

78-001-86-X 78 REC 44 PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

I, or we, CITIES SERVICE OIL COMPANY, 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 (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reason:

To convert existing gasoline service station and repair areas to a muffler and shock retail outlet with installation facilities.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for gasoline service station and repair areas as described above.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception 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.

Meineke Realty Corp., Inc. Cities Service Oil Company
Contract purchaser by B.R.R. Legal Owner
8330 West Loop South, Suite 100, Res BX 300
Belleire, Texas 77401 Tulsa, Okla. 74102
Norman Hochberg Petitioner's Attorney
244 Equitable Building Protestant's Attorney

ORDERED 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, but 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 _____ day of _____ 1977, at _____ o'clock _____ M.

Zoning Commissioner of Baltimore County

(BY)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: October 27, 1977
FROM: Leslie H. Grant, Director of Planning

SUBJECT: Petition #78-100-3, Petition for Special Exception for Garage, Service, Northwest side of Harford Road 15 feet Southwest of Lingo Avenue.
Petitioner - Cities Service Oil Company

HEARING: Wednesday, November 2, 1977 (11:00 A.M.)

Sub District

The proposed use would not be inappropriate at this location. It is suggested that if this petition is granted, however, a detailed landscaping plan (including adequate provision for buffering the adjacent residences from this site) be required and incorporated as a condition of the order.

Leslie H. Grant
Director of Planning

LHC:JCH:W

PONER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that MEINEKE REALTY CORP., INC., 6330 West Loop South, Suite 103, Belleire, Texas 77401, being desirous of appointing an attorney-in-fact to act for it and on its behalf on all matters pertaining to the filing of zoning applications and/or building permits on property located at the southwest corner of Harford Road and Lingo Avenue, Baltimore County, which is being purchased by MEINEKE REALTY CORP., INC. does hereby nominate, constitute and appoint NORMAN HOCHBERG, domiciled and residing at 4 Whisperwood Court, Baltimore, Maryland, its true and lawful attorney-in-fact for the limited purposes of executing on behalf of MEINEKE REALTY CORP., INC. as its attorney-in-fact in all transactions pertaining to filing applications for zoning and/or building permits for property located at the southwest corner of Harford Road and Lingo Avenue, Baltimore County, Maryland and for that purpose to sign, as agent and/or attorney for the undersigned and to do each and every act as he may determine in his sole discretion for the use and benefit and best interest of the undersigned, as it would on its behalf.

IN WITNESS WHEREOF, affixed hereto is the corporate of said body corporate and the hand of its President.

MEINEKE REALTY CORP., INC.

By: Charles E. Kautz, Jr. (SEAL)

STATE OF TEXAS, COUNTY OF

I HEREBY CERTIFY that on this 27 day of October, 1977, before me, the subscriber, a Notary Public of the State of Texas, in and for HARRIS COUNTY aforesaid, personally appeared NORMAN HOCHBERG who acknowledged himself to be the President of MEINEKE REALTY CORP., INC. a corporation and he as such being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself as President.

Charles E. Kautz, Jr.
Notary Public

My Commission Expires:

Notary Public in and for the State of Texas
My Commission Expires: August 15, 1978
Signed by Notary Public Charles E. Kautz, Jr.

RE: PETITION FOR SPECIAL EXCEPTION
NW/4 of Harford Rd. 15' SW of
Lingo Avenue, 9th District
CITIES SERVICE OIL COMPANY,
Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 78-100-X

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. Kautz, Jr.
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

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

I HEREBY CERTIFY that on this 11th day of October, 1977, a copy of the foregoing Order was mailed to Norman Hochberg, Esquire, 244 Equitable Building, 8 North Calvert Street, Baltimore, Maryland 21202, Attorney for Petitioners.

John W. Heslian, III

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
OBU:WJ:JST
S. ERIC DINENNA
ZONING COMMISSIONER

November 7, 1977

Norman Hochberg, Esquire
244 Equitable Building
Baltimore, Maryland 21202

RE: Petition for Special Exception
NW/4 of Harford Road, 15' SW of
Lingo Avenue - 9th Election District
Cities Service Oil Company -
Petitioner
NO. 78-100-X (Item No. 44)

Dear Mr. Hochberg:

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

Very truly yours,

GEORGE E. MARTINAK
Deputy Zoning Commissioner

GJM/mc

Attachments

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

E. F. RAPHAEL & ASSOCIATES

Registered Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

August 17, 1977

RESIDENCE 771-4562

OFFICE 882-8008

Description to Accompany Petition for
Special Exception
Cities Service Property-Harford Road & Lingo Avenue
Baltimore County

Beginning for the same at a point on the north west side of Harford Road at a distance of 15.00' south westerly from the intersection formed by the north west side of Harford Road and the south west side of Lingo Avenue running thence and binding on the south west side of Harford Road S 36°24'45" W 127.45' to the intersection of the south west line of Lot 10 as shown on the Plat of "Lingo" and recorded among the Plat Records of Baltimore County in Plat Book WPC 7, folio 28 thence leaving Harford Road and binding on said line N 55°55' W 131.34' to the east line of Lot #93 as shown on said Plat running thence and binding on said line N 34°28'00" E 143.25' to the south west side of Lingo Avenue as now widened running thence and binding on the south west side of Lingo Avenue S 35°32'00" E 121.17' thence S 9°33'38" E 20.85' to the place of beginning.

Containing .435 AC of land more or less.

Being the land of the Cities Service Oil Company.

E. F. RAPHAEL
Reg. Prof. Land Surveyor
No. 2246



CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th Date of Posting: 10/23/77

Posted for: Heavy Truck Service Station

Petitioner: Cities Service Oil Company

Location of property: Harford Rd. 15 ft SW of Lingo Ave.

Location of Signs: On Harford Rd. at 15 ft SW of Lingo Ave.

Remarks: None

Posted by: Leslie H. Grant Date of return: 10/23/77

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 57211
DATE: Oct. 7, 1977 ACCOUNT: 01-662
AMOUNT: \$50.00
RECEIVED: Paul, Perry & Hochberg 244 Equitable Building
Baltimore, MD 21202
FOR: Petition for Special Exception for Cities Service Oil Co. 78-100-X
\$47.00 PAID TO \$50.00
VALIDATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 57268
DATE: October 25, 1977 ACCOUNT: 01-662
AMOUNT: \$50.50
RECEIVED: Messrs. Paul, Perry & Hochberg 244 Equitable Bldg
Baltimore, MD 21202
FOR: Advertising and posting of property for Cities Service Oil Co. 78-100-X
\$29.50 PAID TO \$50.50
VALIDATION OR SIGNATURE OF CARRIER

WHICH RECEIVED FOR FILING

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met,

Special Exception for a Garage, Service should be granted
IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of November, 1977, that the Petition for the aforementioned Special Exception should be and the same is GRANTED, from and after the date of this Order, subject to the hours being from 8:00 a.m. to 6:00 p.m., no gasoline or oil sales, and approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Deputy Zoning Commissioner of Baltimore County

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

the above re-classification should NOT BE HAD and or the Special Exception should NOT BE GRANTED

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of November, 1977 that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as to remain a zone, and or the Special Exception for be and the same is hereby DENIED

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 N. CONNORS AVE.
TOWSON, MARYLAND 21204

October 19, 1977

to
Nicholas B. Commodari
Chairman

Norman Hochberg, Esquire
244 Equitable Building
Baltimore, Maryland 21202

RE: Special Exception Petition
Item Number 44
Petitioner - Cities Service Oil Company

Dear Mr. Hochberg:

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 northwest corner of Harford Road and Linsmore Avenue in the 9th Election District, this B.L. zoned property is presently improved with an abandoned service station. Properties immediately contiguous to this site to the west and south are zoned D.R. 5.5 and B.L. and are improved with individual dwellings and an office building respectively, while a retail tire store and a shopping center exist to the north and east.

NORMAN HOCHBERG, Esquire
Page 2
Item Number 44
October 19, 1977

This Special Exception is required in order to convert the existing building to a muffler and shock retail outlet with installation facilities. It is the installation of these units that necessitates the hearing for a service garage. The site plan should be revised prior to the hearing to indicate the type of screening as well as the comments from the State Highway Administration.

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

CC: E. F. Raphael & Associates
Registered Professional Land Surveyors
201 Courtland Avenue
Towson, Maryland 21204



William R. Anderson
Director
Michael A. Egan
Assistant Director

September 13, 1977

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21204
Attention: Mr. N. Commodari
Re: Z.A.C. Meeting, Aug. 30, 1977
ITEM: 44
Property Owner: Cities Service Oil Company
Location: NW/4 Harford Rd. (Route 1-7) 15' SW Linsmore Avenue
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a service garage
Acreage: 0.435
District: 9th

Dear Mr. DiNenna:

A standard concrete curb must be constructed between the paved area of the site and the right of way line at the corner of Harford Road and Linsmore Avenue. The plan must be revised prior to the hearing.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
By: John E. Meiers

CLJEM:vd

Very truly yours,

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

END:DM:PNR:es

N-SE Key Sheet
26 NS 14 Pos. Sheet
NS 7 D Topo
81 Tax Map



September 20, 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 #44, Zoning Advisory Committee Meeting, August 30, 1977, are as follows:

Property Owner: Cities Service Oil Co.
Location: NW/4 Harford Road 15' SW Linsmore Avenue
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a service garage
Acreage: 0.435
District: 9th

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

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

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III



STEPHEN COLLINS
DIRECTOR

September 22, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 44 - ZAC - August 30, 1977
Property Owner: Cities Service Oil Co.
Location: NW/4 Harford Road 15' SW Linsmore Ave.
Existing Zoning: B.L.
Proposed Zoning: Special Exception for a service garage.
Acreage: 0.435
District: 9th

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested special exception for a service garage.

Very truly yours,

Michael S. Plantagen
Michael S. Plantagen
Traffic Engineer Associate

MSW:cmw

October 17, 1977

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

Dear Mr. DiMenna:

Comments on Item #44, Zoning Advisory Committee Meeting, August 30, 1977, are as follows:

Property Owner: Cities Service Oil Co.
Location: NW/4 Harford Rd. 15' SW Lingsmore Ave.
Existing Zoning: R-1
Proposed Zoning: Special Exception for a service garage.
Acres: 0.435
District: 9th

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

If lubrication work and oil changes are performed at this location, revised plans must be submitted showing method providing for the elimination of waste oil in accordance with Water Resources Administration requirements.

Very truly yours,

Thomas H. Devin
Thomas H. Devin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TWD/KB/twh

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

Attention: Mr. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Cities Service Oil Co.

Location: NW/4 Harford Rd. 15' SW Lingsmore Ave.

Item No. 44 Zoning Agenda August 30, 1977

Enclosure:

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

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead-end condition shown at _____

REVIEWED the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.

(x) 6. Site plans are approved as drawn. Fill abandoned tanks.

() 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed: *H. J. Hoff* Noted and Approved: *Charles E. Burdham*
Special Inspection Division Fire Prevention Bureau

September 28, 1977

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

Dear Mr. DiMenna:

Comments on Item # 44, Zoning Advisory Committee Meeting, August 30, 1977 are as follows:

Property Owner: Cities Service Oil Company
Location: NW/4 Harford Road 15' S/W Lingsmore Ave.
Existing Zoning: R-1
Proposed Zoning: Special Exception for a service garage.

Acres: 0.435
District: 9th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 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. Burdham
Charles E. Burdham
Plans Review Chief
CDB/rj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: August 25, 1977

Z.A.C. Meeting of: August 30, 1977

RE: Item No. 44
Property Owner: Cities Service Oil Co.
Location: NW/4 Harford Rd. 15' SW Lingsmore Ave.
Present Zoning: R-1
Proposed Zoning: Special Exception for a service garage.

District: 9th
No. Acres: 0.435

Dear Mr. DiMenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

WSP/jp

JOSEPH H. HOLLAND, MARGARET
T. BARROW HOLLAND, JR., JAMES P. HOLLAND
MARCUS M. HOLLAND

THOMAS H. BOYER
WILLIAM L. BOYER, JR., JAMES P. BOYER
ROBERT D. HAYDEN
ALVIN LORICK
WILLIAM L. LORICK, JR., JAMES P. LORICK
RICHARD W. TRACY, DVM.

Norman Neubauer, Esquire
244 Teutoburg Building
Baltimore, Maryland 21202

ITEM # 44

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 28th day of August 1977.

S. Eric DiMenna
S. ERIC DI MENNA
Zoning Commissioner

Petitioner: CITIES SERVICE OIL CO.
Petitioner's Attorney: Norman Neubauer reviewed by *William B. Commodari*

cc: R. P. Raphael & Associates
281 Courtland Ave.
Towson, Maryland 21204
Richard B. Commodari
Chairman, Zoning Plans
Advisory Committee

PETITION MAPPING PROGRESS SHEET

FUNCTION	Visit 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										
Noted										
Granted by ZC, RA, CC, CA										
Reviewed by: <i>R.D.</i>										
Previous case:										

Revised Plans:
Change in outline or description _____ Yes
Map # _____ No

CERTIFICATE OF PUBLICATION

TOWSON, MD. 21204 October 13, 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 _____ at one time _____ before the _____ day of _____ 1977, the first publication appearing on the _____ day of _____ 1977.

THE JEFFERSONIAN

Cost of Advertisement \$ _____



TOWSON, MD. 21204 October 13, 1977

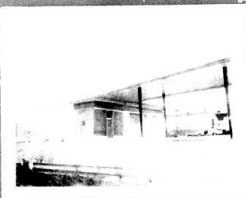
THIS IS TO CERTIFY that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION-CITIES SERVICE OIL CO. was inserted in the following:

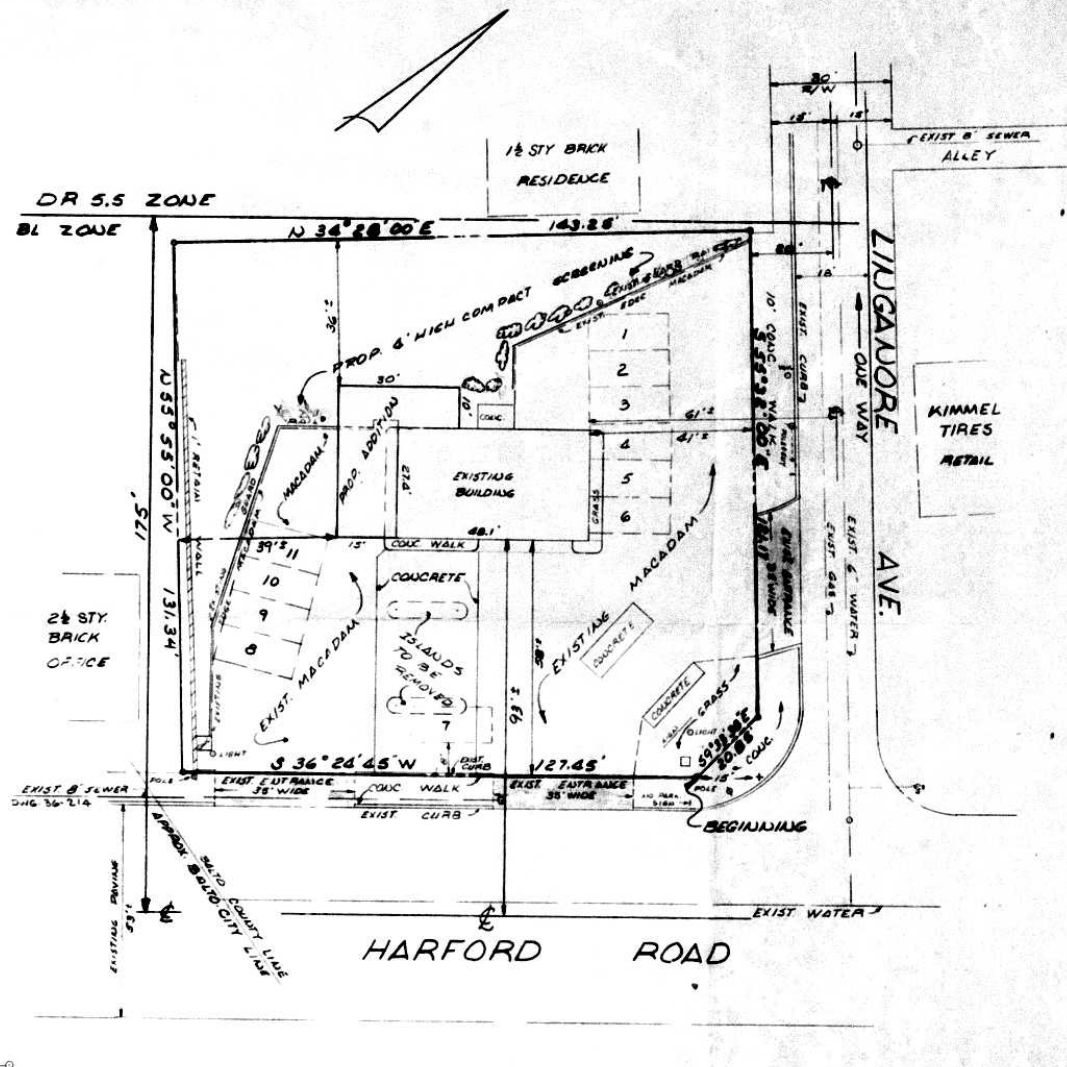
- ☐ Catonsville Times
- ☐ Dundalk Times
- ☐ Essex Times
- ☐ Suburban Times East
- ☐ Towson Times
- ☐ Arbutus Times
- ☐ Community Times
- ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for _____ successive weeks before the _____ day of _____ 1977, that is to say, the same was inserted in the issues of October 13, 1977.

STROMBERG PUBLICATIONS, INC.

BY: *Esther Berger*





GENERAL NOTES

AREA OF PROPERTY	0.435 AC.
EXISTING ZONE	BL
PROPOSED ZONE	B.L. SREK.
EXISTING USE	VACANT
PROPOSED USE	SERVICE GARAGE

PARKING DATA

AREA OF BUILDING	
EXISTING	1310
PROPOSED	711
TOTAL	2029

PARKING RATIO	
1 SPACE/200	11 SPACES REQUIRED
	11 SPACES EXTERIOR
	3 SPACES INTERIOR
	14 SPACES PROVIDED

MAP:	2.0
NETD	
ELECTION	9
DISTRICT	9
DATE:	8/27/77
TYPE	
HEADING:	R
BY:	JE
FINAL:	
BY:	

HARFORD ROAD



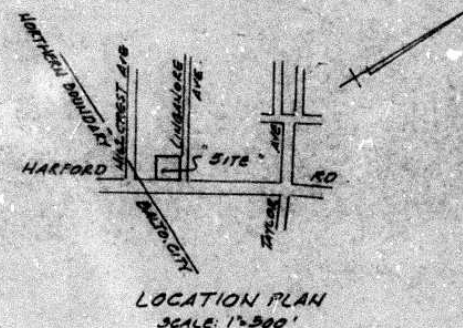
E. F. RAPHEL & ASSOC.
REGISTERED PROFESSIONAL LAND SURVEYORS
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

PLAT TO ACCOMPANY ZONING PETITION
FOR SPECIAL EXCEPTION

PROPERTY OF
CITIES SERVICE OIL CO.

9TH ELECT DIST.
SCALE 1"=20'

BALTO. CO. MD.
AUG. 15, 1977

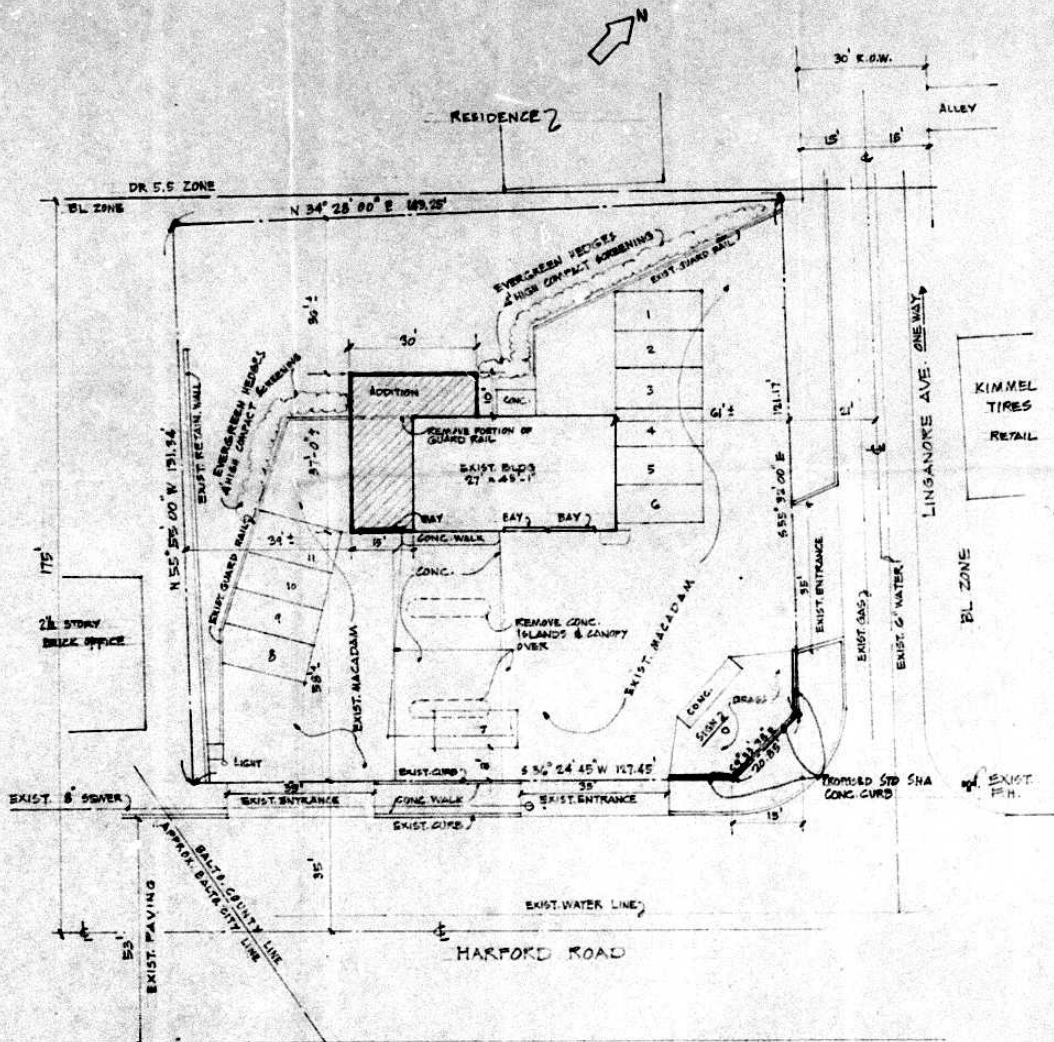


1. AREA OF SITE = $0.44A_c (13,166.4 \text{ S.F.})$
2. EXIST. ZONING OF SITE = "DL-CGC" w/ SPECIAL EXCEPTION
3. EXIST. USE OF SITE = MEINCKE MUFFLER & BRAKES
4. PROP. USE OF SITE = " " " "
5. REQ'D. OFF STREET PARKING:
EXIST. 1STY. BLDG. (30AY) = $2028.25A @ 33/1000 = 6.7$
EXIST. 2ND (STORAGE) = $3518.8 @ 33/1000 = 1.16$
PROP. 1STY. ADDITION (30-MIB) = $430.33R @ 33/1000 = 1.42$
TOTAL NUMBER OF P.S. REQ'D. = $9.88 - 10.25$
6. NUMBER OF P.S. SHOWN (INCL. 30AYS) = 15 P.S.
7. SITE SERVED BY PUBLIC UTILITIES
8. SPECIAL EXCEPTION FOR SERVICE GARAGE GRANTED 11-7-77
CASE# 78-100X.
9. EXISTING SHOWBALL STAND TO BE REMOVED PRIOR TO ISSUANCE
OF NEW BLDG. PERMIT AFTER DATE OF THIS PLAN.
10. PERMITTED P.A.R. = 4, EXIST. P.A.R. = $2810.2/76,665.6 = 0.037$
11. EXISTING SIGN IN ACCORDANCE WITH SECTION A13 AND
13 LOCATED OUTSIDE OF ROAD R/W.

* 7604 HARFORD ROAD

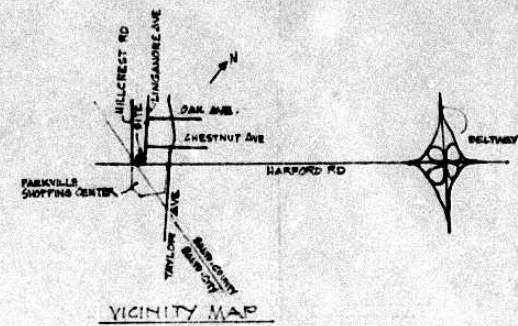
PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVE.
TOWSON, MARYLAND - 21204





SITE PLAN
SCALE: 1" = 20'

THIS DRAWING WAS PREPARED FROM INFORMATION SUPPLIED BY PLAT PREPARED BY E.F. RAPHEL & ASSOC. 8/15/77 FOR ZONING PETITION FOR SPECIAL EXCEPTION.



SUMMARY

ELECT. & STRICT
AREA OF PROPERTY
EXIST. USE
PROPOSED USE
ZONING

9TH
0.495 ± AC
VACANT
SERVICE GARAGE
BL. 6 PEX.
CASH 78-100X
ITEM 44
APP'D 11/7/77

PARKING DATA

AREA OF BUILDING
EXISTING
ADDITION
1216 S.F.
705 S.F.
2001 S.F.

1 SPACE/200 S.F. = 10 CARS REQ'D
PROVIDED
11 SPACES EXTERIOR
9 SPACES INTERIOR
14 SPACES PROVIDED

ONLY OPEN FOR BUSINESS 8 AM TO 6 PM
NO SALES OF OIL OR GASOLINE

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 9-23-78
78-100-X



MORRIS H. STEINHORN
ARCHITECT
P. O. BOX 385
RANDALLSTOWN, MD. 21133
PHONE 922-6639

**ADDITION TO BLDG. AT
HARFORD RD & LINGANORE AVE
REINEKE DISCOUNT SUPPLIER SHOPS INC.**

12/7/77