

*File*  
Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

August 31, 1990



Dennis F. Rasmussen  
County Executive

Paul Lee  
Paul Lee Engineering  
304 W. Pennsylvania Avenue  
Towson, Maryland 21204

RE: Conversion of Existing  
Fast Food Restaurant to a  
"Jacks"  
6210 Security Boulevard  
Parking Variance Case #78-62-A  
1st Election District

Dear Mr. Lee:

As per your request, I have reviewed the red-lined site plan showing two small additions to the front of the building on either side of the vestibule totaling approximately 150 square feet. Said plan also indicates a revision to the parking lot adding three additional spaces. It is my understanding that by adding the three parking spaces, the original variance will be adhered to.

Based upon the above, it is my opinion that the change as proposed is minor and as such, an additional hearing will not be required. This decision is based upon the assumption that the amended parking layout will or can be approved by all pertinent agencies.

If you desire further assistance, please do not hesitate to call me at 887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "James E. Dyer".

JAMES E. DYER  
Zoning Supervisor

JED:jat

cc: File

**PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **KNOTT INDUSTRIES, INC.**, legal owner of the property situated 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 409.2b(3) to **DECRIM. 17 PARKING** spaces instead of the required 46 parking spaces as B.L. Zone

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

Impossible to strictly comply with the Zoning Regulations as to the parking spaces required. The proposed type of restaurant would not require any more parking spaces than that which is provided by said plat and it would create an unreasonable hardship on the Petitioners in order to comply with said regulations.

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. 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.

**KNOTT INDUSTRIES, INC.**  
 206 Hull Street  
 Richmond, Virginia 23235

**Warren Mix**, Petitioner's Attorney  
 202 Loyola Federal Bldg.  
 Towson, Maryland 21204

ORDERED By the Zoning Commissioner of Baltimore County, this 15th day of September, 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 108, County Office Building in Towson, Baltimore County, on the 13th day of September, 1977, at 9:30 o'clock

AM

DATE: September 14, 1977  
 9:30 AM  
 9/13/77  
 Zoning Commissioner of Baltimore County

11 # 624  
 4-20-77

RE: PETITION FOR VARIANCE : BEFORE  
 from Section 409.2b(3) : COUNTY BOARD OF APPEALS  
 of the Baltimore County : OF  
 Zoning Regulations : BALTIMORE COUNTY  
 NE corner Security Boulevard :  
 and Meadow Avenue :  
 1st District :  
 Knott Industries, Inc. :  
 Petitioner :  
 No. 78-62-A

**OPINION**

This case comes before the Board on an appeal by the People's Counsel from a decision of the Zoning Commissioner granting a requested parking variance. The subject property is located at the northeast corner of Security Boulevard and Meadow Avenue, in the First Election District of Baltimore County. The subject property contains approximately 0.54 acre, and was formerly improved by an old gasoline service station which has been razed.

The contract purchaser of the subject site proposes to erect a 2,258 square foot building for a "Jack in the Box" family restaurant. The petitioner requests that a parking variance be granted to allow but seventeen (17) on-site parking spaces instead of the required forty-six (46) parking spaces. The entire parcel is zoned B.L. Ingress and egress to the subject property and the planned on-site traffic flow is reflected in a plat of the subject property which is part of the subject file, said plat being prepared by Spellman, Larson & Associates, Inc., dated May 26, 1977.

A registered land surveyor and a principal in the above mentioned firm described the subject site and its surroundings. It was the opinion of Mr. Spellman that because of the flood plain, storm drain reservation, and drainage and utility easements which abut the subject property on its northern and eastern sides, it would be impractical, if not impossible, to improve the subject site with any kind of a functional building within the existing B.L. zoning classification. It was Mr. Spellman's opinion that if this variance were not granted as requested, the petitioner would suffer unreasonable hardship and/or practical difficulty. Mr. Spellman also testified that, in his opinion, the variance could be granted without violating any of the provisions of Section 502.1 of the Baltimore County Zoning Regulations.

Knott Industries, Inc. - #78-62-A 2.  
 A. Harrison Palmer, a district coordinator for the contract purchaser, described the type of operation planned for the subject site.

The People's Counsel presented C. Richard Moore, Traffic Engineer for Baltimore County, who testified in opposition to the granting of this variance. Mr. Moore cited problems in the area caused by on-street parking. The subject property is directly across the street from the National Headquarters of the Social Security Administration. Many employees of the Social Security Administration and other nearby satellite businesses now park on Security Boulevard, as well as neighborhood residential streets. Frankly, after considering the testimony of Mr. Moore, the Board can see no real additional impact that might be caused by the operation proposed in this instance when compared with the now existing situation.

Without further detailing the testimony and evidence presented in this case, the Board is satisfied that the petitioner has evidenced unreasonable hardship and/or practical difficulty and, therefore, the requested variance, subject to restrictions, shall be granted.

**ORDER**

For the reasons set forth in the foregoing Opinion, it is this 2nd day of March, 1978, by the County Board of Appeals, ORDERED that the variance petitioned for, be and the same is hereby GRANTED, subject to the following restrictions:

1. That said variance is indigenous to and shall exist only in connection with and for the use of the restaurant proposed to be constructed and operated by the petitioner, as shown on the development plans received into evidence and contained in the file on this case.
2. That said variance is granted subject to approval of a final site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

Knott Industries, Inc. - #78-62-A 3.  
 Subject to full compliance with the Baltimore County Executive Order of December 1, 1974, implementing a storm water management program, as required by the provisions of the Interim Development Control Act.  
 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

Robert L. Gilland

Robert L. Gilland

Harbert A. Davis

**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

TO: S. Eric DiNenna, Zoning Commissioner Date: September 6, 1977

FROM: Leslie H. Graef, Director of Planning

SUBJECT: Petition #78-62-A, Petition for Variance for Off-Street Parking

Northeast corner of Security Boulevard and Meadow Avenue  
 Petitioner: Knott Industries, Inc.

In District

HEARING: Tuesday, September 13, 1977 (9:30 A.M.)

This office shares the concerns expressed by the Department of Traffic Engineering.

Leslie H. Graef  
 Leslie H. Graef  
 Director of Planning

LHG:JGH:rw

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
 NE corner of Security Blvd. and : OF BALTIMORE COUNTY  
 Meadow Ave., 1st District :  
 KNOTT INDUSTRIES, INC., Petitioners : Case No. 78-62-A

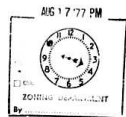
**ORDER TO ENTER APPEARANCE**

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

I HEREBY CERTIFY that on this 17th day of August, 1977, a copy of the foregoing Order was mailed to G. Warren Mix, Esquire, 202 Loyola Federal Building, Towson, Maryland 21204, Attorney for Petitioners.

John W. Heston, III



RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER  
 NE corner of Security Boulevard : OF BALTIMORE COUNTY  
 and Meadow Avenue, 1st District :  
 KNOTT INDUSTRIES, INC., Petitioners : Case No. 78-62-A

**ORDER FOR APPEAL**

Mr. Commissioner:  
 Please note on appeal from your decision in the above-entitled matter, under date of September 14, 1977, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

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

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

I HEREBY CERTIFY that on this 27th day of September, 1977, a copy of the foregoing Order was mailed to G. Warren Mix, Esquire, 202 Loyola Federal Building, Towson, Maryland 21204, Attorney for Petitioners.

John W. Heston, III



G. Warren Mix, Esquire  
 202 Loyola Federal Building  
 Towson, Maryland 21204

RE: Petition for Variance  
 NE corner of Security Boulevard  
 and Meadow Avenue - 1st Election  
 District  
 Knott Industries, Inc. - Petitioner  
 NO. 78-62-A (Item No. 11)

Dear Mr. Mix:  
 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/esl  
 Attachments  
 cc: John W. Heston, III, Esquire  
 People's Counsel

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 Resolutions 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 SEPARATING of the Variance requested not adversely affect the health, safety, and general welfare of the community, the Variance to permit 17 off-street parking spaces in lieu of the required 46 spaces should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of September, 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 Zoning Commissioner of Baltimore County, the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 14th day of September, 1977, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

PETITION AND SITE PLAN
EVALUATION COMMENTS
Seal of Baltimore County

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204
Your Petition has been received and accepted for filing this 14th day of July 1977.
Eric D. DiNenna, Zoning Commissioner
Petitioner: Knott Industries, Inc.
Petitioner's Attorney: G. Warren Mix
Reviewed by: Nicholas B. Commodari, Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204
Your Petition has been received and accepted for filing this 14th day of July 1977.
Eric D. DiNenna, Zoning Commissioner
Petitioner: Knott Industries, Inc.
Petitioner's Attorney: G. Warren Mix
Reviewed by: Nicholas B. Commodari, Chairman, Zoning Plans Advisory Committee

Maryland Department of Transportation
State Highway Administration
Harry R. Hughes, Secretary
Richard M. Evans, Assistant Secretary
August 9, 1977

Mr. S. Eric DiNenna, Zoning Commissioner, County Office Bldg., Towson, Md. 21204
Attention: Mr. N. Commodari
Re: Z.A.C. Meeting, July 12, 1977
ITEM: 11
Property Owner: Knott Industries, Inc.
Location: NE/C Security Blvd. & Meadow Road
Existing Zoning: B-1
Proposed Zoning: Variance to permit 17 parking spaces in lieu of the required 46 spaces.
Acres: 0.54
District: 1st

Dear Mr. DiNenna:
The plan indicates a proposed Jack-In-The-Box Restaurant with 17 parking spaces in lieu of the required 46 spaces. We have recently observed another similar Jack-In-The-Box operation where due to the small size of the site and inadequate parking, traffic conditions are chaotic. It appears that the same situation would occur at the subject site and could cause traffic problems that would extend out onto the highway.
Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits
John E. Meyers
By: John E. Meyers

CLJEM:ivd

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

ORDER RECEIVED FOR FILING
DATE: July 14, 1977

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
September 2, 1977

Nicholas B. E. Commodari, Chairman
G. Warren Mix, Esquire, 202 Loyola Federal Building, Towson, Maryland 21204

MEMBERS:
BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROAD'S COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
DEVELOPMENT

RE: Variance Petition
Item Number 11
Petitioner - Knott Industries, Inc.
Dear Mr. Mix:
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

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

The subject property currently utilized as a parking lot and formerly as a gasoline service station, is located on the northeast corner of Security Boulevard and Meadow Road in the 1st Election District. The existing zoning of this site is B-1 in its entirety with vacant wooded land zoned D.R. 5.5 existing to the north and east, while an office building zoned M-1 and the Social Security office complex, zoned D.R. 3.5 exist to the west and southwest, across Security Boulevard, respectively.

Because of the limited size of this site and coupled with your client's proposal to develop a sit-down/drive-thru restaurant, this Variance request to permit 17 parking spaces in lieu of the required 46 spaces is needed.

G. Warren Mix, Esquire
Page 2
Item Number 11
September 2, 1977

This petition has been scheduled for a hearing, however, your attention is directed to all of the comments of the Bureau of Engineering and specifically those concerning the location of the existing retaining wall and the easterly property line and also those comments of the office of Project and Development Planning concerning the type of landscaping and the screening of the parking area and drives from the adjacent residential zones to the north and east of this site.

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

Very truly yours,
Nicholas B. Commodari, Chairman
Zoning Plans Advisory Committee

MBC:rff
cc: Spellman, Larson & Associates, Inc.
Suite 115 - Jefferson Building
105 West Chesapeake Avenue
Towson, Maryland 21204

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
THORNTON M. MOURING, P.E.
DIRECTOR
July 11, 1977

Mr. S. Eric DiNenna, Zoning Commissioner
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

RE: Item #11 (1977-1978)
Property Owner: Knott Industries, Inc.
N/E cor. Security Blvd. & Meadow Rd.
Existing zoning: B-1
Proposed zoning: Variance to permit 17 parking spaces in lieu of the required 46 spaces.
Acres: 0.54
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 property is the site of a former gasoline service station.

Highways:
Security Boulevard, an existing County road, is improved as a divided or dual lane highway with closed section roadways on a 150-foot right-of-way. No further highway improvements are proposed at this time.

Meadow Avenue, as indicated on the submitted plan is a partially constructed County road, proposed to be extended in the future as a 30-foot closed section roadway on a 50-foot right-of-way. A variable width right-of-way between Security Boulevard and Little Creek Drive is shown on the Petitioner's recorded plat "Relocation of Meadows Avenue" (E.B.K., Cr. 37, Folio 72).

The northerly portion of Meadow Avenue lies within the Dead Run 30-year flood plain.

The construction or reconstruction of 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 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.

Item #11 (1977-1978)
Property Owner: Knott Industries, Inc.
July 29, 1977

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

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

Water:
There are public water mains in Security Boulevard (24-inch) and the existing portion of Meadow Avenue (12-inch) (See Drawing 956-027), File 3).
Additional fire hydrant protection is required in the vicinity.

Sanitary Sewer:
The 12-inch Colonial Park Manor Interceptor Sewer exists within a 10-foot right-of-way contiguous to the easterly side of this site (See Drawing 857-0410, File 1). The submitted plan indicates portions of the concrete retaining wall and the masterly 35-foot entrance within County utility easements or rights-of-way. The petitioner is cautioned that no encroachment by construction of any structure, including footings, will be permitted within County rights-of-way or utility easements.

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

Very truly yours,
Ellsworth W. Diver, P.E.
Chief, Bureau of Engineering

END/EM:WR:rs
1-58 Key Sheet
5 NW 21 Pos. Sheet
NW 2 P Topo
55 Tax Map

August 31, 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 #11, Zoning Advisory Committee Meeting, July 12, 1977, are as follows:

Property Owner: Knott Industries, Inc.  
Location: NE/C Security Blvd. & Meadow Road  
Existing Zoning: B.L.  
Proposed Zoning: Variance to permit 17 parking spaces in lieu of the required 46 spaces  
Acres: 0.54  
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 type of landscaping should be clearly indicated on the site plan.

All zone lines must be clearly shown on the site plan; and 4 foot screening where the parking and driveway areas are adjacent to residential zones.

Very truly yours,

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

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

July 26, 1977

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

Dear Mr. DiNenna:

Comments on Item #11, Zoning Advisory Committee Meeting, July 12, 1977, are as follows:

Property Owner: Knott Industries, Inc.  
Location: NE/C Security Blvd. & Meadow Rd.  
Existing Zoning: B.L.  
Proposed Zoning: Variance to permit 17 parking spaces in lieu of the required 46 spaces.  
Acres: 0.54  
District: 1st

Metropolitan water and sewer 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. Davlin*  
Thomas H. Davlin, Director  
BUREAU OF ENVIRONMENTAL SERVICES

THD/AS/tbh

cc: V. Gambill

STEPHEN E. COLLINS  
DIRECTOR

August 10, 1977

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

Re: Item 11 - ZAC - July 12, 1977  
Property Owner: Knott Industries, Inc.  
Location: NE/C Security Blvd. & Meadow Rd.  
Existing Zoning: B.L.  
Proposed Zoning: Variance to permit 17 parking spaces in lieu of the required 46 spaces.  
Acres: 0.54  
District: 1st

Dear Mr. DiNenna:

Parking problems can be expected by the requested variance to the required parking.

Sincerely,

*Michael S. Flanagan*  
Michael S. Flanagan  
Associate Traffic Engineer

MEF/jlf

JOHN D. SEYFERT  
DIRECTOR

July 12, 1977

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

Dear Mr. DiNenna:

Comments on Item # 11 Zoning Advisory Committee Meeting, July 12, 1977 are as follows:

Property Owner: Knott Industries Inc  
Location: N/E/C Security Blvd. & Meadow Road  
Existing Zoning: B.L.  
Proposed Zoning: Variance to permit 17 parking spaces in lieu of the required 46 spaces.  
Acres: 0.54  
District: 1st

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, including the State Code for the handicapped & aged (including 12'-0" parking spaces)
- B. A building permit shall be required before construction can begin. Existing permit for removal of any existing structures shall be required.
- 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. Burbanck*

Charles E. Burbanck  
Plan Review Chief  
CEB/rj

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 12, 1977

RE: Item No: 11  
Property Owner: Knott Industries, Inc.  
Location: NE/C Security Blvd. & Meadow Rd.  
Present Zoning: B.L.  
Proposed Zoning: Variance to permit 17 parking spaces in lieu of the required 46 spaces.

District: 1st  
No. Acres: 0.54

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

*Nick Petrowsich*  
N. Nick Petrowsich,  
Field Representative

NSP/bp

JOSEPH M. MCCORMAN, PRESIDENT  
T. BRADDOCK WILLIAMS, JR., VICE-PRESIDENT  
MARCOUS M. ROYBAK

THOMAS H. ROYER  
WES. LORRAINE F. CHURCH  
ROBERT H. DAVLIN

ALVIN LORECK  
MRS. MILTON R. SMITH, JR.  
MIRIAM W. TRACY, D.V.M.

PROPOSED VARIANCE  
The Zoning Commissioner of Baltimore County, in conformity with the provisions of the Baltimore County Zoning Ordinance, has held a public hearing on the proposed variance to the Baltimore County Zoning Ordinance, Chapter 21, Section 21-101, for the purpose of determining whether the proposed variance is in the public interest and whether the proposed variance is in conformity with the Baltimore County Zoning Ordinance, Chapter 21, Section 21-101, and whether the proposed variance is in conformity with the Baltimore County Zoning Ordinance, Chapter 21, Section 21-101, and whether the proposed variance is in conformity with the Baltimore County Zoning Ordinance, Chapter 21, Section 21-101.

CERTIFICATE OF PUBLICATION

TOWSON, MD. \_\_\_\_\_ September 3, 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 \_\_\_\_\_ day of \_\_\_\_\_, 1977, the \_\_\_\_\_ day of \_\_\_\_\_, 1977, the \_\_\_\_\_ day of \_\_\_\_\_, 1977, appearing on the \_\_\_\_\_ day of \_\_\_\_\_, 1977.

THE JEFFERSONIAN  
*Richard Shuster*  
Manager  
Cost of Advertisement, \$ \_\_\_\_\_

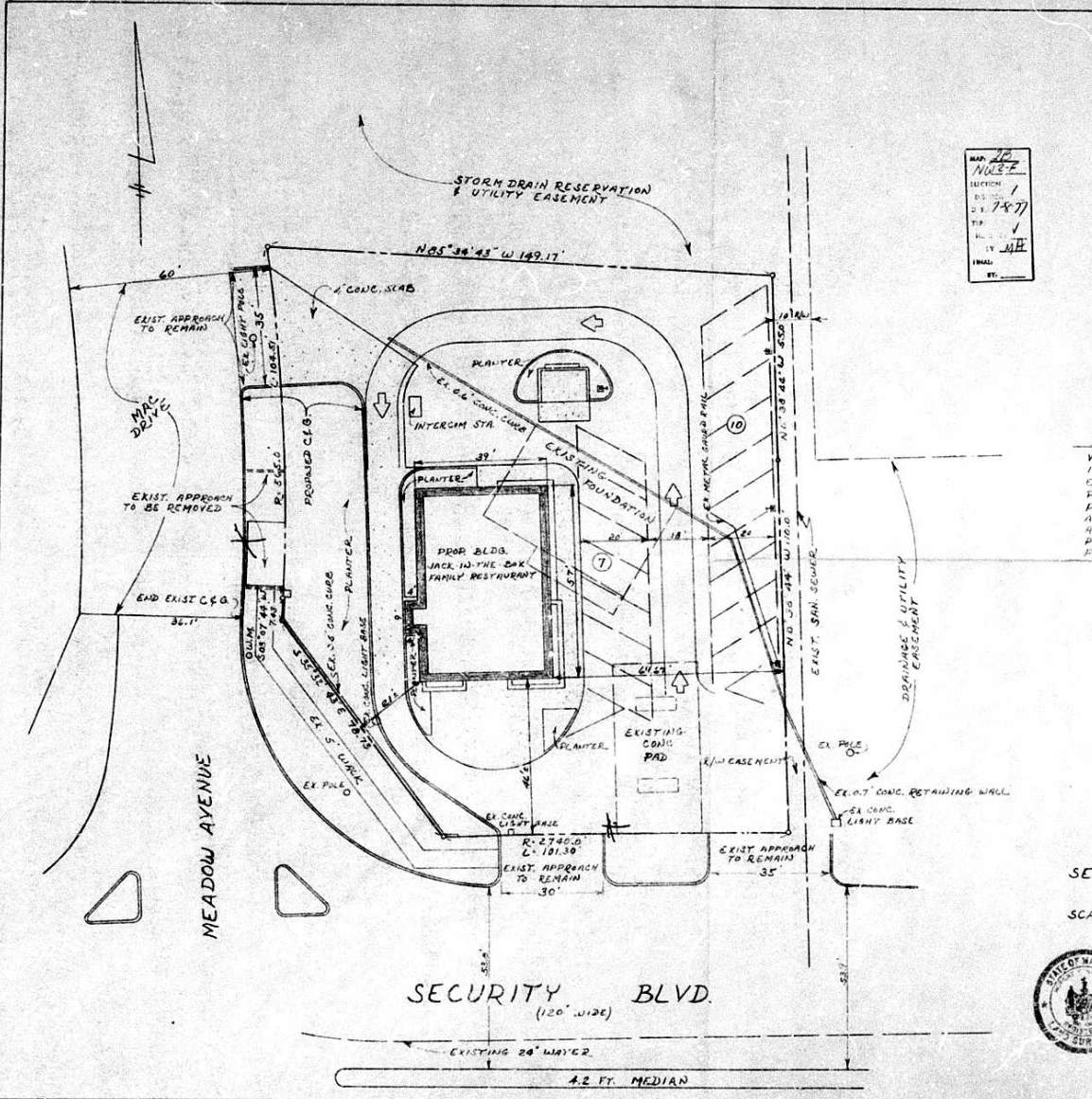
OFFICE OF THE TIMES  
NEWSPAPERS  
TOWSON, MD. 21204 Sept. 1 19 77  
THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR VARIANCE - Knott Industries, Inc. was inserted in the following:  
 Catonsville Times  Towson Times  
 Dundalk Times  Arbutus Times  
 Essex Times  Community Times  
 Suburban Times East  Suburban Times West  
weekly newspapers published in Baltimore, County, Maryland, once a week for \_\_\_\_\_ successive weeks before the \_\_\_\_\_ day of \_\_\_\_\_, 1977, that is to say, the same was inserted in the issues of August 25 and Sept. 1, 1977  
STROMBERG PUBLICATIONS, INC.  
By *Estelle Bunge*

2-SIGNS 78-62-A  
CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland  
District: 1st  
Posted for: PETITION FOR VARIANCE  
Date of Posting: August 23, 1977  
Petitioner: KNOTT INDUSTRIES, INC.  
Location of property: NE/C Security Blvd. and Meadow Ave.  
Location of signs: N/E of Security Blvd. 110 ft. E of Meadow Ave. @ E/S of Meadow Ave. 120 ft. N of Security Blvd.  
Remarks: Thomas E. Burbanck  
Posted by: Thomas E. Burbanck  
Date of return: Sept. 1, 1977

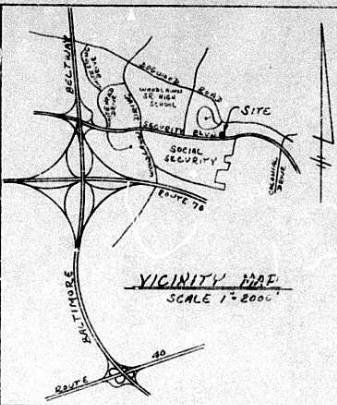
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING  
County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204  
Your Petition has been received \* this \_\_\_\_\_ day of \_\_\_\_\_, 1977. Item # \_\_\_\_\_  
Eric DiNenna, Zoning Commissioner  
Petitioner: \_\_\_\_\_ Submitted by: \_\_\_\_\_  
Petitioner's Attorney: \_\_\_\_\_ Reviewed by: \_\_\_\_\_  
\* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 51878  
DATE August 30, 1977 ACCOUNT 01-662  
AMOUNT \$25.00  
RECEIVED G. Warren Mix, Est. 229 Loyola Federal Bldg., Towson, Md. 21204  
FOR: Petition for Variance for Knott Industries, Inc. 778-62-A  
\$ 500 REC  
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 57280  
DATE Sept. 20, 1977 ACCOUNT 01-662  
AMOUNT \$25.50  
RECEIVED G. Warren Mix, Est. 229 Loyola Federal Bldg., Towson, Md. 21204  
FOR: Advertising and posting of property for Knott Industries, Inc. 778-62-A  
\$ 500 REC  
VALIDATION OR SIGNATURE OF CASHIER



MAP NO. 10  
 SECTION 1  
 DATE 11/78/77  
 TYP. [initials]  
 BY [initials]  
 FINAL [initials]  
 ST. [initials]



**GENERAL NOTES**

VARIANCE TO SECTION 409.1.6(4) TO PERMIT 17 PARKING SPACES INSTEAD OF REQUIRED 46.  
 EXISTING ZONING: BL  
 PROPOSED ZONING: BL  
 PROPOSED USE: RESTAURANT  
 AREA OF PARCEL: 23,435 SQ. FT. - 0.54 AC.  
 AREA OF BUILDING: 2,858 SQ. FT.  
 PARKING REQUIRED: 46 SPACES  
 PARKING PROVIDED: 17 SPACES



PLAT FOR  
 VARIANCE TO ZONING  
 SECURITY BLVD & MEADOW AVENUE  
 1ST ELECTION DISTRICT  
 BALTIMORE COUNTY, MD.  
 SCALE: 1"=20' MAY 26, 1977



SPELLMAN, LARSON & ASSOCIATES INC.  
 Town Maryland 21204  
 821-1535

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT  
 No. 57182

DATE: Sept. 28, 1977 ACCOUNT: 01-662  
 AMOUNT: \$40.00

RECEIVED FROM: Baltimore County Planning Board  
 (John V. Swannick, 2nd - People's Council)  
 FOR: Cost of Appeal for Short Subdivision, 2nd  
 #16-C2-A

855 70 SEP 28 4 00 PM '77  
 VALIDATION OR SIGNATURE OF CLERK



77047

**LEGEND**

- MIN. SETBACK LINE \_\_\_\_\_
- SANITARY SEWER \_\_\_\_\_
- WATER MAIN \_\_\_\_\_
- UTILITY EASEMENT \_\_\_\_\_
- RIGHT OF WAY \_\_\_\_\_
- TOP OF CURB \_\_\_\_\_
- THE POINTS \_\_\_\_\_
- PROPERTY LINE \_\_\_\_\_

T.C.

(A)

(B)

**FIELD TIES**

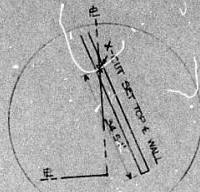
- BALTO. CO. S.M. X-5402 EL. 359.65
- X-5402 TO (7) = N 78° 17' E 261.64
- X-5402 TO (E) = S 77° 55' 17" E 202.15

**NOTE**

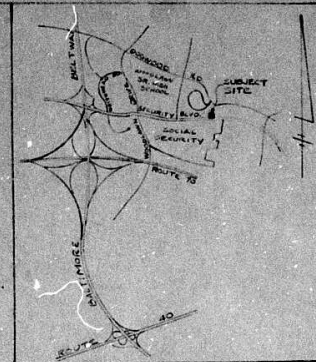
1. RIGHTS OF WAY OF AMERICAN TELEPHONE AND TELEPHONE COMPANY OF BALTIMORE CITY AND BALTIMORE GAS AND ELECTRIC COMPANY (LIBER. W.B. 359, FOLD 815 AND W.B. 710, FOLD 257)
2. RIGHTS OF WAY OF BALTIMORE GAS AND ELECTRIC COMPANY (LIBER. W.B. 359), FOLD 81
3. RIGHT OF WAY AGREEMENT BETWEEN KNOTT INDUSTRIES, INC. AND BALTIMORE GAS AND ELECTRIC COMPANY RECORDED LIBER. NO. 5423, FOLD A10
4. ENTRANCES WILL BE REQUIRED ALONG MEADOW AVE. AND SIDEWALK ALONG SECURITY BLVD. AT TIME OF DEVELOPMENT.
5. EXISTING ZONING: B.L.

**DESCRIPTION (CTS, 5259-919)**

BEGINNING FOR THE SAME AT THE END OF THE CUT-OFF CONNECTING THE NORTH SIDE OF SECURITY BOULEVARD, 120 FEET WIDE, AND THE EAST SIDE OF MEADOW AVENUE, 20 FEET WIDE AND PAVING, THENCE AND BINDING ON THE NORTH SIDE OF SECURITY BOULEVARD EASTERLY BY A CURVE TO THE RIGHT WITH A RADIUS OF 2740 FEET THE DISTANCE OF 101.80 FEET THENCE LEAVING THE NORTH SIDE OF SECURITY BOULEVARD AND RUNNING NORTH 0 DEGREES 38 MINUTES 44 SECONDS WEST 110.0 FEET NORTH 0 DEGREES 38 MINUTES 44 SECONDS WEST 35.0 FEET AND NORTH 85 DEGREES 24 MINUTES 45 SECONDS WEST 149.17 FEET TO THE EAST SIDE OF MEADOW AVENUE HEREIN REFERRED TO, THENCE BINDING ON THE EAST SIDE OF MEADOW AVENUE SOUTHERLY BY A CURVE TO THE RIGHT WITH A RADIUS OF 2563 FEET THE DISTANCE OF 104.51 FEET AND SOUTH 3 DEGREES 07 MINUTES 44 SECONDS WEST 7.43 FEET TO THE CUT-OFF HEREIN REFERRED TO, THENCE BINDING ON SAID CUT-OFF SOUTH 35 DEGREES 32 MINUTES 43 SECONDS EAST 75.73 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.558 ACRES, (23,435 sq. ft.)



BENCH MARK  
C-2  
ELEV. 359.24



LOCATION MAP  
SCALE: 1" = 2,000'

BOARD OF APPEALS  
PETITIONER'S  
EXHIBIT 2

**GENERAL NOTES**

1. GOVERNMENTAL OFFICES TO BE CONTACTED  
BALTIMORE COUNTY DEPT. OF HEALTH  
TOWSON, MD. 21204 PHONE NO. (301) 494-3745  
BALTIMORE COUNTY DEPT. OF PUBL. WORKS  
TOWSON, MD. 21204 PHONE NO.  
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING  
TOWSON, MD. 21204 PHONE NO. (301) 474-5211  
BALTIMORE COUNTY DEPT. OF TRAFFIC ENGINEERING  
TOWSON, MD. 21204 PHONE NO. (301) 494-3350  
BALTIMORE COUNTY DEPT. OF PERMITS AND LICENSES  
TOWSON, MD. 21204 PHONE NO. (301) 494-3610
2. THE CONSTRUCTION OR RECONSTRUCTION OF CONCRETE SIDEWALKS, CURBS (GUTTERS, ENTRANCES, APRONS, ETC.) WILL BE THE FULL RESPONSIBILITY OF THE OWNER.
3. THE BALTIMORE GAS & ELECTRIC CO., PHONE NO. (301) 265-7500 PROVIDES STANDBY POWER TO THIS SITE (AVAILABLE 240 VOLTS, THREE PHASE).
4. STORM DRAINAGE - STORM WATER RUNOFF FOR THE SUBJECT SITE WILL BE ACCOMMODATED BY EITHER AN UNDERGROUND DRAINAGE SYSTEM OR SURFACE RUNOFF WHICH WILL BE DIRECTED TO A SUITABLE OUTFALL.
5. WATER - ADDITIONAL FIRE HYDRANT PROTECTION IS REQUIRED IN THE VICINITY.
6. MEADOW AVENUE IS A PARTIALLY CONSTRUCTED COUNTY ROAD, PROPOSED TO BE EXTENDED IN THE FUTURE.
7. NO FURTHER PUBLIC IMPROVEMENTS ARE PROPOSED AT THIS TIME.
8. UTILITY COMPANIES:  
BALTIMORE GAS & ELECTRIC CO.  
BALTIMORE, MD. PHONE NO. (301) 265-7500  
CHESAPEAKE POTOMAC TELEPHONE CO.  
BALTIMORE, MD. MISC UTILITY (301) 559-0100  
MASS. TRANSIT ADMIN. 109 E. REDWOOD ST.  
BALTIMORE, MD. PHONE NO. (301) 382-3434  
21201.

**TOPOGRAPHICAL SURVEY PLAT**

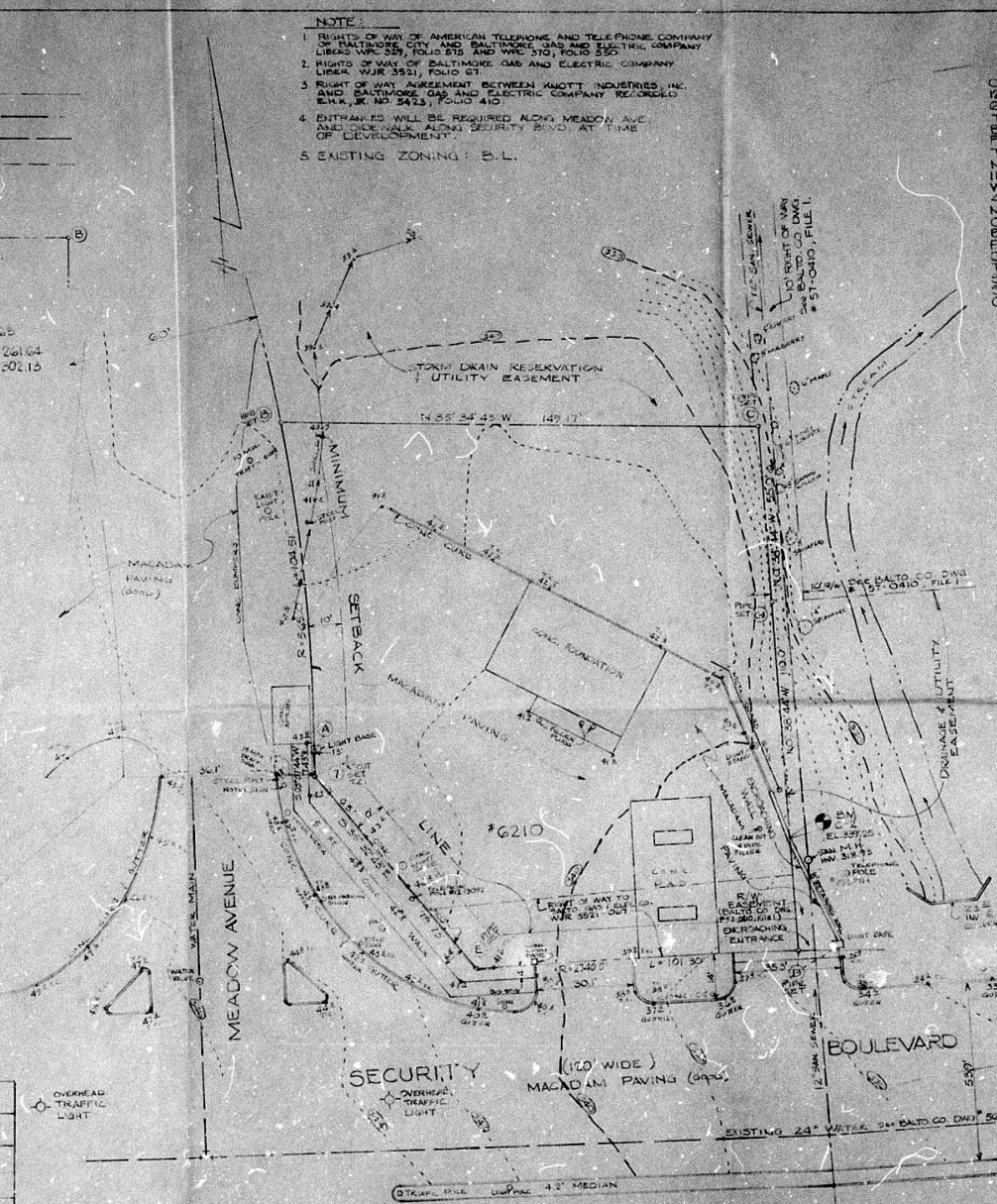
FOR  
FOODMAKER, INC. @ SECURITY BLVD & MEADOW AVE.

1ST ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 20' NOV. 14, 1977

REVISIONS	
DATE	REMARKS

**SPELLMAN, LARSON & ASSOC., INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
SUITE 110 JEFFERSON BLDG.  
TOWSON, MARYLAND 21204  
823-3535



### Site Plan Notes

- ① SELECTION DISPLAY, SINGLE FACE
- ① INTERCOM STATION
- ① STANDARD POLE SIGN (CONDUIT AND WIRING BY ELEC. CONTR; SIGN INSTALLATION & HOOK-UP BY SIGN CONTR.)
- ① 2' x 4' REDWOOD HEADER.
- ① REFUSE CONTAINER, SEE DETAIL
- ① LANDSCAPE LIGHTS. (SYMBOL D) (T)
- ① CONCRETE DRIVE AND CONCRETE CURB.
- ① 6" CONCRETE CURB (H) (T)
- ① EXISTING CONCRETE APPROACH TO REMAIN.
- ① EXISTING CONCRETE APPROACH TO BE REMOVED.
- ① NEW CONCRETE APPROACH.
- ① EXISTING CONCRETE SIDEWALK.
- ① NEW 4" CONCRETE SIDEWALK.
- ① STERILIZE SOIL WITH WEED KILLER, D.G. SUB-BASE COMPACTED TO 4" MIN. ASPHALT PAVING COMPACTED TO 2" MIN. LIGHT FOG SEAL.
- ① CENTERLINE OF 4" WIDE WHITE PAINTED LINES.
- ① CENTERLINE OF 10" WIDE WHITE PAINTED LINES.
- ① CENTERLINE OF TRAFFIC BUTTONS @ 24" O.C.
- ① PAINTED ARROWS @ 30' O.C. MAX. WHITE.
- ① TRAFFIC BUTTON ARROWS @ 44' O.C. MAX.
- ① ALL CONCRETE WORK ON PUBLIC PROPERTY TO COMPLY WITH ALL LOCAL STANDARDS.
- ① 6'0" LONG PRECAST CONC. WHEEL STOPS.
- ① AERIAL LIGHTS (SYMBOL B+) (A-REGD)

### General Conditions

GENERAL CONTRACTORS SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALLS, ETC. AS INDICATED ON DRAWINGS IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH OR HAZARD.

CONST. TYPE: TYPE IEN MASONRY  
PROP. ZONE: S1  
FIRE ZONE:

Legal (PLEASE UNDER SEPARATE ENCLAVES)

\_\_\_\_\_

\_\_\_\_\_

Drawn 5-8-77 JRC

Revisions

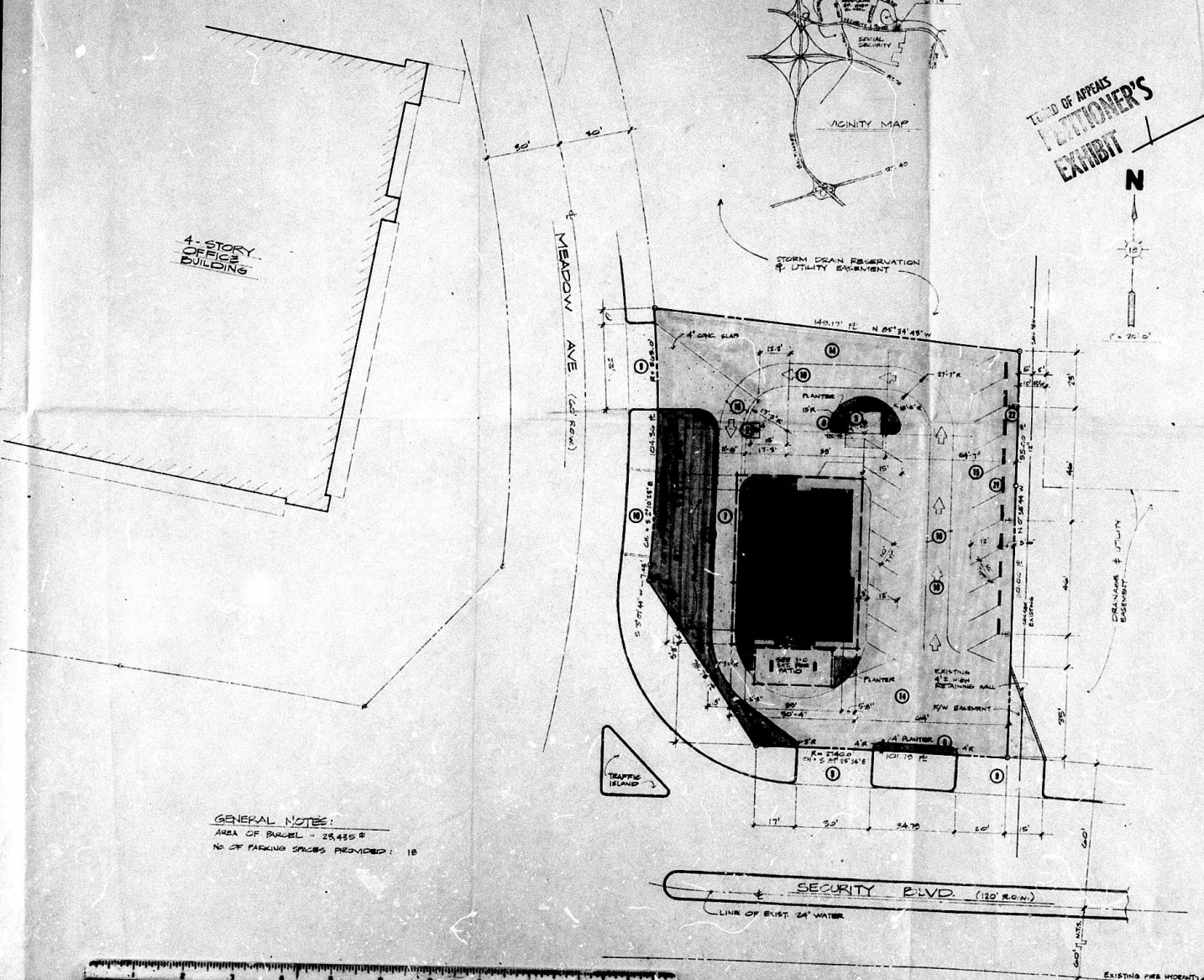
\_\_\_\_\_

\_\_\_\_\_

### GENERAL NOTES:

AREA OF PARCEL = 23,435 sq  
NO. OF PARKING SPACES PROVIDED = 10

SC	RAINFALL DITCH
AD	AREA DRIVEN
SS	STEEL
DM	DRAIN
CP	CONCRETE
FD	FIRE DRAIN
PL	PIPE
CH	CHIMNEY
FL	FLOOR
CA	CORNER
CC	CENTRE
CR	CORNER
CS	CORNER
CL	CORNER
CA	CORNER
CC	CORNER
CR	CORNER
CS	CORNER
CL	CORNER



ORIGINAL DATE: 5-9-77 LAST REVISION:

KOENIG

FOURTH ST

SECURITY & MEADOW

BATHORNE CO.

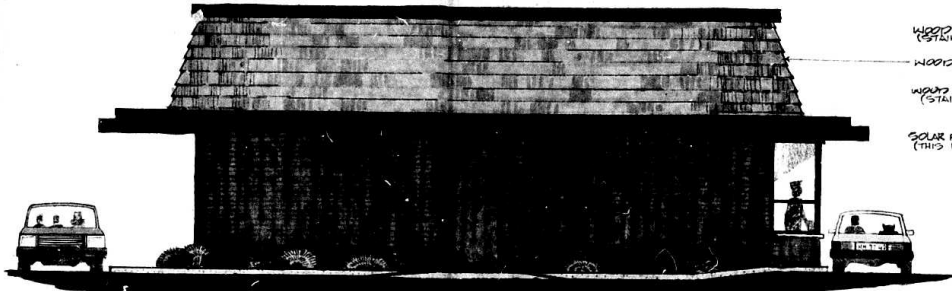
LOCATION: 25-04-5768

# Foodmaker, Inc.

P.O. BOX 783, SAN DIEGO, CALIFORNIA 92112

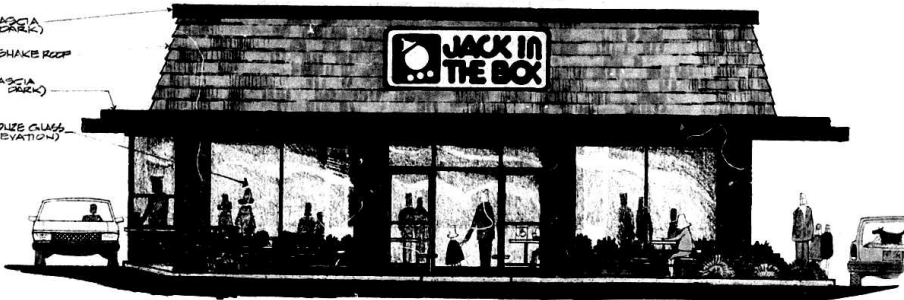
# Jack-in-the-Box

DONALD B. GRASER, ARCHITECT

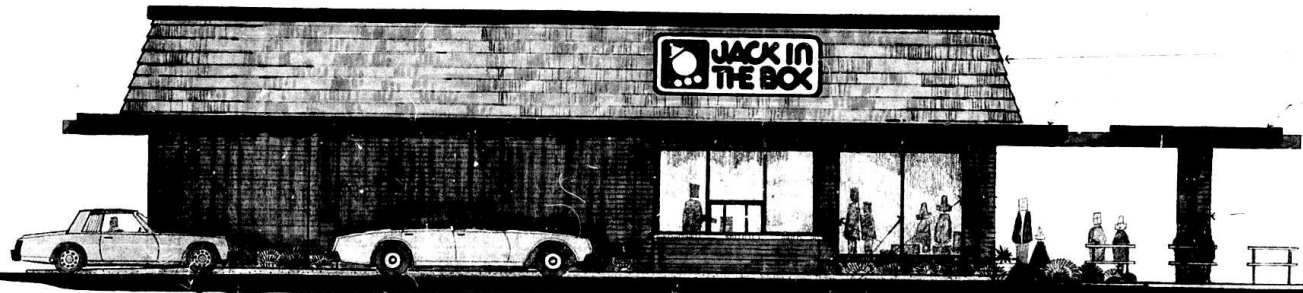


REAR ELEVATION

WOOD FASCIA  
(STAIN DARK)  
WOOD SHAKE ROOF  
WOOD FASCIA  
(STAIN DARK)  
SOLAR BRIDGE GLASS  
(THIS ELEVATION)



FRONT ELEVATION

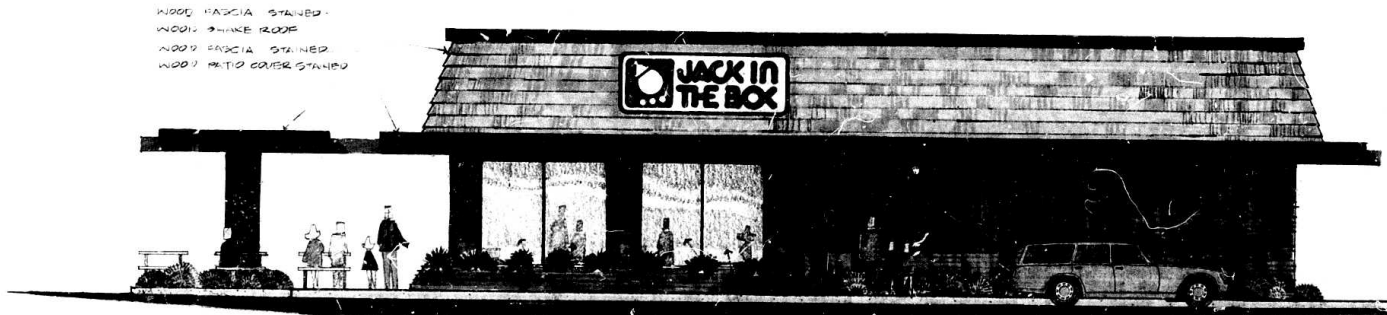


LEFT ELEVATION

WOOD SHAKE ROOF  
WOOD FASCIA 2" x 4"  
WOOD 2" x 4"  
COVER 3" x 4" L&D  
TRAIL TO MATCH  
WOOD FASCIA  
3" x 4" L&D

USED BRICK  
TO MATCH BUILDING

WINDOW FRAMES 1 1/2"



RIGHT ELEVATION

WOOD FASCIA STAINED  
WOOD SHAKE ROOF  
WOOD FASCIA STAINED  
WOOD 2" x 4" COVER STAINED

TO MATCH  
BUILDING'S  
EXTERIOR

LOCATION: 23-01-5730 ORIGINAL DATE: 3-5-77 LAST REVISION: 8-2-77

Foodmaker, Inc. Jack-in-the-Box  
P.O. BOX 783, SAN DIEGO, CALIFORNIA 92112 DONALD B. GRASER, ARCHITECT



**Site Plan Notes**

- ① SELECTION DISPLAY. SINGLE FACE
- ① INTERCOM STATION (C)
- ① STANDARD POLE SIGN (CONDUIT AND WIRING BY ELEC. CO. FR. SIGN INSTALLATION & COOK-UP BY SIGN CONTR.)
- ① 2' x 4' REDWOOD HEADER.
- ① REFUSE CONTAINER, SEE DETAIL (J)
- ① LANDSCAPE LIGHTS. (SYMBOL (L))
- ① CONCRETE DRIVE AND CONCRETE CURB.
- ① 6" CONCRETE CURB (K) (T)
- ① EXISTING CONCRETE APPROACH TO REMAIN.
- ① EXISTING CONCRETE APPROACH TO BE REMOVED.
- ① NEW CONCRETE APPROACH.
- ① EXISTING CONCRETE SIDEWALK.
- ① NEW 4" CONCRETE SIDEWALK.
- ① STERILIZE SOIL WITH WEED KILLER. D.G. SUB BASE COMPACTED TO 4" MIN. ASPHALT PAVING COMPACTED TO 2" MIN. LIGHT FOG SEAL.
- ① CENTERLINE OF 4" WIDE WHITE PAINTED LINES.
- ① CENTERLINE OF 10" WIDE WHITE PAINTED LINES.
- ① CENTERLINE OF TRAFFIC BUTTONS @ 24' O.C.
- ① PAINTED ARROWS WHITE.
- ① TRAFFIC BUTTON ARROWS @ 44' O.C. MAX.
- ① ALL CONCRETE WORK ON PUBLIC PROPERTY TO COMPLY WITH ALL LOCAL STANDARDS.
- ① 6'0" LONG PRECAST CONC. WHEEL STOPS.
- ① AERIAL LIGHTS (SYMBOL (A)) (P)

**General Conditions**

GENERAL CONTRACTORS SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS, WALLS, ETC. AS INDICATED ON DRAWINGS IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH OR HAZARD.

CONST. TYPE: MASONRY

PROP. ZONE: B-

FIRE ZONE:

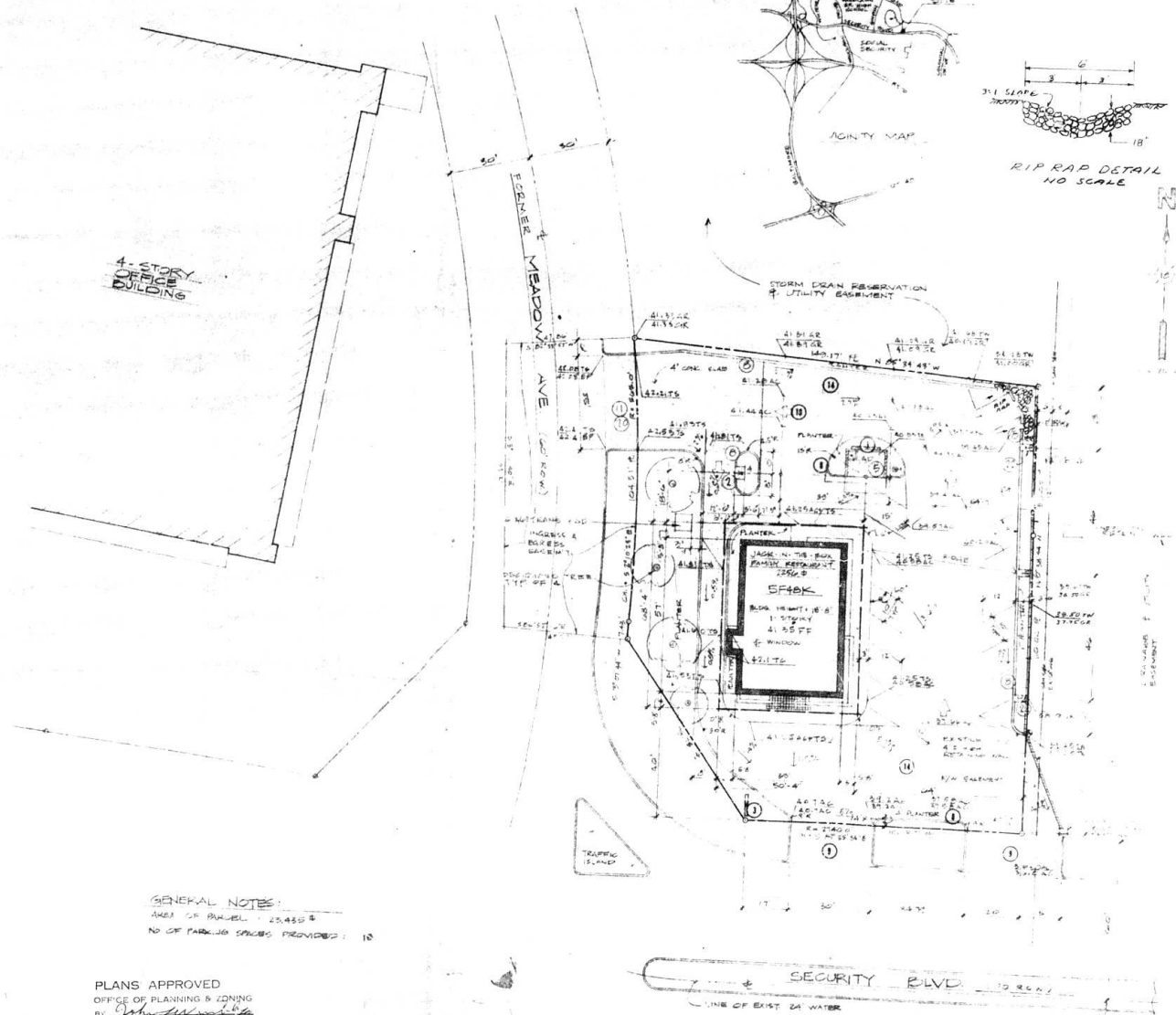
Legal (INCLUDE WORK SEPARATE ENCLOSURES)

Drawn 5-6-77 JMC

ADDS RETAINING WALL ALONG EAST B.C. & D.C. REVISIONS TO ADD ACCESS TO GROUND BASEMENT. ADDS GROUND BASEMENT. ADDS ADDITIONAL LIGHTS TO RET. WALL ENDS. CATCH BASIN AND PIPE, PADDED SUBS. CUTS AND RIP RAP - 6/15/78 JMC

GENERAL NOTES:  
AREA OF PARCEL - 25,450 sq ft  
NO OF PARKING SPACES PROVIDED - 10

PLANS APPROVED  
OFFICE OF PLANNING & ZONING  
BY: [Signature]  
DATE: 6-29-78  
76-62-A



**Site Plan Notes**

- 1 SELECTED BY CITY SINGLE FACE
- 2 INTERCOMING
- 3 STANDARD SIGN (CONDUIT AND WIRING BY ELEC. CONTRACTOR TO BE PICKED UP BY SIGN CONTR.)
- 4 2' x 4' REBAR
- 5 REFUSE CONTAINER, SEE DETAIL
- 6 LANDSCAPE LIGHTS (SYMBOL 13)
- 7 CONCRETE DRIVE AND CONCRETE CURB
- 8 6" CONCRETE CURB
- 9 EXISTING CONCRETE APPROACH TO REMAIN
- 10 EXISTING CONCRETE APPROACH TO BE REMOVED
- 11 NEW CONCRETE APPROACH
- 12 EXISTING CONCRETE SIDEWALK
- 13 NEW 4" CONCRETE SIDEWALK
- 14 STERILIZE SOIL WITH WEED KILLER, D.G. SUB BASE COMPACTED TO 4" MIN. ASPHALT PAVING COMPACTED TO 2" MIN. LIGHT FOG SEAL
- 15 CENTERLINE OF 4" WIDE WHITE PAINTED LINES
- 16 CENTERLINE OF 10" WIDE WHITE PAINTED LINES
- 17 CENTERLINE OF TRAFFIC BUTTONS @ 24' O.C.
- 18 PAINTED ARROWS
- 19 TRAFFIC BUTTON ARROWS @ 44' O.C. MAX.
- 20 ALL CONCRETE WORK ON PUBLIC PROPERTY TO COMPLY WITH ALL LOCAL STANDARDS
- 21 6'0" LONG PRECAST CONC. WHEEL STOPS
- 22 AERIAL LIGHTS (SYMBOL 14)

**General Conditions**

GENERAL CONTRACTORS SHALL NOTE THAT ALL WORK TO BE DONE SUCH AS EXCAVATIONS, TRENCHES, CAISSONS WALLS, ETC. AS INDICATED ON DRAWINGS IS SHOWN WITHOUT KNOWLEDGE OF UNDERGROUND UTILITIES ON THIS PARTICULAR SITE. THE ARCHITECT AND OWNER ASSUME NO RESPONSIBILITY FOR DETERMINING THEIR LOCATION, SIZE, DEPTH OR HAZARD.

CONST. TYPE: MASONRY

PROP. ZONE: B

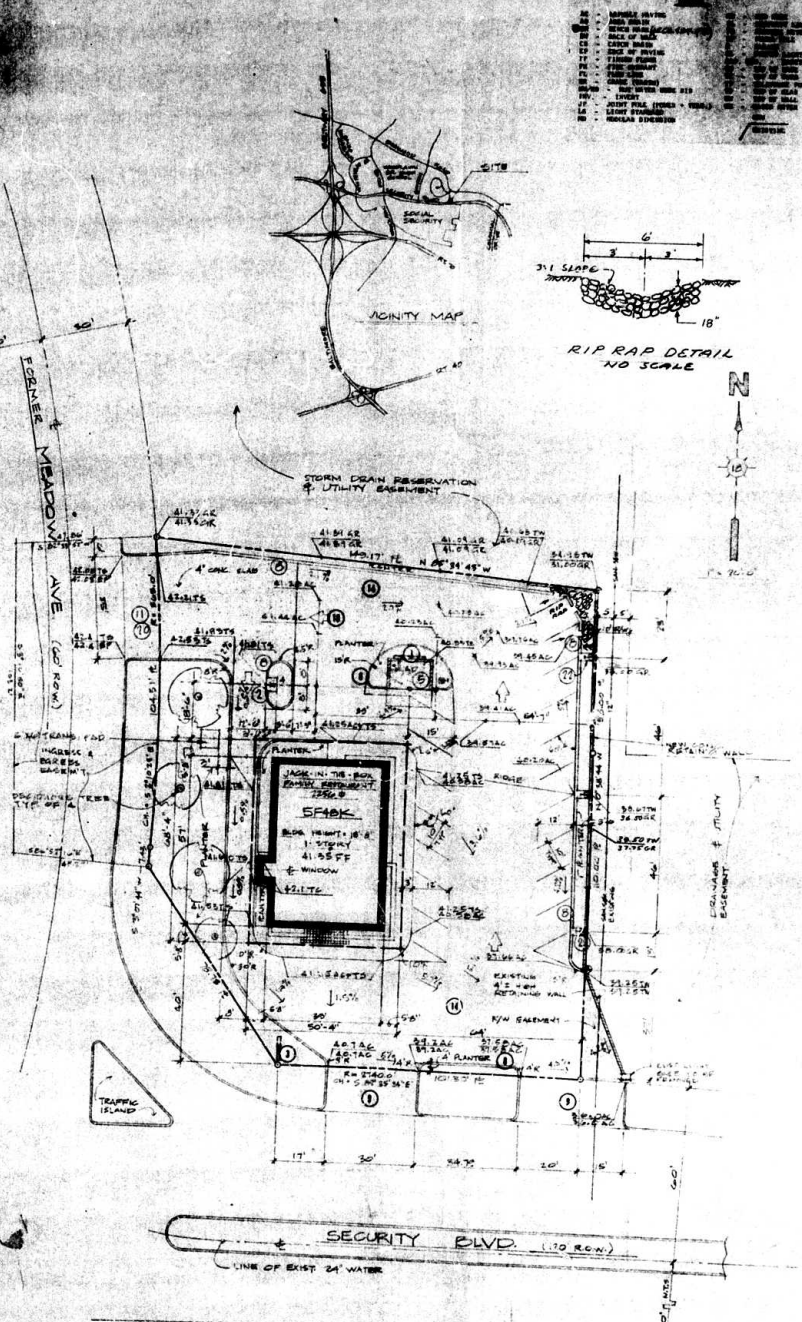
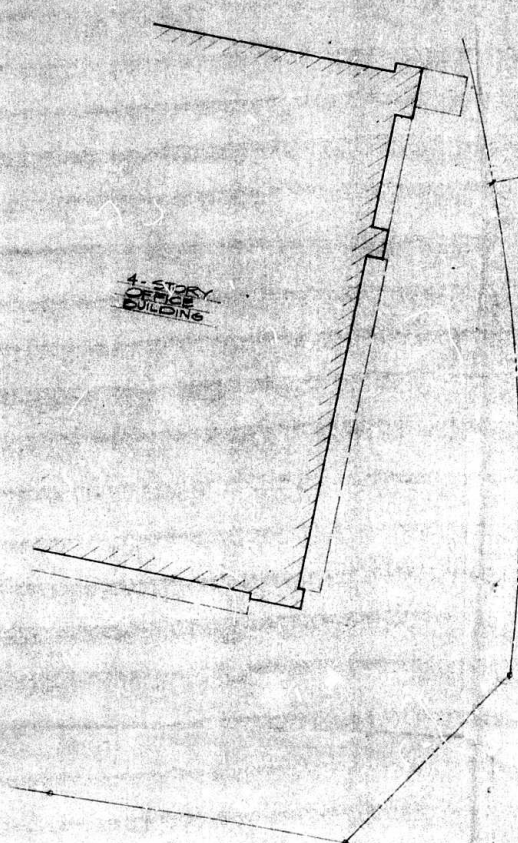
FIRE ZONE:

Legal (SHOW WORK SEPARATE ENCLAVES)

Drawn 5-8-77 JRC

ADD RETAINING WALL ALONG EAST R. BE. S. 20' A  
 REVISIONS ADD UNDER A GROUND BASEMENT  
 ADD GROUND BE. S. 15' B  
 ADD 2' REBAR WITH 6" NET REBAR ENCLAVES  
 LATER WORKING AND PIPE, PAVED SURF CUTS  
 AND RISE AND 6/12/78

PLANS APPROVED  
 OFFICE OF PLANNING & ZONING  
 BY *[Signature]*  
 DATE 6-29-78  
 76-62-A



23	ASPHALT DRIVE
24	ASPHALT DRIVE
25	ASPHALT DRIVE
26	ASPHALT DRIVE
27	ASPHALT DRIVE
28	ASPHALT DRIVE
29	ASPHALT DRIVE
30	ASPHALT DRIVE
31	ASPHALT DRIVE
32	ASPHALT DRIVE
33	ASPHALT DRIVE
34	ASPHALT DRIVE
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39	ASPHALT DRIVE
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42	ASPHALT DRIVE
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44	ASPHALT DRIVE
45	ASPHALT DRIVE
46	ASPHALT DRIVE
47	ASPHALT DRIVE
48	ASPHALT DRIVE
49	ASPHALT DRIVE
50	ASPHALT DRIVE



**Site Plan Notes**

- ① SELECTION DISPLAY, SINGLE FACE
- ② INTERCOM STATION
- ③ STANDARD POLE SIGN (CONDUIT AND WIRING BY ELEC. CONTR. SIGN INSTALLATION & HOOK-UP BY SIGN CONTR.)
- ④ 2' x 4" RED WOOD HEADER
- ⑤ REFUSE CONTAINER, SEE DETAIL (H)
- ⑥ LANDSCAPE LIGHTS, (SYMBOL D) (H)
- ⑦ CONCRETE DRIVE AND CONCRETE CURB
- ⑧ 6" CONCRETE CURB (H) (H)
- ⑨ EXISTING CONCRETE APPROACH TO REMAIN.
- ⑩ EXISTING CONCRETE APPROACH TO BE REMOVED.
- ⑪ NEW CONCRETE APPROACH.
- ⑫ EXISTING CONCRETE SIDEWALK.
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- ⑲ TRAFFIC BUTTON ARROWS @ 44' O.C. MAX.
- ⑳ ALL CONCRETE WORK ON PUBLIC PROPERTY TO COMPLY WITH ALL LOCAL STANDARDS.
- ㉑ 6' LONG PRECAST CONC. WHEEL STOPS.
- ㉒ AERIAL LIGHTS (SYMBOL B-) (P) (A) REGD.

**General Conditions**

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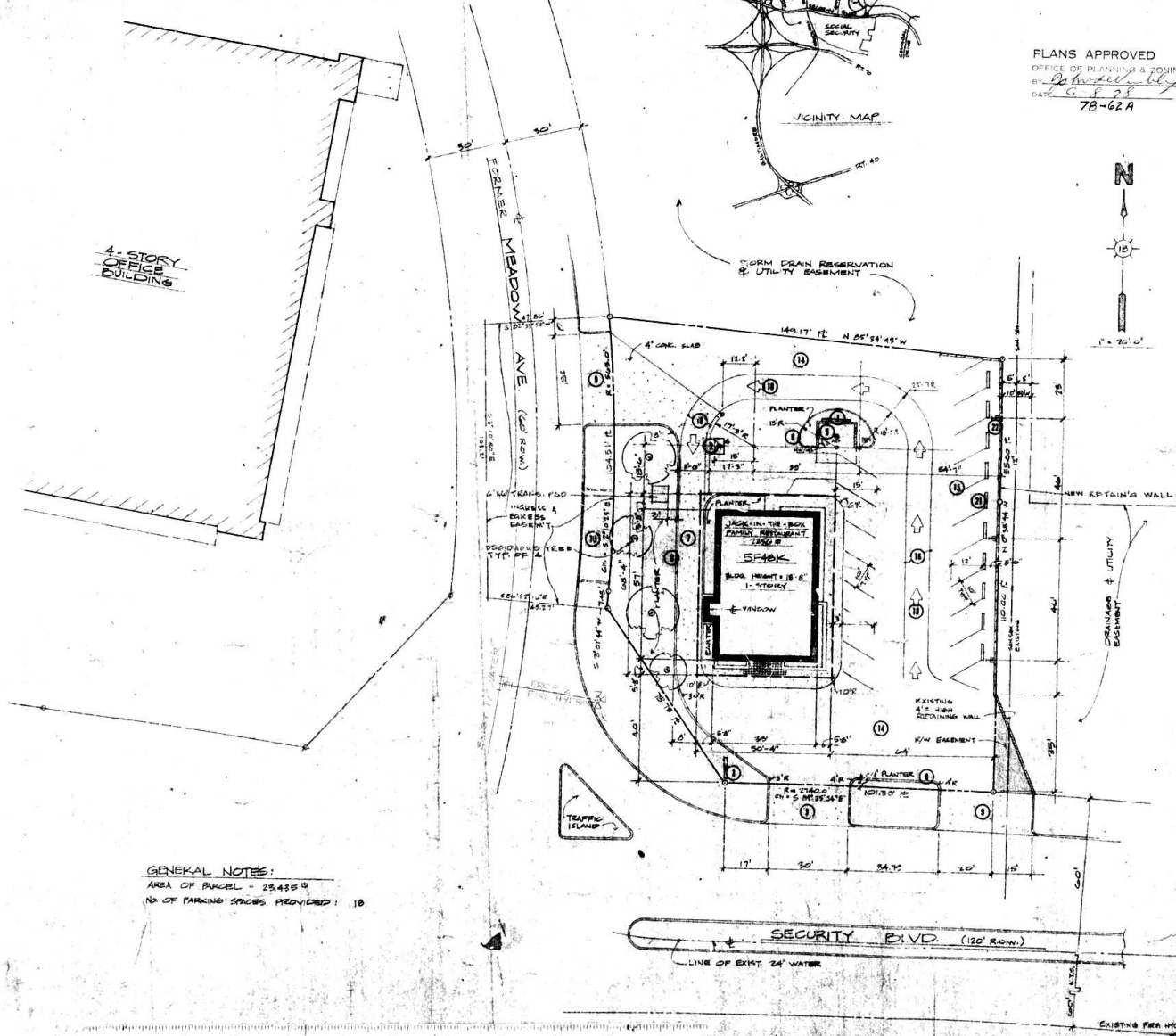
CONST TYPE: III MASONRY  
 PROP. ZONE: B1  
 FIRE ZONE:

**Legal** (PROVIDE UNDER SEPARATE ENVELOPE)

Drawn 5-6-71 JRC

ADD'D RETAINING WALL ALONG EAST R. BE. 3-30-72  
 REVISIONS ADD'G ADDRESS & EGRESS BASEMENT TO 7-15-72

**GENERAL NOTES:**  
 AREA OF PARCEL - 23,435 sq ft  
 NO. OF PARKING SPACES PROVIDED - 10



ORIGINAL DATE: 5-10-71 LAST REVISION: 5-7-72  
 LOCATION: 28-21-5138 SECURITY & MEADOW BALTHAZAR CO.  
 ARCHITECT: DONALD B. GRASER, ARCHITECT  
**Foodmaker, Inc.**  
**Jack-in-the-Box**  
 P.O. BOX 783, SAN DIEGO, CALIFORNIA 92112  
 1