

7-202
RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S of East Drive 62.6' N of : OF BALTIMORE COUNTY
Stevens Avenue, 13th District
LEON L. LINEBURG, Petitioner : Case No. 78-197-A

ORDER TO ENTER APPEARANCE

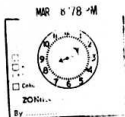
Mr. Commissioner:
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kuntz, Jr.
Charles E. Kuntz, Jr.
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 8th day of March, 1978, a copy of the aforesaid Order was mailed to John Carroll Coolahan, Esquire, 1330 Sulphur Spring Road, Arbutus, Maryland 21227, Attorney for Petitioner.

John W. Hession, III



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21286
201-484-2383

S. ERIC DINENNA
ZONING COMMISSIONER

July 10, 1978

John C. Coolahan, Esquire
1330 Sulphur Spring Road
Arbutus, Maryland 21227

RE: Case No. 78-197-A (Item No. 115)
E/S of East Drive, 62.6' N of
Stevens Avenue - 13th Election
District
Leon Lineburg, et al - Petitioners

Dear Mr. Coolahan:

The following is in response to your letter of July 5, 1978, in which you state that the Revenue Authority cannot comply with the restriction, regarding a contract for parking spaces between itself and your client, as required by the referenced Order.

In consideration of an agreement between the Revenue Authority and your client to enter into a contract of five years duration, with renewable options, this office will interpret this as constituting substantial compliance with the Order, as amended on April 19, 1978, absent any protest to the contrary. It is understood that, should any protest materialize, the matter may be brought to a hearing at some future date.

Your client will, of course, be required to submit a site plan and comply with same, in accordance with the other requirements of the Order.

Please call me if you have any further questions.

Very truly yours,

George J. Martinak
GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM/jhm

John C. Coolahan, Esquire
Page 2
July 10, 1978

cc: Mr. Charles E. Heintz, Jr., Executive Director
Revenue Authority
Mr. S. Eric Dinenna
Zoning Commissioner
Mr. James E. Dyer
Zoning Supervisor

7-202-1
OFFICE
201-787-2665

JOHN CARROLL COOLAHAN
ATTORNEY AT LAW
1330 SULPHUR SPRING ROAD
ARBUTUS, MARYLAND 21227

July 5, 1978

Mr. George J. Martinak
Deputy Zoning Commissioner
County Office Building
Townson, Maryland 21204

Re: Petition for Variance
Leon L. Lineburg et al
No. 78-197-A (Item No. 115)

Dear Mr. Martinak:

Pursuant to our recent conversation regarding the above case, I am writing to advise you that I have contacted the Baltimore County Revenue Authority regarding your Amended Order of April 19, 1978 and your Order of March 30, 1978.

Mr. Heintz of the Revenue Authority advised me that they would be agreeable to entering into a contract with my client for five years, with renewal options as set forth in your Order of March 30, 1978. However, Mr. Heintz stated that his agency has never entered into an agreement as you outlined in your Amended Order of April 19, 1978 and he did not believe that his agency would do so in this case.

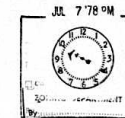
My client is anxious to go forward with his planned expansion but is stymied at this time because of our inability to contract with the Revenue Authority consistent with your Amended Order.

In view of this I would request that you review this case and advise as to what we might do to arrive at an agreeable solution.

Very truly yours,

John Carroll Coolahan
John C. Coolahan, Esq.

JCC



BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

John Carroll Coolahan, Esquire
1330 Sulphur Spring Road
Arbutus, BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Maryland 21227

ITEM # 115

County Office Building
111 W. Chesapeake Ave.
Townson, Maryland 21204

Your Petition has been received and accepted for filing
this 1st day of February, 1978.

S. Eric Dinenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner Leon L. Lineburg
Petitioner's Attorney John Coolahan

cc: Harrison Associates, Inc.
40 Dutton Avenue
Baltimore, MD. 21228

Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 17, 1978

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

000
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Planning
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

John Carroll Coolahan, Esquire
1330 Sulphur Spring Road
Arbutus, Maryland 21227

RE: Variance Petition
Item Number 115
Petitioner - Leon L. Lineburg
Echel B. Lineburg

Dear Mr. Coolahan:

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 suitability of the requested zoning.

Located on the east side of East Drive between Linden and Stevens Avenues in the 13th Election District, this B.L. zoned property is presently improved with a restaurant facility. Surrounding properties are similarly zoned and are improved with a cleaning establishment to the south, a dwelling, which is directly affected by the proposed addition, to the north and various commercial uses to the northeast and east.

Because of your client's proposal to construct an addition to the existing restaurant and coupled with the fact that off-street parking cannot be provided, this

John Carroll Coolahan, Esquire
Page 2
Item Number 115
February 17, 1978

Variance is required. Many buildings in this area are existing without benefit of any off-street parking. A previous zoning hearing (Case #74-259-A) was granted for the property located on the southeast corner of East Drive and Stevens Avenue to permit 0 parking spaces in lieu of the required 23 spaces.

Particular attention should be afforded the comments of the Department of Permits and Licenses concerning the requirement that existing be confined to the subject property.

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: Harrison Associates, Inc.
40 Dutton Avenue
Baltimore, Maryland 21228

THORNTON M. MOURNING, P.E.
DIRECTOR
December 28, 1977

Mr. S. Eric DiNenna,
Zoning Commissioner
County Office Building
Towson, Maryland 21284

Re: Item #115 (1977-1978)
Property Owner: Leon L. & Ethel R. Lineburg
Location: E/S East Dr. 62.6' N. Stevens Ave.
Existing Zoning: B.L.-C.C.C.
Proposed Zoning: Variance to permit 0 parking spaces
in lieu of the required 64 spaces.
Acres: 0.17 District: 13th

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:

East Drive is an existing improved County street; further improvements are not required at this time.

The construction and/or reconstruction of concrete sidewalk and curb and gutter, etc. will be the full responsibility of the Petitioner.

Sediment Control:

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

Storm Drains:

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 and Sanitary Sewer:

Public water supply and sanitary sewerage serve this property. Additional fire hydrant protection is required in the vicinity.

Very truly yours,
Elsworth N. Diver, P.E.
ELSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END: EAM: PWR:iss

cc: W. Munchel
G-SW Key Sheet
18 SW 15 Post. Sheet
SW 5 D Topo
101 Tax Map

March 13, 1978

Mr. S. Eric DiNenna,
Zoning Commissioner
County Office Building
Towson, Maryland 21284

Re: Item #115 (1977-1978)
Property Owner: Leon L. & Ethel R. Lineburg
Location: E/S East Dr. 62.6' N. Stevens Ave.
Existing Zoning: B.L.-C.C.C.
Proposed Zoning: Variance to permit 0 parking spaces in lieu of the required 64 spaces.
Acres: 0.17 District: 13th

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.

Supplemental Storm Drain Comments:

The rear portion of this property is subject to the 100-year design storm flooding by Necker Run. The United States Department of Housing and Urban Development F.I.A. Map 76 indicates a 100-year design storm flood plain elevation of approximately 76 feet above M.L.S. (Baltimore County datum). Further construction is not permitted within 100-year flood plains.

Very truly yours,
Elsworth N. Diver, P.E.
ELSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END: EAM: PWR:iss

cc: D. Grise
J. Seyfert
G-SW Key Sheet
18 SW 15 Post. Sheet
SW 5 D Topo
101 Tax Map

February 22, 1978

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21284

Dear Mr. DiNenna: REVISED
Comments on Item #115 Zoning Advisory Committee Meeting, are as follows:

Property Owner: Leon L. & Ethel R. Lineburg
Location: E/S East Dr. 62.6' N Stevens Ave.
Existing Zoning: B.L. - C.C.C.
Proposed Zoning: Variance to permit 0 parking spaces in lieu of the required 64 spaces.

Acres: 0.17
District: 13th

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, such as Maryland State Code for the Handicapped and Aged.
- B. A building permit shall be required before construction can begin.
- C. Three sets of construction drawings will be required to file an application for a building permit.
- D. Three sets of construction drawings with a registered Maryland architect or engineer's original seal will be required to file an application for a building permit.
- E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- F. Fencibles shall be provided on property line of new and existing construction.
- G. Requested setback variance Building Code. See Section _____.

Very truly yours,
Charles E. Barnham
Charles E. Barnham
Plans Review Chief
CP121

January 18, 1978

Mr. Eric S. DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21284

Dear Mr. DiNenna:
Comments on Item #115, Zoning Advisory Committee Meeting, December 13, 1977, are as follows:

Property Owner: Leon L. and Ethel R. Lineburg
Location: E/S East Drive 62.6' N. Stevens Avenue
Existing Zoning: B.L.-C.C.C.
Proposed Zoning: Variance to permit 0 parking spaces in lieu of the required 64 spaces
Acres: 0.17
District: 13th

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
Current Planning and Development Division

STEPHEN E. COLLINS
DIRECTOR

January 30, 1978

Mr. Eric S. DiNenna,
Zoning Commissioner
County Office Building
First Floor
Towson, Maryland 21284

Item No. 115 - ZAC - December 13, 1977
Property Owner: Leon L. & Ethel R. Lineburg
Location: E/S East Dr. 62.6' N Stevens Ave.
Existing Zoning: B.L.-C.C.C.
Proposed Zoning: Variance to permit 0 parking spaces in lieu of the required 64 spaces.
Acres: 0.17
District: 13th

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

Very truly yours,
Michael S. Pfanigan
Michael S. Pfanigan
Traffic Engineer Associate

MS7/ams

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

January 11, 1978

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21284

Dear Mr. DiNenna:
The following are comments on Item # 115, Zoning Advisory Committee Meeting of December 13, 1977:

Property Owner: Leon L. & Ethel R. Lineburg
Location: E/S East Dr. 62.6' N Stevens Ave.
Acres: 0.17
District: 13th

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

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,
John W. Devlin
John W. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TEB/ES/pe
SEC 35 118

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21284

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Leon L. & Ethel R. Lineburg
Location: E/S East Dr. 62.6' N Stevens Ave.
Item No. 115 Zoning Agency Meeting of 12/13/77

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 upgraded and shall be located at intervals of _____ foot 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 _____

- REMOVED 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.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

Note: Basement use for assembly shall be sprinklered.
Revised: *John W. Devlin* Deputy Chief
Special Inspection Division
Noted and approved: *Chief Warrant Officer*
Fire Prevention Bureau

December 9, 1977

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

Dear Mr. DiNenna:

Comments on Item # 115 Zoning Advisory Committee Meeting, December 13, 1977
are as follows:

Property Owner: Leon L. & Ethel R. Lineburg
Location: 1/2 East Dr. 62.6' N Stevens Ave.
Existing Zoning: B.L. - C.C.C.
Proposed Zoning: Variance to permit 0 parking spaces in lieu of the required 64 spaces.

Acres: 0.17
District: 13th

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, as well as Maryland State Code for the Handicapped and aged.
- B. A building permit shall be required before construction can begin.
- C. Three sets of construction drawings will be required to file an application for a building permit.
- D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- F. Exciting shall be required without crossing over property lines in compliance with building code.
- G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burthen

Charles E. Burthen
Plans Review Chief
CB:rrj

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 7, 1977

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

Z.A.C. Meeting of: December 13, 1977

RE: Item No: 115
Property Owner: Leon L. & Ethel R. Lineburg
Location: 1/2 East Dr. 62.6' N. Stevens Ave.
Present Zoning: B.L.-C.C.C.
Proposed Zoning: Variance to permit 0 parking spaces in lieu of the required 64 spaces.

District: 13th
No. Acres: 0.17

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich

W. Nick Petrovich,
Field Representative

JOSEPH H. MCGOWAN, PRESIDENT
T. HARVEY WILSON, JR., VICE-PRESIDENT
MARCUS W. ROTARIUS
THEODORE H. ROYER
MEL LORRAINE F. CHIRCO
ROGER B. MATSON
ALVIN LORECK
MRS. MILTON B. SMITH, JR.
RICHARD W. TRACEY, D.V.M.
ROBERT Y. DUBEL, REPRESENTATIVE



TOWSON, MD. 21204 March 1, 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Leon L. Lineburg was inserted in the following:

- Catonsville Times
- Dandalk Times
- Essex Times
- Suburban Times East
- Towson Times
- Arbutus Times
- Community Times
- Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 3 day of March 19 78 that is to say, the same was inserted in the issues of March 2, 1978.

STROMBERG PUBLICATIONS, INC.

BY *Louise Parnick*

STROMBERG PUBLICATIONS, INC. is a subsidiary of the Baltimore Sun and is a member of the Baltimore Sun Company, a member of the Associated Press and a member of the International News Service. The Baltimore Sun Company is a member of the Associated Press and the International News Service. The Baltimore Sun Company is a member of the Associated Press and the International News Service. The Baltimore Sun Company is a member of the Associated Press and the International News Service.

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 2, 1978

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing at one o'clock _____ before the _____ day of _____ 1978, the _____ publication day of _____ 1978, appearing on the _____ day of _____ 1978.

THE JEFFERSONIAN
Richard W. Tracey
Manager

Cost of Advertisement, \$ _____

1-5160 78-197-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: MARCH 4, 1978

Posted for: PETITION FOR VARIANCE

Petitioner: LEON L. LINEBURG

Location of property: 1/2 OF EAST DR. 62.6' N. OF STEVENS AVE.

Location of Sign: FRONT 2309 EAST DR.

Remarks: POSTER INSIDE VESTIBULE WINDOW

Posted by: Thomas C. Burthen Date of return: MARCH 10, 1978

BALTIMORE COUNTY MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 57247
DATE: Dec. 1, 1977 ACCOUNT: 01-662
AMOUNT: \$25.00
RECEIVED FROM: Cash (John Carroll Coolahan)
FOR: Petition for Variance Leon Lineburg
VALIDATION OR SIGNATURE OF CASHIER

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>DT</u>	Revised Plans:		Change in outline or description: <u>Yes</u>		Previous case: <u>74-259A</u>		Map # <u>5045 D</u>		No	



BALTIMORE COUNTY MARYLAND
OFFICE OF FINANCE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 65509
DATE: March 20, 1978 ACCOUNT: 01-662
AMOUNT: \$42.91
RECEIVED FROM: John C. Coolahan, Mex. 1330 Bulphur Spring Rd., Balto., Md. 21227
FOR: Advertising and posting of property for Leon Lineburg #78-197-A
VALIDATION OR SIGNATURE OF CASHIER



10-20-68



10-20-68



10-20-68



10-20-68



10-20-68



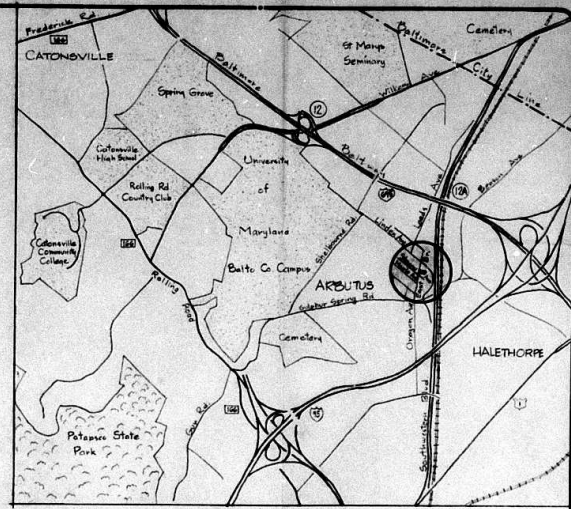
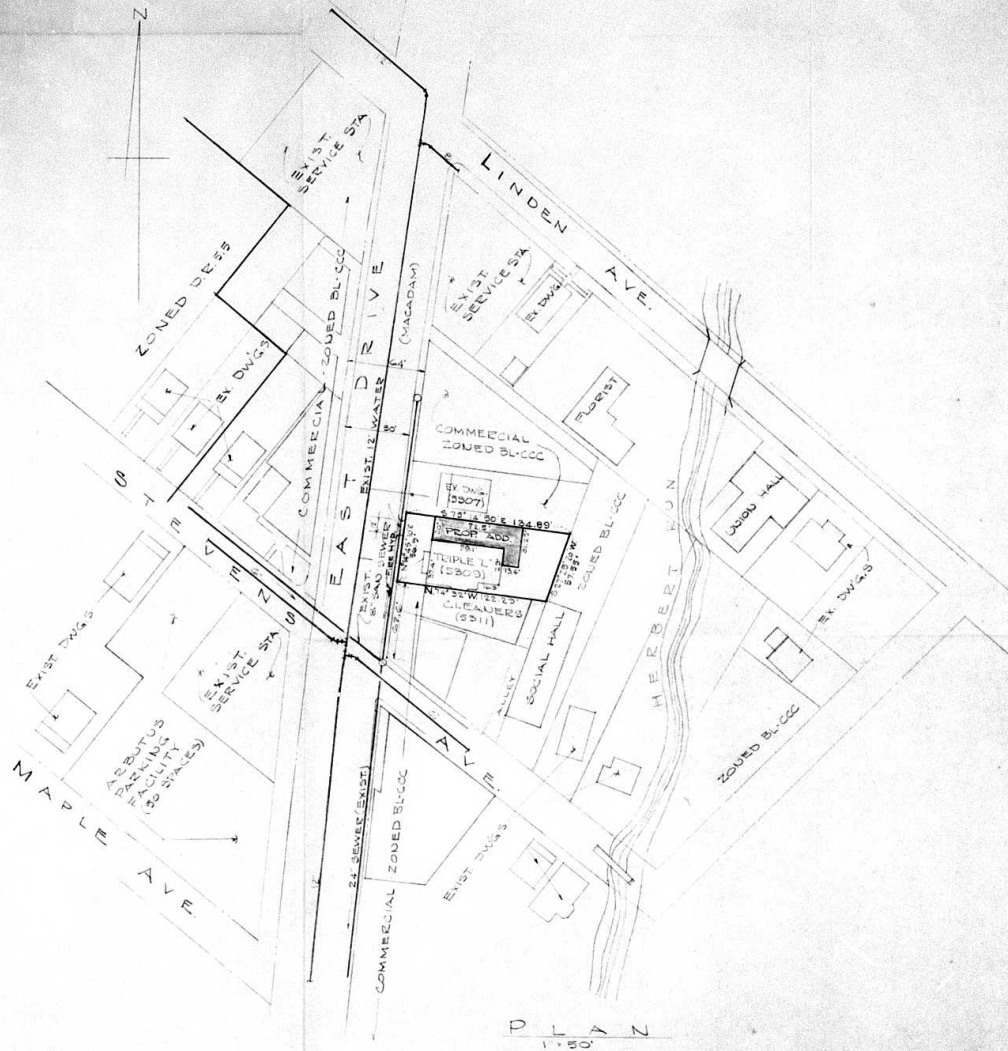
10-20-68



10-20-68



10-20-68



VICINITY MAP
SCALE 1" = 2000'

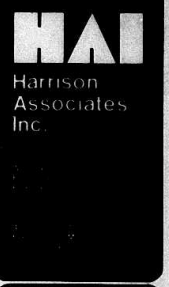
NOTES ADDED 11-29-77

NO.	DESCRIPTION	REVISION

PLAT
TO
ACCOMPANY
A
PETITION
FOR A
ZONING VARIANCE
FROM
PARKING
REQUIREMENTS

GENERAL NOTES

- 1- PARCEL ZONED BL-CCC
 - 2- PARCEL AREA - 0.17 ACRES
 - 3- PARCEL LOCATED IN 18TH ELECTION DISTRICT
 - 4- PARCEL IS IMPROVED BY EXISTING RESTAURANT.
 - 5- PROPOSED ADDITION SHALL BE USED AS A DINING ROOM
- ▷ 6- OFF STREET PARKING
- | | |
|-------------------------|-------------------|
| FIRST FLOOR (ADDITION) | RESTAURANT |
| USE | RESTAURANT |
| TOTAL FLOOR AREA | 1602 SQ. FT. |
| NO. OF SPACES REQUIRED | 1602/50 = 32 |
| NO. OF SPACES PROVIDED | 0 |
| BASEMENT (ADDITION) | ASSEMBLY (85 MAX) |
| USE | ASSEMBLY (85 MAX) |
| TOTAL FLOOR AREA | 1602 SQ. FT. |
| NO. OF SPACES REQUIRED | 1602/50 = 32 |
| NO. OF SPACES PROVIDED | 0 |
| TOTAL SPACES REQUIRED - | 64 |
| TOTAL SPACES PROVIDED - | 0 |
- ▷ 7- FLOOR AREA (ADDITION)
- | | |
|--------------------|--------------|
| FIRST FLOOR | 1602 SQ. FT. |
| BASEMENT - | 1602 SQ. FT. |
| TOTAL FLOOR AREA - | 3204 SQ. FT. |

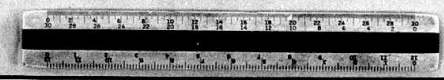


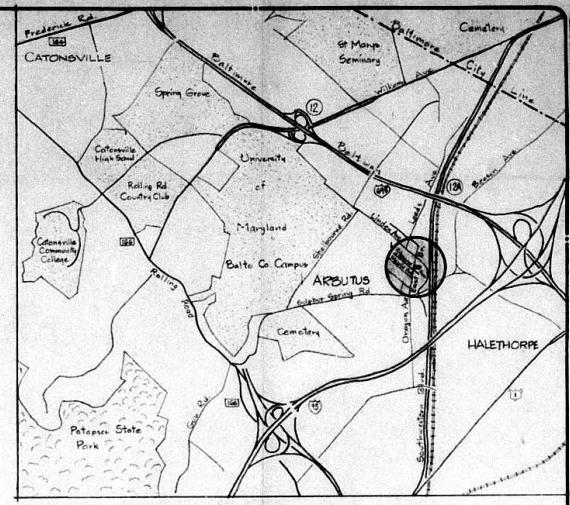
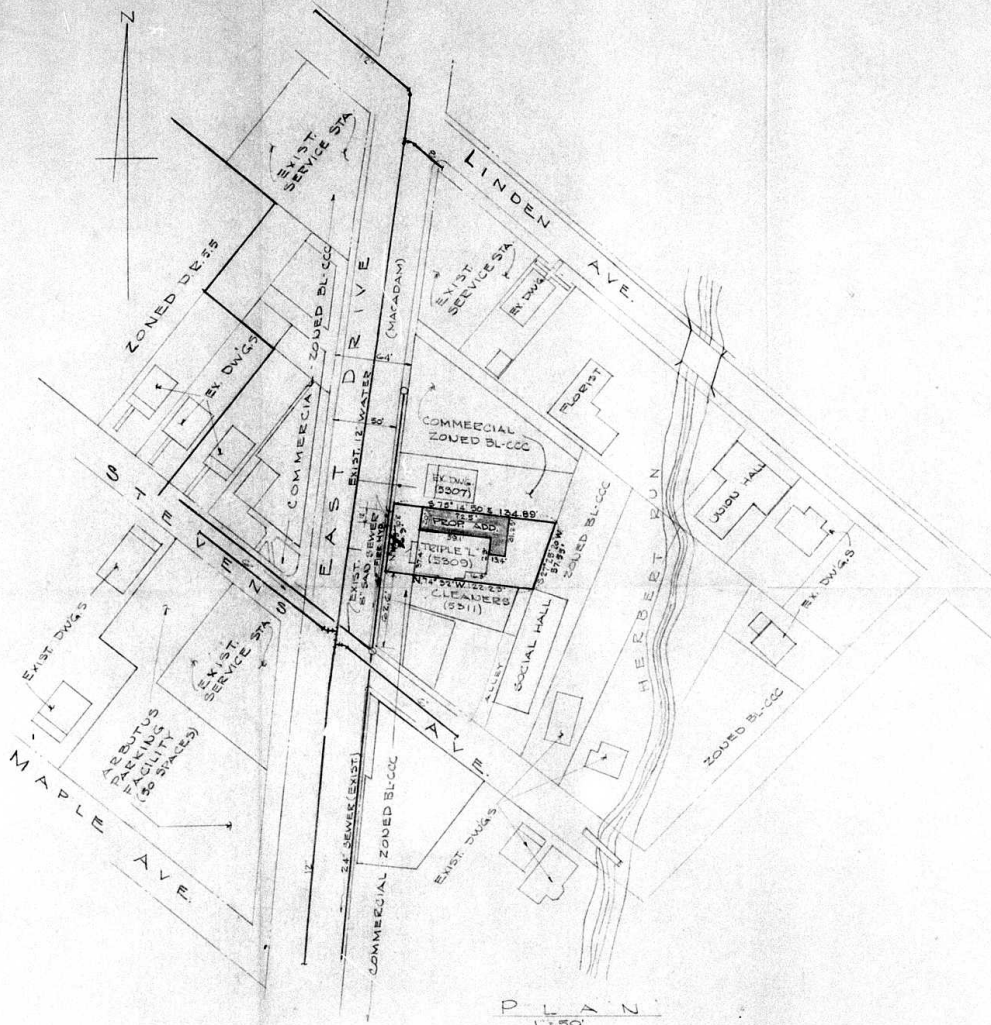
MAP 218
V.O.S.D.
SECTION 13
R-5-77
DATE 11-29-77
BY [Signature]
SCALE 1" = 50'

TRIPLE "L"
RESTAURANT
530A EAST DRIVE
ARBUTUS MD.

11-3-77
7717-A

S-1





VICINITY MAP
SCALE 1" = 2000'

GENERAL NOTES.

1. PARCEL ZONED BL-CC
2. PARCEL AREA 0.17 ACRE
3. PARCEL LOCATED IN 13TH ELECTION DISTRICT
4. PARCEL IS IMPROVED BY EXISTING RESTAURANT.
5. PROPOSED ADDITION SHALL BE USED AS A DINING ROOM
6. OFF STREET PARKING

FIRST FLOOR (ADDITION)	RESTAURANT
USE	1602 SQ. FT.
TOTAL FLOOR AREA	1602/50 = 32
NO. OF SPACES REQUIRED	0
NO. OF SPACES PROVIDED	0
BASEMENT (ADDITION)	ASSEMBLY (25 MAX)
USE	1602 SQ. FT.
TOTAL FLOOR AREA	1602/50 = 32
NO. OF SPACES REQUIRED	0
NO. OF SPACES PROVIDED	0
TOTAL SPACES REQUIRED -	64 (FOR ADDITION)
TOTAL SPACES PROVIDED -	0
7. FIRST FLOOR (EXISTING)

USE	RESTAURANT
TOTAL FLOOR AREA	2139 SQ. FT.
NO. OF SPACES REQUIRED	2139/50 = 42
NO. OF SPACES PROVIDED	0
8. BASEMENT (EXISTING)

USE	STORAGE
TOTAL FLOOR AREA	2029 SQ. FT.
NO. OF SPACES REQUIRED	0
NO. OF SPACES PROVIDED	0
9. TOTAL PARKING SPACES REQUIRED - 106
10. TOTAL SPACES PROVIDED - 0

NOTES ADDED 1-27-78
NOTES ADDED 11-24-77
DESCRIPTION
REVISION

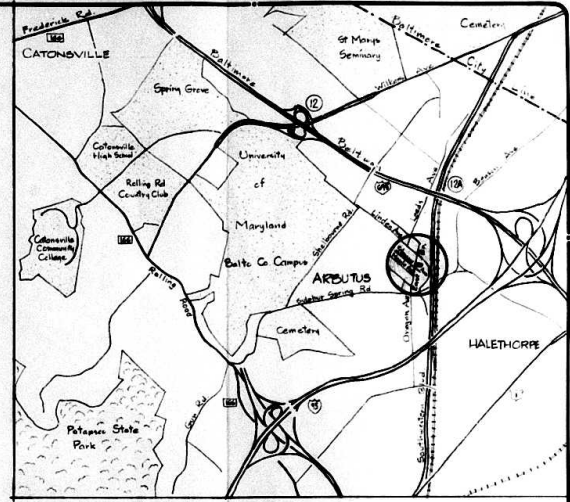
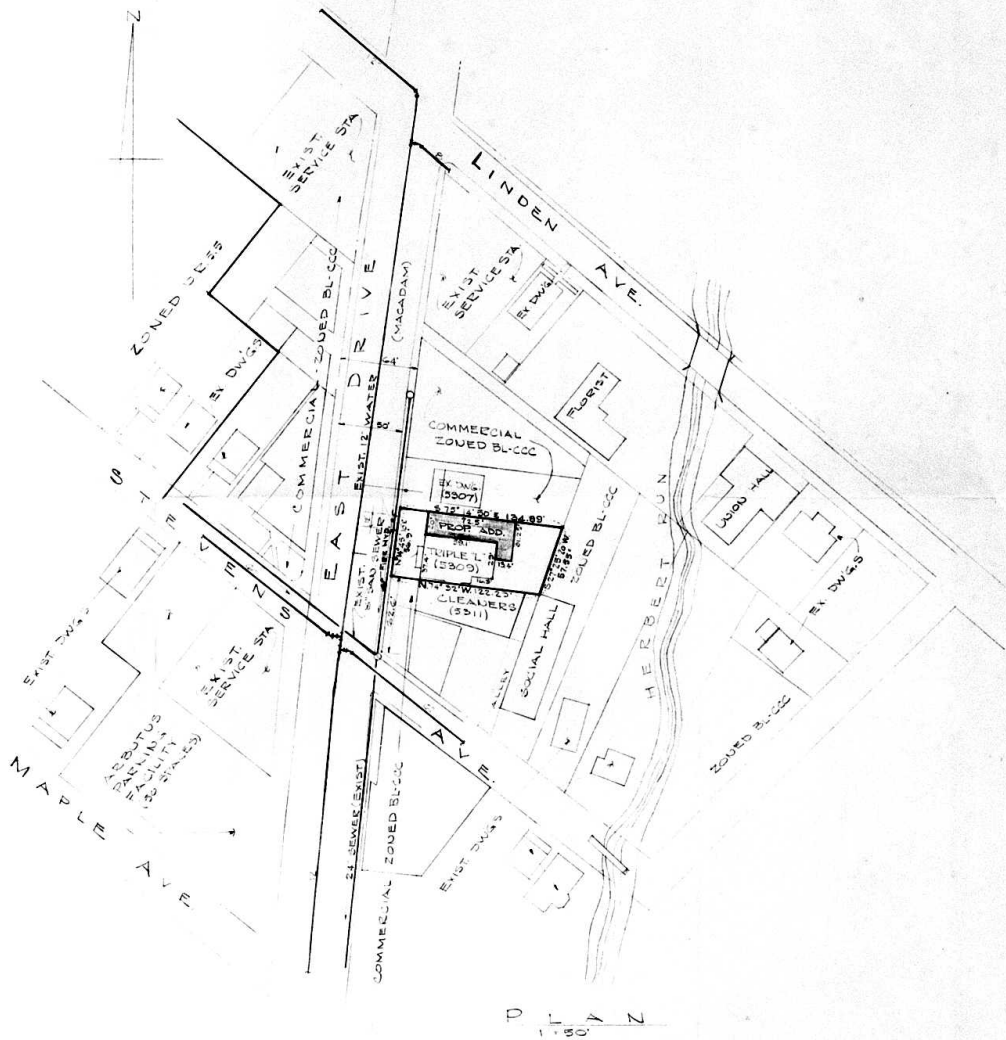
PLAT TO ACCOMPANY A PETITION FOR A ZONING VARIANCE FROM PARKING REQUIREMENTS

HAI
Harrison Associates Inc.
Architect-Engineer-Planner
1117 E. 84th St.
Baltimore, MD 21286

TRIPLE "L" RESTAURANT
5304 EAST DRIVE
ARBUTUS MD.
1" = 50'
11-3-77
7717-A



AUG 4 1978



VICINITY MAP
SCALE 1" = 2000'

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 7-10-78
8389
C-1126-78

GENERAL NOTES:

1. PARCEL ZONED BL-CC
2. PARCEL AREA .017 ACRES
3. PARCEL LOCATED IN 13TH ELECTION DISTRICT
4. PARCEL IS IMPROVED BY EXISTING RESTAURANT.
5. PROPOSED ADDITION SHALL BE USED AS A DINING ROOM
6. OFF STREET PARKING
 - FIRST FLOOR (ADDITION)

USE	RESTAURANT
TOTAL FLOOR AREA	1602 SQ. FT.
NO. OF SPACES REQUIRED	1602/50 = 32
NO. OF SPACES PROVIDED	0
 - BASEMENT (ADDITION)

USE	ASSEMBLY (85 MAX)
TOTAL FLOOR AREA	1602 SQ. FT.
NO. OF SPACES REQUIRED	1602/50 = 32
NO. OF SPACES PROVIDED	0
TOTAL SPACES REQUIRED -	64 (FOR ADDITION)
TOTAL SPACES PROVIDED -	0
 - FIRST FLOOR (EXISTING)

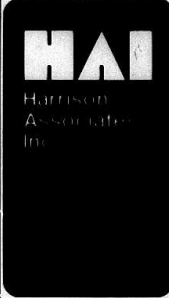
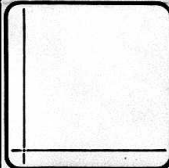
USE	RESTAURANT
TOTAL FLOOR AREA	2137 SQ. FT.
NO. OF SPACES REQUIRED	2137/50 = 42
NO. OF SPACES PROVIDED	0
 - BASEMENT (EXISTING)

USE	STORAGE
TOTAL FLOOR AREA	2024 SQ. FT.
NO. OF SPACES REQUIRED	0
7. TOTAL PARKING SPACES REQUIRED - 106
TOTAL SPACES PROVIDED - 0

*Revised
1126-78
10/6/78*

NOTES ADDED 11-27-78
NOTES ADDED 11-29-77
DESCRIPTION
REVISION

PLAT
TO
ACCOMPANY
A
PETITION
FOR A
ZONING VARIANCE
FROM
PARKING
REQUIREMENTS



TRIPLE 'L' RESTAURANT
5304 EAST DRIVE
ARBUTUS MD.
DATE: 11-3-77
7717-A
S-1