

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, CCHP, Joint Venture, legal owner of the property at Baltimore County and which is described in the descriptions and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 255.1 (238.1) to permit a front setback of 15' instead of the required 25' and a distance from the center of the street of 35' instead of the required 50' (238.2) to permit side setbacks of 18' and 12' instead of the required 30' of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
The required setback pushes the new building into unstable earth conditions requiring extensive earth removal and reconstruction. It also limits the building lot to one building instead of the anticipated 2 buildings. All other buildings in area are built to 10'-0" setbacks.

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 of Baltimore County.

Contract purchaser: CCHP, Joint Venture Legal Owner
Address: 1008 Leslie Avenue
Baltimore, Md. 21228
Petitioner's Attorney _____ Protestant's Attorney _____

WHEREAS By The Zoning Commissioner of Baltimore County, this _____ day of _____ 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 _____ day of October, 1977, at 11:00 o'clock

31 26 77 PM



28 # 30-204-A
10/18/77
10/27/77

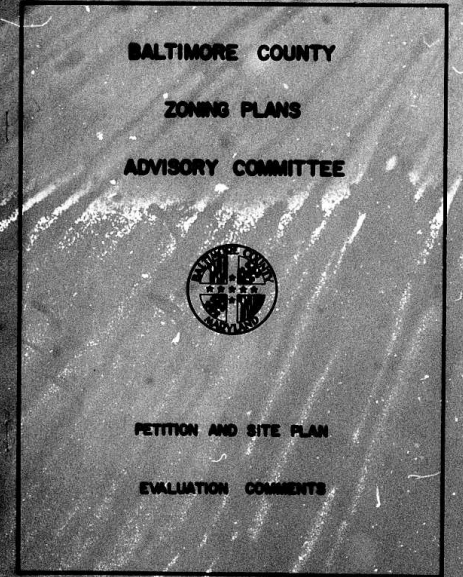
RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
W/S of Bare Hills Rd. 298' S of Falls Rd., 3rd District : OF BALTIMORE COUNTY
CCHP, JOINT VENTURE, Petitioners : Case No. 78-74-A

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.
Charles E. Kountz, Jr.,
Deputy People's Counsel
John W. Heslian, III
John W. Heslian, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188
I HEREBY CERTIFY that on this 8th day of September, 1977, a copy of the foregoing Order was mailed to CCHP, Joint Venture, 1008 Leslie Avenue, Baltimore, Maryland 21228, Petitioners.
John W. Heslian, III
John W. Heslian, III

SEP 8 77 AM
CLOCK WITH '11' AND '12' MARKERS



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: September 30, 1977
FROM: Leslie H. Graf, Director of Planning
SUBJECT: Petition #78-74-A. Petition for Variance for Front and Side Yards.
West side of Bare Hills Road 298 feet South of Falls Road
3rd District
Petitioner - CCHP, Joint Venture
3rd District

HEARING: Wednesday, October 5, 1977 (11:00 A.M.)

It is suggested that if the petitioner's request is granted that it be conditioned upon the improvements specified in comments by the State Highway Administration's representative on the Zoning Advisory Committee. Further, it is suggested that revised plans be approved by the Project and Development Planning.

Leslie H. Graf
Leslie H. Graf
Director of Planning

LHG:JGHw



October 6, 1977

Mr. Dominic Piracci, Jr.,
CCHP, Joint Venture
1008 Leslie Avenue
Baltimore, Maryland 21228

RE: Petition for Variances
W/S of Bare Hills Road, 298' S
of Falls Road - 3rd Election
District
CCHP Joint Venture - Petitioner
NO. 78-74-A (Item No. 6)

Dear Mr. Piracci:

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

Very truly yours,

S. Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

SED/sf

Attachment

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

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 23, 1977

COUNTY OFFICE BLDG.
119 Chestnut
Towson, Maryland 21286
Nicholas B. Commodari
Chairman

CCHP, Joint Venture
1008 Leslie Avenue
Baltimore, Maryland 21228
Attention: Mr. Dominic Piracci,
Partner

RE: Variance Petition
Item Number 16
Petitioner - CCHP, Joint Venture

Dear Mr. Piracci:

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

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

Located on the west side of Bare Hills Road approximately 298 feet south of Falls Road in the 3rd Election District, this currently vacant M.L. zoned site, consisting of approximately 7 acres, is proposed to be developed with a combination two story office/warehouse building with accessory parking provided. Surrounding properties are similarly zoned and are improved with various types of industrial uses. This entire area has been the subject of assorted Variance requests throughout the years.

CCHP, Joint Venture
Page 2
Item Number 16
September 23, 1977

Because of your proposal to construct the proposed building closer to the sides and front property lines than the existing zoning allows, this variance is required.

It should be noted that the submitted site plan fails to indicate a proposed widening for Serpentine and Bare Hills Roads, which for all intents and purposes are the same roads, because they are private and not County maintained. As a result of this, setbacks should be taken from the existing property lines or, as indicated in the comments of the Bureau of Engineering, from the "proposed 60' public road in the future." In keeping with this, the Committee questions the future use of the remainder of the property and the possibility of relocating the proposed building.

The submitted site plan should be revised to indicate the location of the loading doors and the access to these doors from the proposed parking area. In addition, you should personally contact Mr. Jack Wimbley, of the Office of Project and Development Planning at 494-3325, and discuss his comments in order that it may be incorporated with the revised plan that may be submitted prior to the scheduled hearing.

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

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 Petitioner, the Variances should be had, and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, Variances to permit a front yard setback of 15 feet in lieu of the required 25 feet, a distance from the center of street of 35 feet in lieu of the required 50 feet, and side yard setbacks of 18 feet and 21 feet in lieu of the required 30 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of October, 1977, that the herein Petition for the aforementioned Variances should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highways Administration, the Department of Public Works, and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner, the Variances should be had, and it further appearing that by reason of the granting of the Variances requested not adversely affecting the health, safety, and general welfare of the community, Variances to permit a front yard setback of 15 feet in lieu of the required 25 feet, a distance from the center of street of 35 feet in lieu of the required 50 feet, and side yard setbacks of 18 feet and 21 feet in lieu of the required 30 feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 6th day of October, 1977, that the above Variance be and the same is hereby DENIED.

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21284

THORNTON M. MOLINAKI, P.E.
DIRECTOR

August 16, 1977

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

Re: Item #16 (1977-1978)
Property Owner: CCHP Joint Venture
W/S Bare Hills Rd. 298' S. Falls Rd.
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a front setback of 15' in lieu of the required 25' and 35' to the center of the street in lieu of the required 50' and side setbacks of 18' and 21' in lieu of the required 30'.
Acres: 0.745 District: 3rd

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:
Serpentine Road is a private road without curb and gutters, sidewalk, entrances, aprons, drains and with a narrow pavement. This road, if improved in the future as a public road would be on a 60-foot right-of-way.

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 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 creation of 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 #16 (1977-1978)
Property Owner: CCHP Joint Venture
Pave 2
August 16, 1977

Water and Sanitary Sewer:
This property proposes to use an existing onsite well. There is an 8-inch public water main and valve in Bare Hills Avenue at Falls Road, (See drawing #54-1773, File 3).

Additional fire hydrant protection is required in the vicinity.

Public sanitary sewerage exists in a 10-foot utility easement within the private Bare Hills Road and Serpentine Road, Drawing #64-030, File 1.

This property is tributary to the Jones Falls Sanitary Sewer System subject to State Health Department regulations.

Very truly yours,
William N. Dwyer, P.E.
Chief, Bureau of Engineering

IND: EAM: FMR:ms
cc: J. Trimmer
J. Loos
W. Munchel

O-NE Key sheet
31 & 32 M 9 Pce. sheets
NW 8 C Topo
79 Tax Map

Maryland Department of Transportation
State Highways Administration

August 3, 1977

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

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, July 26, 1977
Item #16. Property Owner: CCHP Joint Venture
Location: W/S Bare Hills Rd. 298' S Falls Rd. (Route 25)
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a front setback of 15' in lieu of the required 25' & 35' to the center of the street in lieu of the required 50' and side setbacks of 18' & 21' in lieu of the required 30'.
District: 3rd

Dear Mr. DiNenna:

The vicinity map on the subject plan indicates that Serpentine Road intersects Clarks View Road, however, an inspection made at the site revealed that it is impossible to approach the proposed warehouse by way of Clarks View Road. As a result, the only means of access is by way of Bare Hills Avenue. It is our understanding that this facility is a private road and is not maintained by Baltimore County. Although Bare Hills Avenue is paved, the surfacing leaves something to be desired and there is no curbing. The general area has been developed by leaps and bounds over the years, in a haphazard manner, with no proper improvements being made to the roadways, with the exception of the construction of Clarks View Road.

It is our opinion that no further development should be considered until such time as the points of access are improved.

Very truly yours,
Charles Lee Gulef
Bureau of Engineering
Access Permits

CLJH:rvd
By: John E. Meyers

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

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21284
(301) 494-3211

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 #16, Zoning Advisory Committee Meeting, July 26, 1977, are as follows:

Property Owner: CCHP Joint Venture
Location: W/S Bare Hills Road 298' S. Falls Road
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a front setback of 15' in lieu of the required 25' and 35' to the center of the street in lieu of the required 50' and side setbacks of 18' and 21' in lieu of the required 30'.
Acres: 0.745
District: 3rd

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

The site plan lacks sufficient information to give detailed site plan comments.

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

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21284

DONALD J. RD
DEPUTY STATE AID

F. H. C. H. OFFICER

August 29, 1977

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

Dear Mr. DiNenna:

Comments on Item #16, Zoning Advisory Committee Meeting, July 26, 1977, are as follows:

Property Owner: CCHP Joint Venture
Location: W/S Bare Hills Rd. 298' S Falls Rd.
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a front setback of 15' in lieu of the required 25' and 35' to the center of the street in lieu of the required 50' and side setbacks of 18' & 21' in lieu of the required 30'.
Acres: 0.745
District: 3rd

Metropolitan sewer is available. A drilled well exists.

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

TEH/KS/rbc

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21284
(301) 495-7000

STEPHEN COLLINS
DIRECTOR

August 6, 1977

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

Re: Item 16 - ZAC - July 26, 1977
Property Owner: CCHP Joint Venture
Location: W/S Bare Hills Rd. 298' S Falls Rd.
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a front setback of 15' in lieu of the required 25' and 35' to the center of the street in lieu of the required 50' and side setbacks of 18' & 21' in lieu of the required 30'.
Acres: 0.745
District: 3rd

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested variances to the front setback and the setback to the center of the street.

Sincerely,
Michael S. Flanigan
Associate Traffic Engineer

MSF/jlf

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21284
(301) 495-7010

Paul H. Heinicke
Chief

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

Attention: Nicholas Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: CCHP Joint Venture
Location: W/S Bare Hills Rd. 298' S Falls Rd.
Item No. 16
Zoning Advisory Meeting July 26, 1977

Comments:

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 subject development condition shown at _____
4. _____
5. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of construction.
6. 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.
7. Site plans are approved as drawn.
8. The Fire Prevention Bureau has no comments, at this time.

Revised: _____
Special Inspectors Division

Approved: _____
George M. Haganoff
Deputy Chief
Fire Prevention Bureau

JOHN D SEYFRID
DIRECTOR July 19, 1977

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

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

Date: July 27, 1977

Z.A.C. Meeting of: July 26, 1977

RE: Item No: 16
Property Owner: CCHP Joint Venture
Location: W/S Rare Hills Rd. 298' S. Falls Rd.
Present Zoning: M.L.
Proposed Zoning: Variance to permit a front setback of 15' in lieu of the required 25' and 35' to the center of the street in lieu of the required 50' and side setbacks of 18' & 12' in lieu of the required 30'.

District: 3rd
No. Acres: 0.745

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich,
Field Representative

MNP/dp

JOSEPH H. MCGURAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS A. WYDOLAN
THOMAS H. FOSTER
MRS. LORRAINE F. CHURCH
ROBERT R. HAYES
ALVIN LORECK
MRS. WILTON W. SMITH, JR.
RICHARD W. TRACY, D.V.M.

CCBP, Joint Venture
1008 Leslie Avenue
Baltimore, MD 21204
Mr. Dominic Filmore, Partner

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 26th day of July 1977.

S. Eric DiNenna
S. ERIC DI NENNA
Zoning Commissioner

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

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

No. 57151

DATE: Aug. 26, 1977 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: *Sheldon W. Crumpton, Jr.* 1008 Leslie Ave.
Baltimore, Md. 21204
FOR: Petition for Variance for CCHP, Joint Venture #78-74-A

AMOUNT PAID TO: 25.00

VALIDATION OR SIGNATURE OF CASHIER

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

Dear Mr. DiNenna:

Comments on Item # 16 Zoning Advisory Committee Meeting, July 26, 1977 are as follows:

Property Owner: CCHP Joint Venture
Location: W/S Rare Hills Road - 298' S. Falls Road
Setback Zoning: M.L.
Proposed Zoning: Variance to permit a front setback of 15' in lieu of the required 25' and 35' to the center of the street in lieu of the required 50' and side setbacks of 18' & 12' in lieu of the required 30'.
Acres: 0.745
District: 3rd

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.

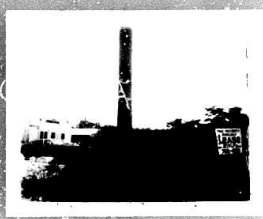
D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 5'0" of property line.

F. No comment.

G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,
Charles E. Barnhart
Charles E. Barnhart
Plans Review Chief
CB217J



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 14th day of June 1977. Filing Fee \$ 150.00 Received \$ Check Cash Other

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner *CCHP Joint Venture* Submitted by *Dominic Filmore*
Petitioner's Attorney Reviewed by *W. Nick Petrovich*

* 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. 57200

DATE: Oct. 5, 1977 ACCOUNT: 01-662

AMOUNT: \$47.25

RECEIVED: *Dominic Filmore*, Contractor, Inc. 1008 Leslie Ave., Baltimore, Md. 21204
FOR: Advertising and posting of property for CCHP Joint Venture #78-74-A

AMOUNT PAID TO: 47.25

VALIDATION OR SIGNATURE OF CASHIER

NOTICE ON LIABILITIES
The undersigned, *Sheldon W. Crumpton, Jr.*, of the County of Baltimore, State of Maryland, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears on file in the Office of the Zoning Commissioner of Baltimore County, Maryland, at the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

Witness my hand and seal of the County of Baltimore, Maryland, this 26th day of July, 1977.

Sheldon W. Crumpton, Jr.
1008 Leslie Ave.
Baltimore, Md. 21204

OFFICE OF THE TIMES
NEWSPAPERS

TOWSON, MD 21204 September 15, 1977

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - CCHP - Joint Venture - W/S Rare Hills Rd. Baltimore 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 _____ successive weeks before the _____ day of September, 1977, that is to say, the same was inserted in the issues of September 15, 1977.

STROMBERG PUBLICATIONS, INC.
BY *Scott Rayner*

CERTIFICATE OF PUBLICATION

TOWSON, MD, September 15, 1977

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. ONCE A WEEK ON ONE TIME SEPTEMBER 15, 1977 before the _____ day of _____ 1977, the _____ publication appearing on the _____ day of _____ 1977.

THE JEFFERSONIAN
Richard A. Stromberg
Manager

Cost of Advertisement \$ _____

1-516W 78-74 A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: SEPT. 19, 1977

Posted for: PETITION FOR VARIANCE

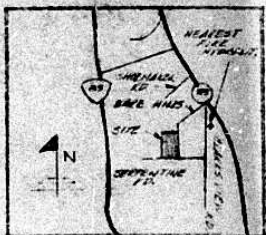
Petitioner: CCHP, JOINT VENTURE

Location of property: W/S. OF RARE HILLS RD. 298' S. OF FALLS RD.

Location of Sign: W/S. OF RARE HILLS RD. 378' TO S. OF FALLS RD.

Remarks: *Sheldon W. Crumpton, Jr.* Date of return: SEPT. 23, 1977

Posted by: *Sheldon W. Crumpton, Jr.*



VICINITY MAP
SCALE: 1" = 100'-0"

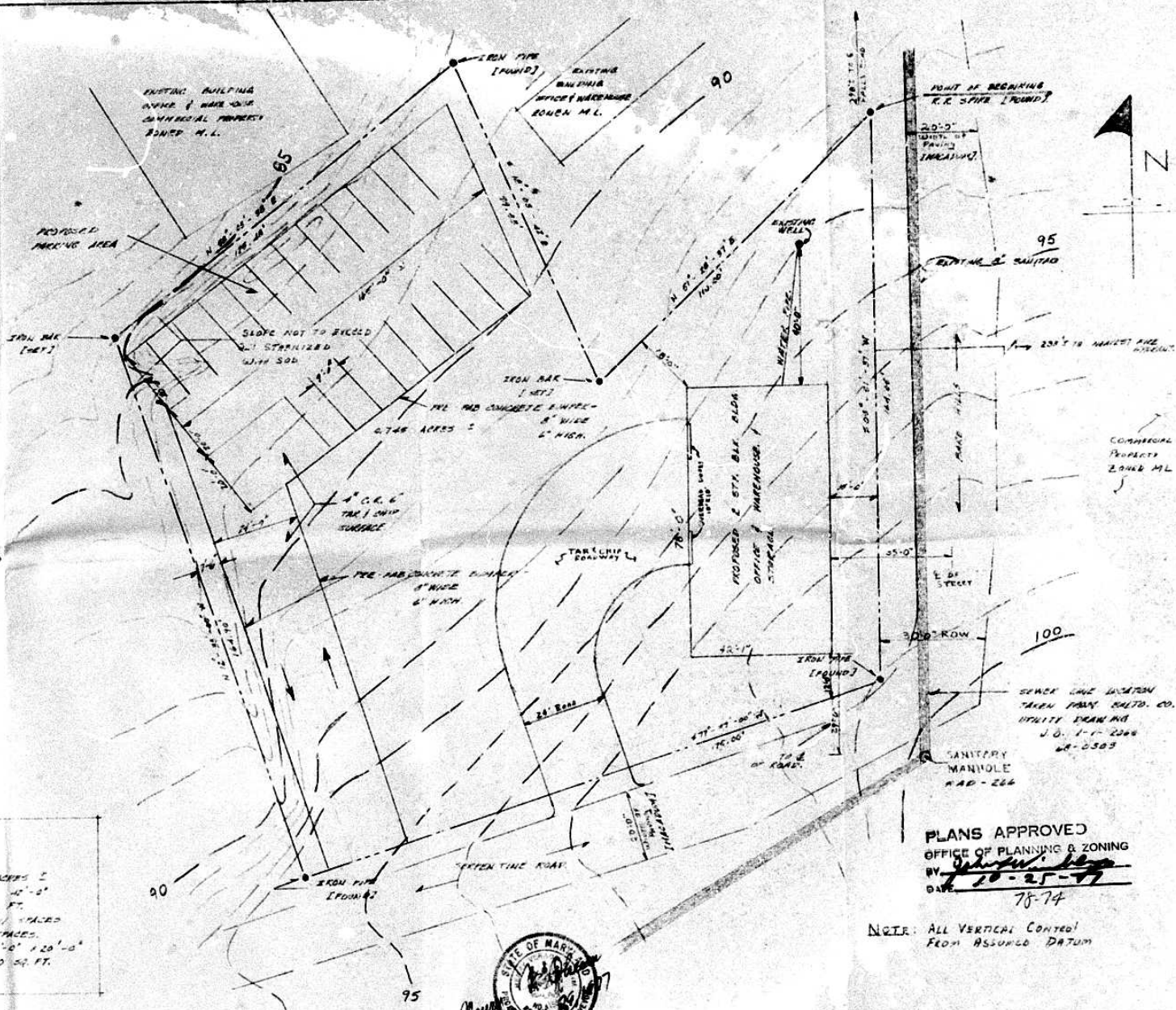
OFFICE & WAREHOUSE
COMMERCIAL PROPERTY
ZONED M.L.

GENERAL NOTE: WAREHOUSE

NO HEAVY TRACTOR TRAILOR
USE. USE OF OWNER FOR
SMALL TOOLS. * 0 DAILY
TRAFFIC

GENERAL NOTES:

1. PROPERTY ZONED M.L.
2. THIRD ELECTION DISTRICT
3. PROPERTY AREA = 0.748 ACRES ±
4. OFFICE AREA = 78'-0" x 42'-0" = 3276 SQ. FT.
5. PER 2. TOTAL PARKING = 11 SPACES
6. DESIGNATED SPACES = 10 SPACES
7. PARKING SPACE AREA = 9'-0" x 20'-0" = 180 SQ. FT.
8. SCALE: 1" = 10'-0"



COMMERCIAL
PROPERTY
ZONED M.L.

SERVICE LINE LOCATION
"GREEN PUMP" ELECT. CO.
UTILITY DRAWING NO. J.O. 1-1-2368
48-0583

SANITARY
MANHOLE
RAD-266

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 8-25-77
78-74

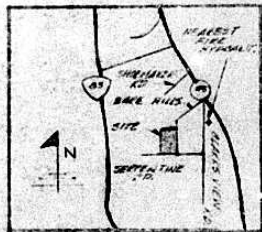
NOTE: ALL VERTICAL CONTROL
FROM ASSUMED DATUM



CERTIFICATION FOR TOPOGRAPHIC
SURVEY ONLY

TOPOGRAPHIC SURVEY FOR ROAD JOINT VENTURE	TOWNS-ORDEM ASSOC. INC. 8370 COURT AVE ELLICOTT CITY, MD 21045 301-465-0660	DATE: 6-18-77 SCALE: 1"=200'
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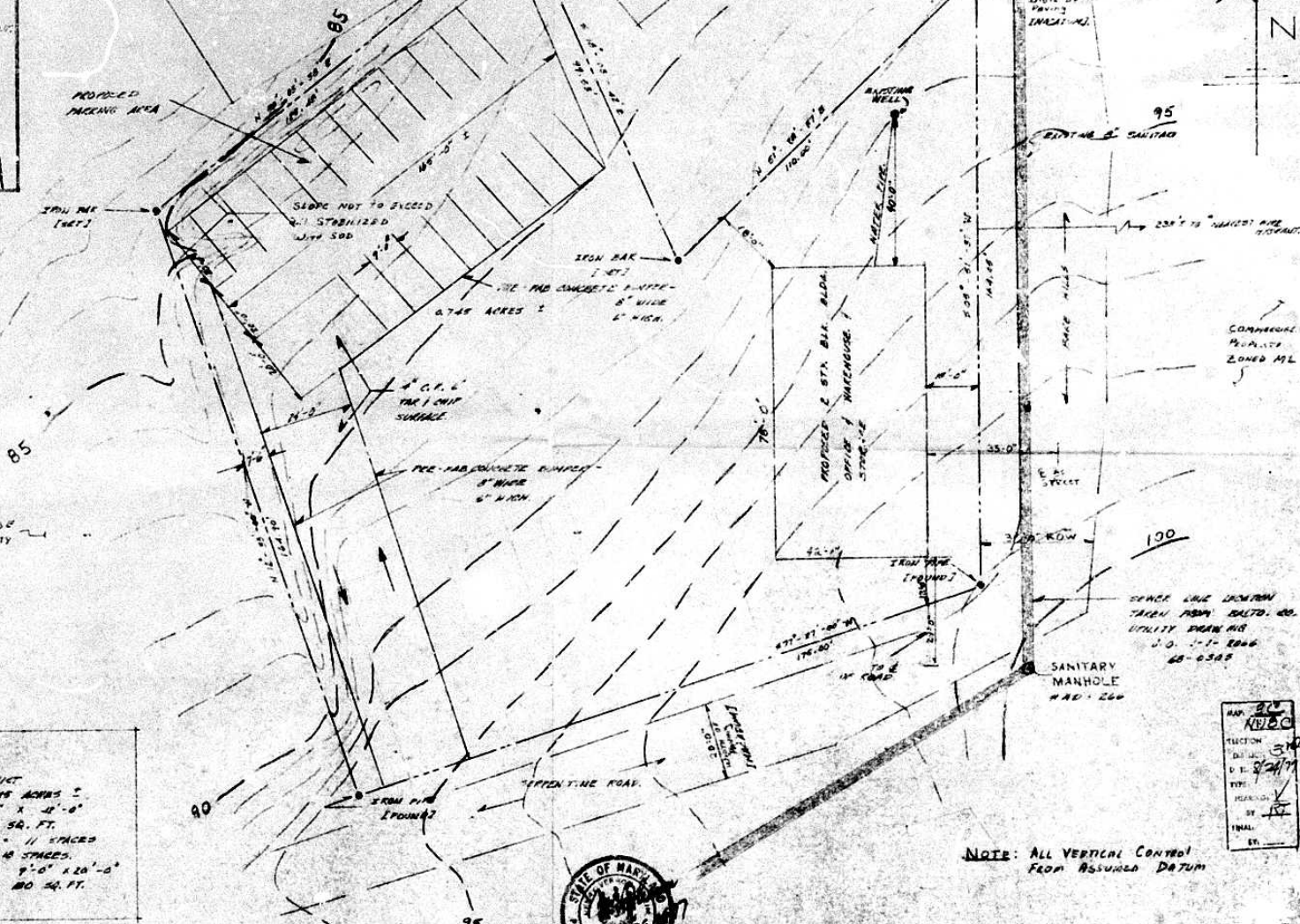




UTILITY MAP
SCALE: 1" = 100'-0"

EXISTING BUILDING
OFFICE & WAREHOUSE
COMMERCIAL PROPERTY
ZONED M.L.

EXISTING
BUILDING
OFFICE & WAREHOUSE
ZONED M.L.



OFFICE & WAREHOUSE
COMMERCIAL PROPERTY
ZONED M.L.

COMMERCIAL
PROPERTY
ZONED M.L.

- GENERAL NOTES:**
1. PROPERTY ZONED M.L.
 2. THIRD ELECTION DISTRICT
 3. PROPERTY AREA = 0.745 ACRES ±
 4. OFFICE AREA = 10'-0" X 12'-0" = 120 SQ. FT.
 5. WAREHOUSE AREA = 50'-0" X 70'-0" = 3500 SQ. FT.
 6. TOTAL PARKING = 11 SPACES
 7. DESIGNED SPACES = 10 SPACES
 8. PARKING SURFACE AREA = 9'-0" X 10'-0" = 90 SQ. FT.
 9. SCALE: 1" = 10'-0"

NOTE: ALL VERTICAL CONTROL FROM ASSUMED DATUM

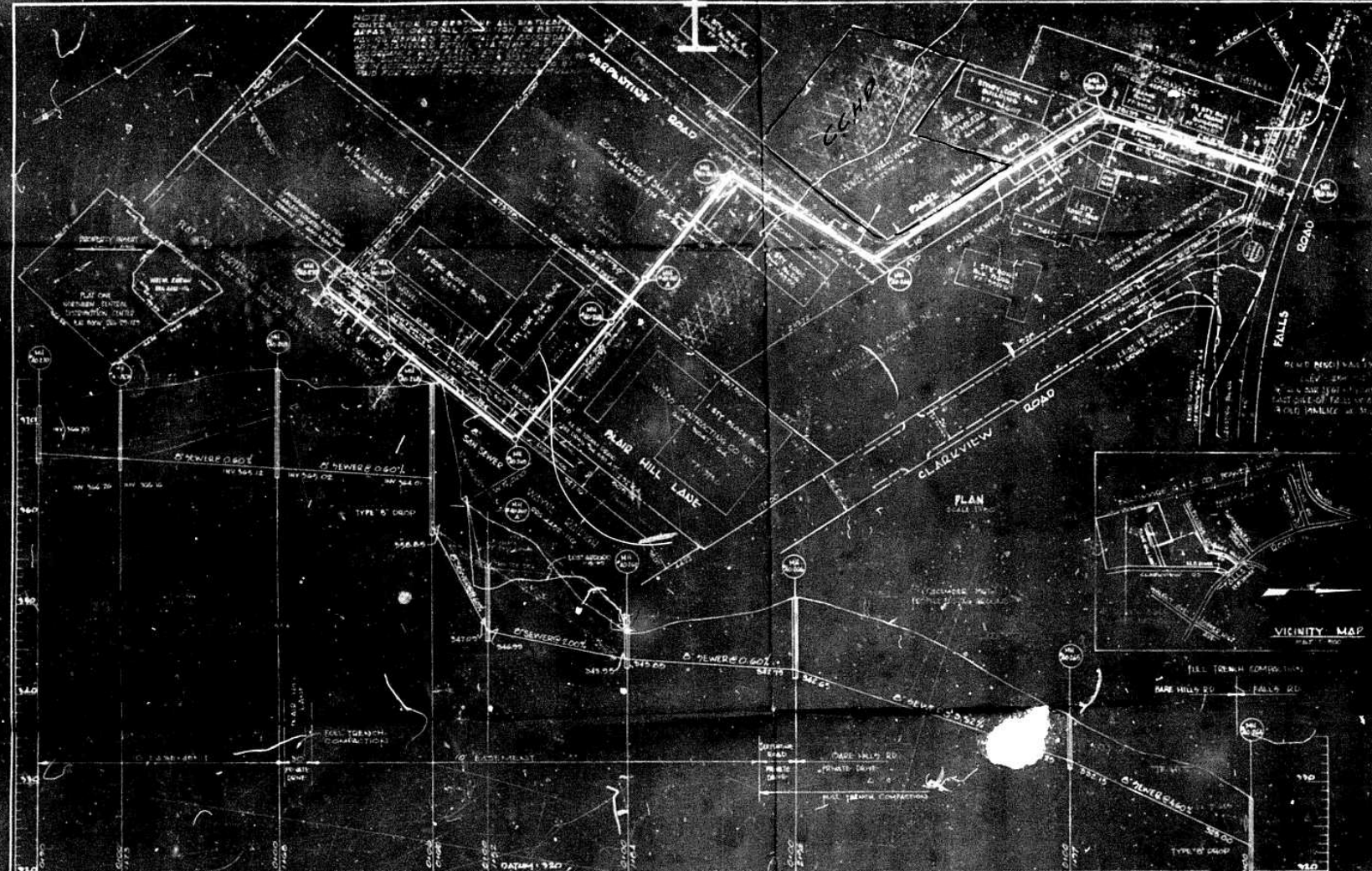
MAP NO.	30
SECTION	10/20
DATE	3/27/77
BY	[Signature]
SCALE	1" = 10'-0"



CERTIFICATION FOR TOPOGRAPHIC SURVEY ONLY

TOPOGRAPHIC SURVEY	TICKETS - ON/IN H.P.C. 2ND	DATE: 3/27/77
8870 COURT AVE	ELLICOTT CITY, MD 21118	SCALE: 1" = 10'-0"
301-466-0680		





NOTE: REFER TO SHEET ALL SEWER CONNECTIONS TO BE MADE TO THE MAIN LINE SEWER AT THE POINTS INDICATED BY THE DOTTED LINES.



F.W.A. 20910		APPROVED FOR CITY OF BALTIMORE		PEOPLE: [Signature]		REVISIONS: AS PER RECORD PRINT		DATE: 3/28/68	
DEPARTMENT OF PUBLIC WORKS		BUREAU OF ENGINEERING		BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS		BUREAU OF ENGINEERING		SCALE: AS SHOWN	
DATE: 3/28/68		DATE: 3/28/68		DATE: 3/28/68		DATE: 3/28/68		DATE: 3/28/68	
PROJECT: FALLS HILLS ROAD - SEWER		PROJECT: FALLS HILLS ROAD - SEWER		PROJECT: FALLS HILLS ROAD - SEWER		PROJECT: FALLS HILLS ROAD - SEWER		PROJECT: FALLS HILLS ROAD - SEWER	



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