to the lead-line - Gaynor Falls Sanitary Sewerage System, subject to State Health Department regulations.

Very truly yours,
William H. Dwyer
WILLIAM H. DWYER, P.E.
Chief, Bureau of Engineering

END:KAM:FWH:se

cc: J. Wimbley

L-SE Key Sheet
6 x 7 W/ 26 Pos. Sheets
NW 2 C Topo
94 Tax Map



Paul H. Reincke
CHIEF

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
Attention: Nicholas B. Cammaroli, Chairman
Zoning Advisory Committee

Re: Property Owner-Zanvyl Krieger
Location: N/S Security Blvd. 190' E Belmont Ave.
Item No. 260 Zoning Agenda June 21, 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) 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) 2. A second means of vehicle access is required for the site.
- (3) 3. The vehicle dead end condition shown at _____ is not in violation of the minimum allowed by the Fire Department.
- (4) 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) 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) 6. Site plans are approved as shown.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

Noted and Approved: *George M. McFarland*
Special Inspection Division Deputy Chief
Fire Prevention Bureau



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 #260, Zoning Advisory Committee Meeting, June 21, 1977, are as follows:

Property Owner: Zanvyl Krieger
Location: N/S Security Blvd. 190' E. Belmont Avenue
Existing Zoning: B.M.
Proposed Zoning: Variance to permit 124 parking spaces in lieu of the required 139 spaces
Acres: 1.21
District: 1st

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 owner of the overall tract of land must comply with the Subdivision Regulations. The number of driveways may be limited for the overall tract of land.

The site plan should be revised to comply with the check list for filling a zoning petition.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planner III
Project and Development Planning



July 8, 1977

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

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

Dear Mr. DiNenna:

Comments on Item #260, Zoning Advisory Committee Meeting, June 21, 1977, are as follows:

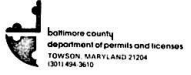
Property Owner: Zanvyl Krieger
Location: N/S Security Blvd. 190' E. Belmont Ave.
Existing Zoning: B.M.
Proposed Zoning: Variance to permit 124 parking spaces in lieu of the required 139 spaces.
Acres: 1.21
District: 1st

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

Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

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

TBD:KAS:pb



June 14, 1977

JOHN D. SEEVERS
DIRECTOR

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

Dear Mr. DiNenna:

Comments on Item # 260 Zoning Advisory Committee Meeting, June 21, 1977 are as follows:

Property Owner: Zanvyl Krieger
Location: N/S Security Blvd - 190' E. Belmont Ave.
Existing Zoning: B.M.
Proposed Zoning: Variance to permit 124 parking spaces in lieu of the required 139 spaces.
Acres: 1.21
District: 1st

The items checked below are applicable:

- (X) 1. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- (X) 2. A building permit shall be required before construction can begin.
- () 3. Three sets of construction drawings will be required to file an application for a building permit.
- (X) 4. 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.
- () 5. 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.
- (X) 6. 5 Handicapped spaces in accord with Section 316.4 of State Code for Handicapped required.
- () 7. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,
Charles E. Burnham
Charles E. Burnham
Plans Review Chief
CER:rrj c 58

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: June 16, 1977

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

Z.A.C. Meeting of: June 21, 1977

RE: Item No: 260
Property Owner: Zanvyl Krieger
Location: N/S Security Blvd. 190' E. Belmont Ave.
Present Zoning: B.M.
Proposed Zoning: Variance to permit 124 parking spaces in lieu of the required 139 spaces.

District: 1st
No. Acres: 1.21

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

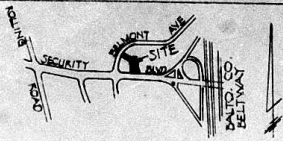
WSP/jip

JOSEPH J. MCGILLAN, President
F. HAROLD MILLARD, JR., Vice President
MARCELUS W. BURGESS

THOMAS H. BAKER
WES. LOREK, JR., Chairman
ROGER B. HAYDEN

ALVIN LOREK
ANDREW W. LINTON, JR.
MICHAEL W. TRACY, D.V.

ROBERT V. DUBEL, Superintendent

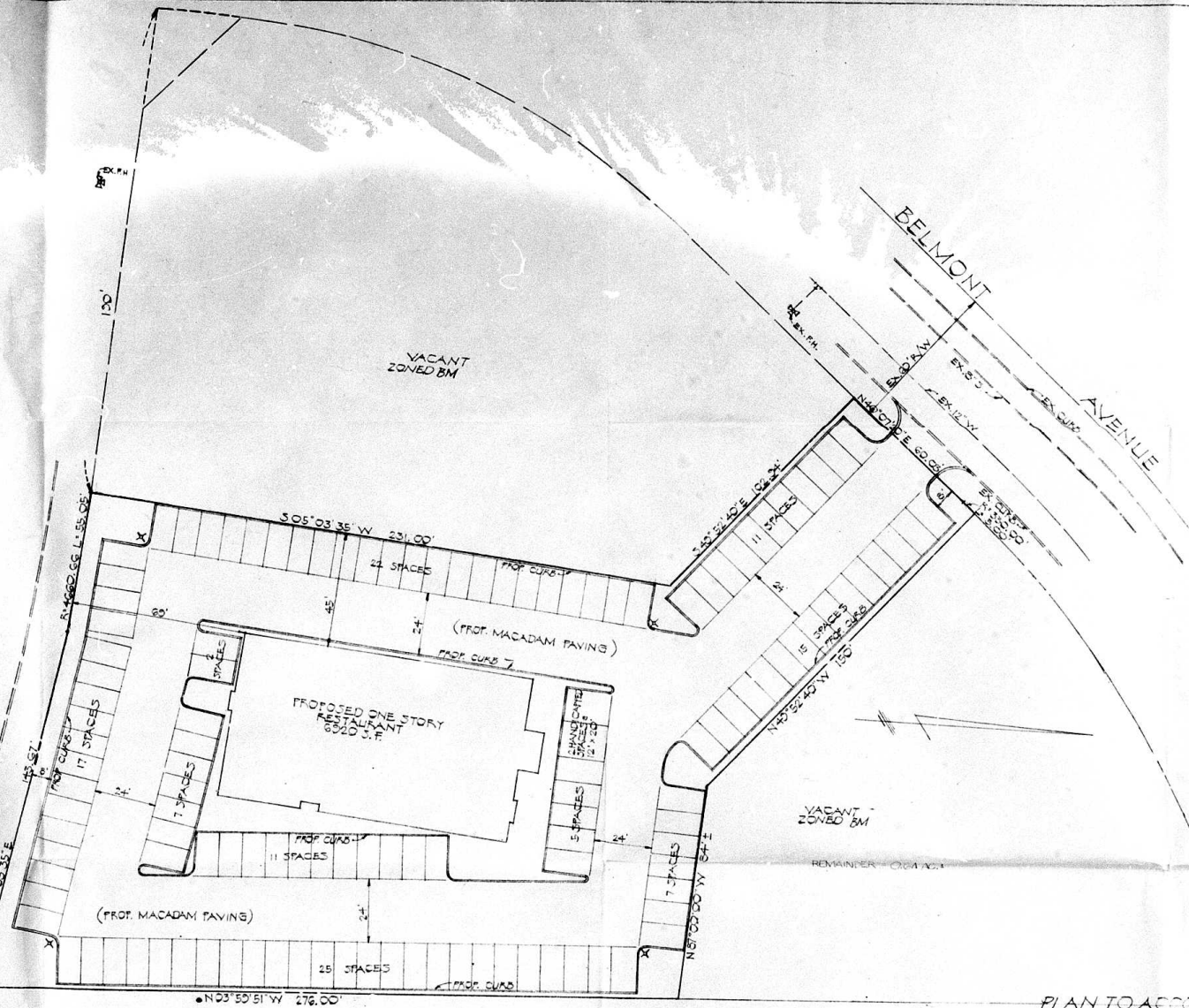


LOCATION PLAN
SCALE 1"=1000'

NOTES:

1. EX. ZONING B.M.
2. AREA OF SITE 1.2 AC.
3. EX. USE - VACANT
4. PROP. USE - RESTAURANT
5. OFF-STREET PARKING
REQ. - 6020 SF / 1ST. PER 50 SF. = 130
PROVIDED - 122 + 2 HANDICAPPED SPACES = 124
ALL SPACES 5' X 16' MIN.
6. LIGHTING SHOWN THUS +

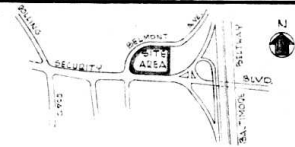
SECURITY (EX. 150' R/W) BOULEVARD
WEST BOUND LANE
EX. CURB



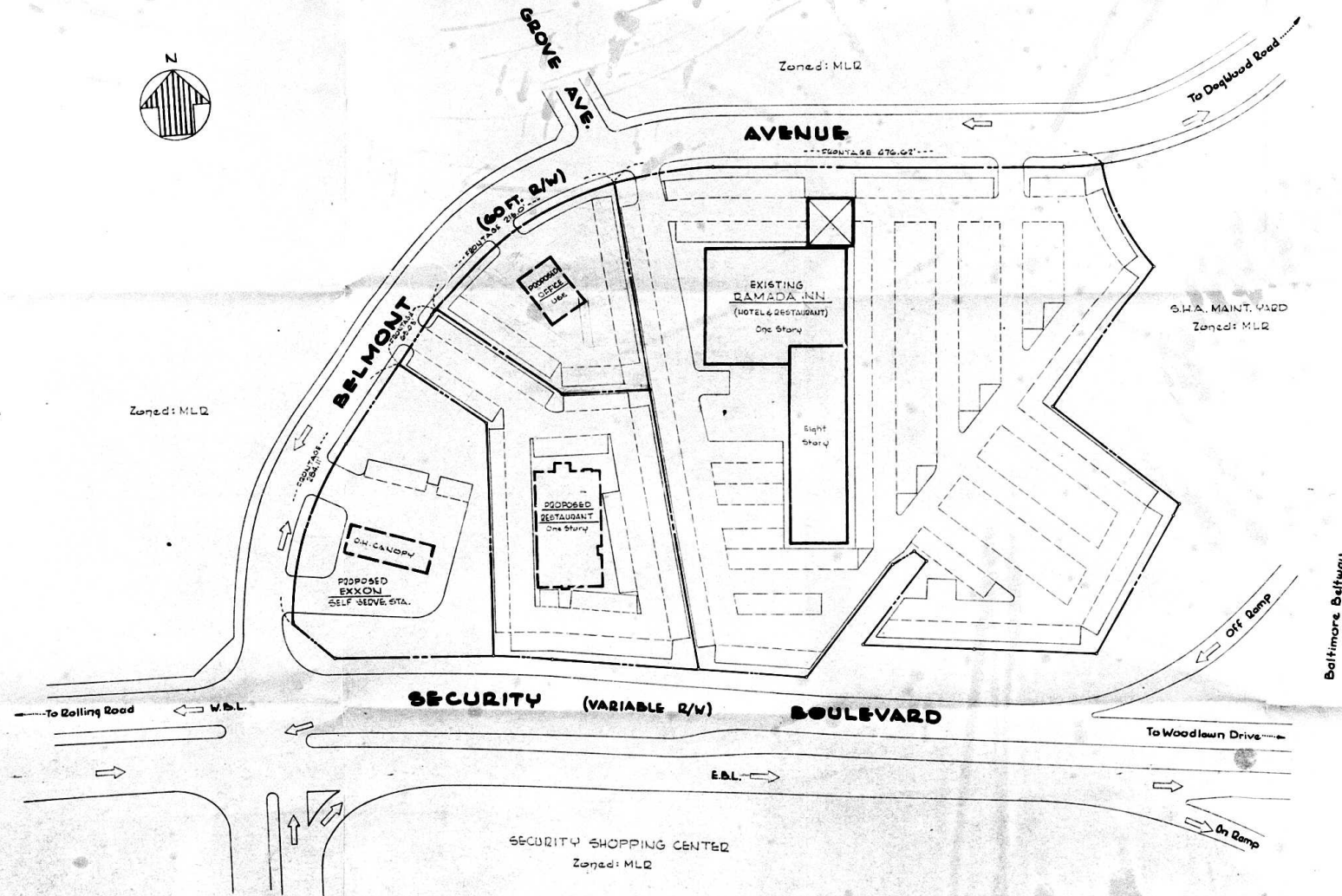
RAMADA INN
ZONED BM

PLAN TO ACCOMPANY APPLICATION
FOR PARKING VARIANCE
PROPOSED RESTAURANT
ELECTION DISTRICT 1
BALTIMORE COUNTY, MARYLAND
SCALE 1"=20'





LOCATION MAP
Scale: 1" = 100'



PLAN TO ACCOMPANY ZONING PETITION
FOR
SPECIAL EXCEPTION

EXXON COMPANY U.S.A.
SECURITY BLVD & BELMONT AVE.
BALTIMORE CO. MARYLAND

ZONING EXHIBIT

CHECKED BY J.E.B.	PREPARED BY MARYLAND SURVEYING AND ENGINEERING CO., INC.
SCALE 1" = 50'	SUBSIDIARY OF LYON ASSOCIATES, INC.
AUTH. NO.	8707 WHITE STONE ROAD
DRAWN BY J.C.B.	BALTIMORE COUNTY, MARYLAND 21207
DRAW. NO.	TELEPHONE 301-844-8891
DATE 5-12-77	FILE 1005-431-02

PETITIONER'S
EXHIBIT #1

NOTE:
Zoning Exhibit Compiled From Plans Furnished