

May 25 77-225-A #178 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Lutherville Volunteer
Fire Company, Inc.
I, or we, _____, legal owner of the property situate in Baltimore
County and which is described in the description and plat attached hereto and made a part hereof,
hereby petition for a Variance from Section 1801.28 (VR.2) to permit a side setback
of 14' in lieu of the required 20' and a front setback of 27' in lieu of the
required 40'.

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

1. We are adding to an existing structure which was built in 1948. Therefore,
the set-back of the new construction is tied to the set-back of the existing building.

2. Until the plot plan was finalized, we were not aware that the proposed right-of-way for Beliona Avenue curved at the northwest corner of our property, thus we
infringed on the required 40 feet set-back.

3. We plan to demolish the original firehouse building. This necessitates the construction of three new bays to house existing equipment. Due to the physical layout of
our property and buildings, this proposed construction brings us within 14 feet
of our property line instead of the required 20 feet.

See attached description.

P. party 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 for Baltimore County.

DATE April 25, 1978
ORDERED BY The Zoning Commissioner of Baltimore County, this 21st day
of February, 1978, 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, and that the public hearing be held before the Zoning
Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore
County, on the 21st day of April, 1978, at 11:00 o'clock
A.M.

By John W. Hession III
Zoning Commissioner of Baltimore County

Contract purchaser _____ Legal Owner _____
Address P.O. Box 232 _____
Lutherville, Maryland 21093
Petitioner's Attorney _____ Protester's Attorney _____

APR 21 1978
OFFICE OF PLANNING & ZONING
BALTIMORE COUNTY

APR 21 1978
OFFICE OF PLANNING & ZONING
BALTIMORE COUNTY

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
S/S of Beliona Ave., 145' W of
Norman Ave., 8th District : OF BALTIMORE COUNTY
LUTHERVILLE VOL. FIRE CO., Petitioners : Case No. 78-225-A

ORDER TO ENTER APPEARANCE

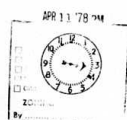
Mr. Commissioner:

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
purpose of any preliminary or final Order in connection therewith.

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

I HEREBY CERTIFY that on this 5th day of April, 1978, a copy of the
aforegoing Order was mailed to Lutherville Volunteer Fire Company, P. O. Box
232, Lutherville, Maryland 21093, Petitioners.

John W. Hession III



Mr. Dennis A. Leutner, President
Lutherville Volunteer Fire Company,
Inc.
P.O. Box 232
Lutherville, Maryland 21093

April 25, 1978

RE: Petition for Variance
S/S of Beliona Avenue, 145' W of
Norman Avenue - 8th Election
District
Lutherville Volunteer Fire Company,
Inc. - Petitioner
NC. 78-225-A (Item No. 178)

Dear Mr. Leutner:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/sr

Attachment

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

who
Nicholas B. Commodari
Chairman

MEMBER:
Bureau of Engineering
Department of
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Public Administration
Industrial
Development

April 10, 1978

Lutherville Volunteer Fire Company, Inc.
P. O. Box 232
Lutherville, Maryland 21093

RE: Variance Petition
Item Number 178
Petitioner - Lutherville
Volunteer Fire Co., Inc.

Gentlemen:

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.

As you are aware, this property was the subject of
a recent zoning hearing (Case 77-55-SPH) in which the
Zoning Commissioner granted a Special Hearing to expand
the existing fire company facilities. The plan submitted
with this petition indicated that applicable parking
and setback requirements were to be satisfied. However,
at the time of application for the necessary building
permits, it was determined that the proposed addition
would infringe upon the required front and side setbacks.
In light of this fact, this particular Variance hearing
is now required.

In order to alleviate the obvious problems that
have resulted because of this additional hearing, I
scheduled the petition for a hearing with the understanding of Mr. James Owings and your engineer that

Lutherville Volunteer Fire Co., Inc.
Page 2
Item Number 178
April 10, 1978

the existing access into this site must be channelized in such a way as to satisfy the Department of
Traffic Engineering and the Office of Current Planning
and Development. If this petition is granted, all
future plans should reflect the required proper
channelization.

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: Mott Associates, Inc.
Consulting Engineers
504 Baltimore Avenue
Towson, Maryland 21204

FOR EMERGENCY
CALL VALLEY 3-2800



LUTHERVILLE VOLUNTEER FIRE COMPANY, INC.
BOX 232
LUTHERVILLE, MARYLAND 21093

March 6, 1978

Description to accompany Zoning Petition of the Lutherville Volunteer
Fire Company, Incorporated.

All that place or parcel of land situate, lying and being in the Eighth
Election District of Baltimore County, State of Maryland, and described as
follows to wit:

Beginning for the same at a point on the south side of Beliona Avenue at
the distance of 145 feet westerly, measured along the south side of Beliona
Avenue, from the corner formed by the intersection of the south side of
said Beliona Avenue with the west side of Norman Avenue running thence
and binding on the south side of Beliona Avenue, South 63 degrees 36 minutes
30 seconds west 60.45 feet to a nail set; thence continuing along the center
line of said Beliona Avenue South 63 degrees 36 minutes 38 seconds west
70.00 feet to a nail set; thence leaving said Beliona Avenue and running
south 24 degrees 23 minutes, 20 seconds east 269.59 feet to a pipe set;
thence, north 88 degrees 43 minutes 54 seconds east 80.50 feet to a pipe
set; thence by a curve with a radius of 99.40 feet, an arc length of
317.09 feet, and a chord bearing of north 10 degrees 16 minutes 9 seconds
west 215.75 feet to the place of beginning.

Containing 0.77 of an acre of land more or less.

Being the property of the Lutherville Volunteer Fire Company, Inc. as shown
on the plat plan filed with the Zoning Department.

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 above Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, Variance to permit a side yard setback of 14 feet in lieu of the required 20 feet and a front yard setback of 37 feet in lieu of the required 40 feet should be granted.

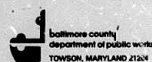
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of April, 1978, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Zoning Commissioner of Baltimore County 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 above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 25th day of April, 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County



THORNTON M. MOURING, P.E.
DIRECTOR

April 12, 1978

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

Re: Item #178 (1977-1978)
Property Owner: Lutherville Volunteer Fire Co., Inc.
8/S Bellona Ave. 145' W. Norman Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 14' in lieu of the required 20' and a front setback of 37' in lieu of the required 40'.
Acres: 0.77 District: 8th

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:

Comments were supplied for this property for Project IDCA No. 77-178, and in connection with the Zoning Advisory Committee review of this property for Item #228 (1976-1977). These comments are referred to for your consideration.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #178 (1977-1978).

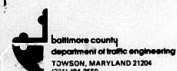
Very truly yours,

THORNTON M. MOURING, P.E.
Chief, Bureau of Engineering

END:ENM:FWB:SS

Attachment

S-SE Key Sheet
46 SW 1 Top. Sheet
NW 12 A Topo
60 Tax Map



STEPHEN E. COLLINS
DIRECTOR

March 29, 1978

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

Item No. 178 - SAC - March 21, 1978
Property Owner: Lutherville Volunteer Fire Co., Inc.
Location: 8/S Bellona Ave. 145' W. Norman Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 14' in lieu of the required 20' and a front setback of 37' in lieu of the required 40'.
Acres: 0.77
District: 8th

Dear Mr. DiNenna:

The requested variance to the front and side setbacks are not expected to cause any traffic problems. The entrance to this site must be revised to meet county standards.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

NEF:SS



Paul H. Reinecke
CHIEF

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

Attention: H. Commodore, Chairman
Zoning Advisory Committee

Re: Property Owner: Lutherville Volunteer Fire Co., Inc.

Location: 8/S Bellona Ave. 145' W. Norman Ave.

Item No. 178 Zoning Agenda Meeting of 3/27/78

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "R" 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 100 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 [redacted] exceeds 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", 1979 Edition prior to occupancy.
6. Site plans are approved as shown.
7. The Fire Prevention Bureau has no comments, at this time.

REVISER: [Signature]
Planning Division
Special Inspection Division

Noted and
Approved: [Signature]
Fire Prevention Bureau

Item #228 (1976-1977)
Property Owner: Lutherville Volunteer Fire Co.
Page 2
May 19, 1977

Storm Drainage (Cont'd)

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 are serving this property.

Very truly yours,
DONALD W. TROSBY, P.E.
Acting Chief, Bureau of Engineering

END:ENM:FWB:SS

CC: J. Trumbull
J. Gonsky

S-SE Key Sheet
46 SW 1 Top. Sheet
NW 12 A Topo
60 Tax Map



March 23, 1978

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

Dear Mr. DiNenna:

Comments on Item #178 Zoning Advisory Committee Meeting, March 21, 1978

are as follows:

Property Owner: Lutherville Volunteer Fire Co., Inc.
Location: 8/S Bellona Ave. 145' W. Norman Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a side setback of 14' in lieu of the required 20' and a front setback of 37' in lieu of the required 40'.

Acres: 0.77
District: 8th

The items checked below are applicable:

1. Structures shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Undeveloped and Used and Other Applicable Codes.
2. A building permit shall be required before construction can begin.
3. A zoning permit, Area Light permit, etc. shall be required.
4. Additional [redacted] permits shall be required.
5. Building shall be upgraded to new use - require alteration permit.
6. Three sets of construction drawings will be required to file an application for a building permit.
7. 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.
8. Wood frame walls are not permitted within 3' of a property line. Contact Building Department if distance is between 3' and 4' of property line.
9. Buried setback variance conflicts with the Baltimore County Building Code. See Section [redacted].
10. No Comment.
11. Comment: Compliance with Maryland State Code for the handicapped shall be required, building, access, parking.

Very truly yours,
[Signature]
Chief of Planning
Plans Review Chief

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: March 20, 1978

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

Z.A.C. Meeting of: March 21, 1978

RE: Item No: 178
Property Owner: Lutherville Volunteer Fire Co., Inc.
Location: S/S Bellona Ave. 145' W Norman Ave.
Present Zoning: V.R. 5.5
Proposed Zoning: Variance to permit a side setback of 14' in lieu of the required 20' and a front setback of 37' in lieu of the required 40'.

District: 8th
No. Acres: 0.77

Dear Mr. DiNenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP/tp

JOSEPH H. MULLIGAN, PRESIDENT
P. BRADY WILLIAMS, JR., VICE-PRESIDENT
MARCOUS B. RICHARDS

THOMAS H. RIVER
WES. LORRANE P. LARSON
ROBERT E. HAYDEN
ROBERT E. DUBEL, SUPERINTENDENT

ALVIN LOROCK
WES. MORTON M. SMITH, JR.
RICHARD W. TRICKET, R.M.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 13 day of MAR 1978. Filing Fee \$ N/A. Received Check N/A. Cash N/A. Other _____

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner: LUTHERVILLE FIRE CO. Submitted by: D. LEDTCH
Petitioner's Attorney: _____ Reviewed by: NBC

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

OFFICE OF THE TIMES NEWSPAPERS

TOWSON, MD. 21204 April 6 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Lutherville Vol. Fire 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 one successive weeks before the 7th day of April 1978, that is to say, the same was inserted in the issues of April 6, 1978.

STROMBERG PUBLICATIONS, INC.

BY: *Esther Burger*

CERTIFICATE OF PUBLICATION

TOWSON, MD. April 6, 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 on the 1st day of April, 1978, for the 24th day of April, 1978, the 1978 publication appearing on the 6th day of April 1978.

THE JEFFERSONIAN

Cost of Advertisement, \$ _____

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: April 8, 1978
Posted for: PETITION FOR VARIANCE
Petitioner: LUTHERVILLE VOL. FIRE CO.
Location of property: S/S Bellona Ave. 145' W. of Norman Ave.
Location of Signs: S/S Bellona Ave. 245' to W. of Norman Ave.
Remarks: _____
Posted by: Thomas S. Ireland Date of return: April 13, 1978

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet
	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>NBC</u>	Revised Plans: Change in outline or description: Yes _____ No _____								
Previous case: <u>78-35-SP4</u>	Map # <u>35</u>								

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

DATE: April 24, 1978 ACCOUNT: 01-562

AMOUNT: \$55.40

RECEIVED: Lutherville Volunteer Fire Co., Inc. P.O. Box 232
Lutherville, Md. 21093 for a Posting - Lutherville
Volunteer Fire Co., Inc. #78-35-4

4884 4226 45 55404

VALIDATION OR SIGNATURE OF CASHIER



SEP 08 1978

March 20, 1978

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

Dear Mr. DiMenna:

Comments on Item #178, Zoning Advisory Committee Meeting, March 21, 1978, are as follows:

Property Owner: Lutherville Volunteer Fire Co., Inc.
Location: 8/8 Ballona Ave. 145' V Roman Ave.
Existing Zoning: D.R. 5-5
Proposed Zoning: Variance to permit a side setback of 14' in lieu of the required 20' and a front setback of 37' in lieu of the required 40'.
Acres: 0.77
District: 8th

Metropolitan water and sewer are available, therefore a health hazard is not anticipated.

If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health, for review and approval prior to construction.

Very truly yours,

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

TED/ES/rth

cc: J. J. Dieter

March 20, 1978

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

Dear Mr. DiMenna:

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

TED/ES/rth

cc: J. J. Dieter

March 22, 1978

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

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TED/ES/rth

cc: J. J. Dieter

March 20, 1978

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

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BUREAU OF ENVIRONMENTAL SERVICES

TED/ES/rth

cc: J. J. Dieter

March 20, 1978

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County Office Building
Towson, Maryland 21204

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

TED/ES/rth

cc: J. J. Dieter

March 20, 1978

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

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Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/ES/rth

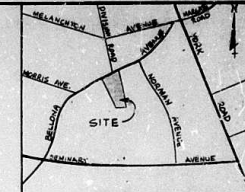
cc: J. J. Dieter

DATA:
 1. ELECTION DISTRICT-9TH BALTO. CO.
 2. EXISTING ZONING - DR.5.5(SPEC. EX.)
 3. PROPOSED USE OF SITE - FIRE STATION & OFFICES
 4. AREA OF PROPERTY - 1.92 AC. ±
 5. FLOOR AREA:
 FIRST FL. = 6454 S.F.
 SECOND FL. = 4594 S.F.
 TOTAL = 11,050 S.F.
 6. CONSTRUCTION CLASS - TYPE 3B
 USE GROUP - H-2

7. PARKING REQUIREMENTS:
 FIRST FL. = 6454 ÷ 307 = 22
 SECOND FL. = 4594 ÷ 500 = 9
 TOTAL SPACES REQ. = 31
 PROPOSED PARKING SPACES: 31
 8. PROPERTY LINE SURVEY TAKEN FROM PLAT BY GEORGE W. STEPHENS, JR. AND ASSOC., INC. DATED DECEMBER 19, 1975
 9. FOR SOIL BORING DATA SEE DRILL LOG BY CHESAPEAKE DRILLING CO., TOWSON, MD.

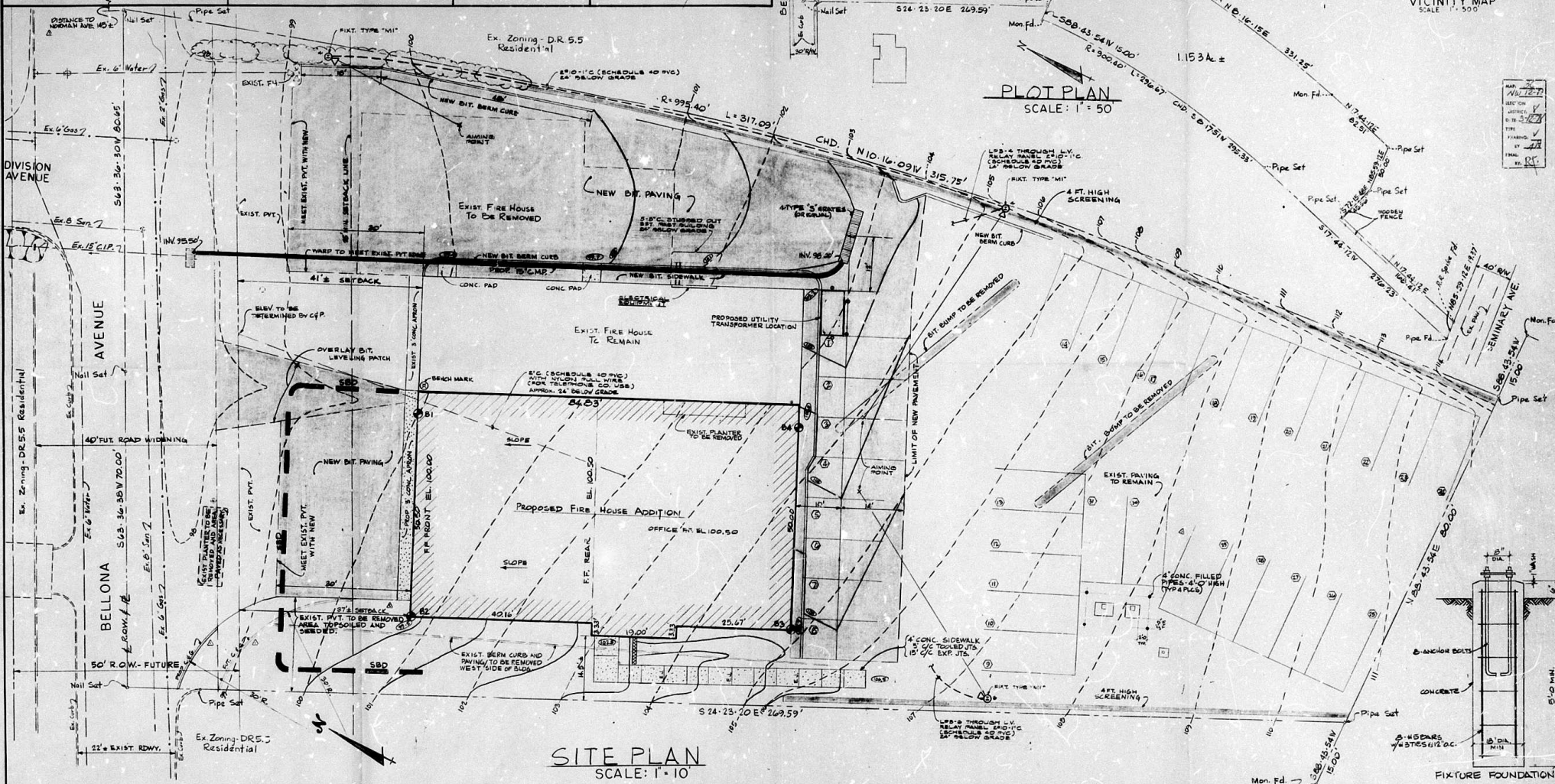
BENCH MARK
 INSIDE NW CORNER
 OF EXIST. CONC. FLOOR
 (SEE PLAN) = ASSUMED
 EL. 100.00

DRAWING LIST
 C1 - SITE PLAN
 A1 - FIRST LEVEL FL. PLAN & SCHED.
 A2 - SECOND LEVEL FL. PLAN
 A3 - ELEVATIONS
 A4 - WALL SECTIONS
 S1 - FOUNDATION PLAN
 M1 - MECHANICAL
 E1, E2 - ELECTRICAL-LIGHTING
 E3, E4 - ELECTRICAL-POWER

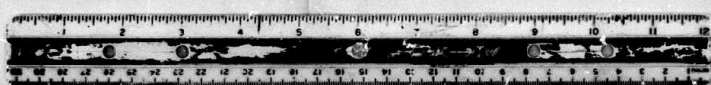


VICINITY MAP
 SCALE: 1" = 500'

MAP	2
DATE	11/12/75
DESIGN	✓
CHECK	✓
DATE	11/12/75
DESIGN	✓
CHECK	✓
DATE	11/12/75
DESIGN	✓
CHECK	✓
DATE	11/12/75
DESIGN	✓
CHECK	✓
DATE	11/12/75



SITE PLAN
 SCALE: 1" = 10'



REV	DATE	DESCRIPTION
1	3-9-76	CONS. ADDED
2	2-6-76	PLANS LAYOUT
3	1-1-76	PLANS LAYOUT

MOTT ASSOCIATES, Inc.
 Consulting Engineers
 Towson, Maryland

**LUTHERVILLE VOLUNTEER
 FIRE COMPANY INC.**
 Bellona Avenue
 Lutherville, Maryland

SITE PLAN

SCALE: AS SHOWN
 JOB NO. 1070
 DATE: 2-21-76

DWG. NO.

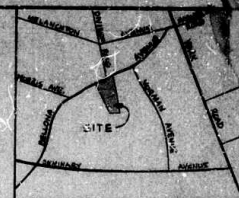
C-1

DATA:
 1. ELECTION DISTRICT - 9TH BALTO CO.
 2. EXISTING ZONING - DR5.5 (SPEC. EX.)
 3. PROPOSED USE OF SITE - FIRE STATION & OFFICES
 4. AREA OF PROPERTY - 1.92 AC. ±
 5. FLOOR AREA:
 FIRST FL. - 6454 S.F.
 SECOND FL. - 4594 S.F.
 TOTAL - 11,048 S.F.
 6. CONSTRUCTION CLASS - TYPE 3B
 USE GROUP - H-2

7. PARKING REQUIREMENTS:
 FIRST FL. - 6454 ÷ 300 = 22
 SECOND FL. - 4594 ÷ 300 = 15
 TOTAL SPACES REQ'D - 37
PROPOSED PARKING SPACES: 31
 2. PROPERTY LINE SURVEY TAKEN FROM PLAT BY GEORGE W. STEPHENS, JR. AND ASSOC., INC. DATED DECEMBER 3, 1975
 3. FOR SOIL BORING DATA SEE DRILL LOG BY CHESAPEAKE DRILLING CO., TOWSON, MD.

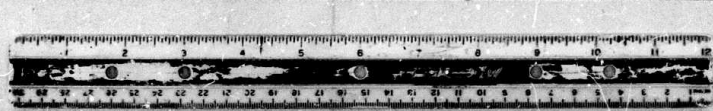
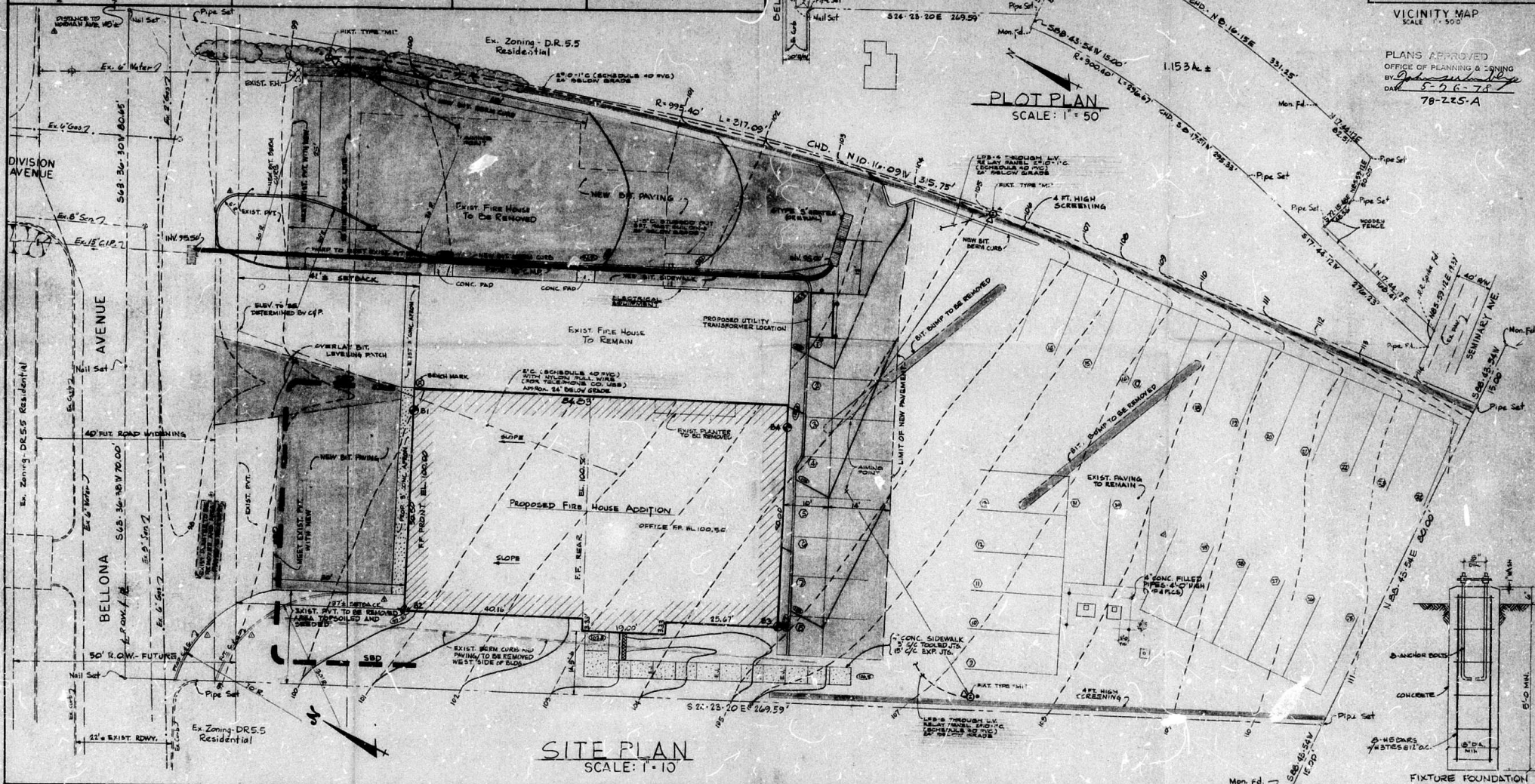
BENCH MARK
 INSIDE N.W. CORNER
 OF EXIST. CONC. FLOOR
 (SEE PLAN) - ASSUMED
 EL. 100.00

DRAWING LIST
 C-1 - SITE PLAN
 A1 - FIRST LEVEL FL. PLAN (SHEET)
 A2 - SECOND LEVEL FL. PLAN
 A3 - ELEVATIONS
 A4 - WALL SECTIONS
 S1 - FOUNDATION PLAN
 S2 - FRAMING PLAN
 M1 - MECHANICAL
 E1E2 - ELECTRICAL-LIGHTING
 E3E4 - ELECTRICAL POWER



VICINITY MAP
 SCALE 1" = 300'

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: *[Signature]*
 DATE: 5-26-78
 78-225-A



REV	DATE	DESCRIPTION
1	3-20-78	CLRS. APPROD
2	3-23-78	CHGS. APPROD
3	3-28-78	PARKING LAYOUT
4	3-28-78	REVISIONS

F.2 M. 11/1

MOT' ASSOCIATES, inc.
Consulting Engineers
 Towson, Maryland

**LUTHERVILLE VOLUNTEER
 FIRE COMPANY INC.**
 Bellona Avenue
 Lutherville, Maryland

SITE PLAN MICROFILMED
 SCALE: AS SHOWN
 JOB NO. 1070
 DATE: 2-21-78
DWG. NO. C-1

1. ELECTION DISTRICT- 9TH BALTO CO
2. EXISTING ZONING- DR5.5(SPEC EX)
3. PROPOSED USE OF SITE - FIRE STATION
OFFICES
4. AREA OF PROPERTY - 1.92 AC. ±
5. FLOOR AREA:
FIRST FL. = 6454 S.F.
SECOND FL. = 4594 S.F.
TOTAL 11,050 S.F.
6. CONSTRUCTION CLASS. TYPE 3B
USE GROUP = H-2

7. PARKING REQUIREMENTS:
FIRST FL. = $6454 + 300 = 22$
SECOND FL. = $4894 + 500 = 9$
TOTAL SPACES REQD = 31
PROPOSED PARKING SPACES: 31
8. PROPERTY LINE SURVEY TAKEN FROM
PLAT BY GEORGE W. STEPHENS, JR. AND
ASSOC., INC. DATED DECEMBER 13, 1975
9. FOR SOIL BORING DATA, SEE DRILL
LOG BY CHESAPEAKE DRILLING CO.,
TOWSON, MD.

INSIDE N.W. CORNER
OF EXIST CONC. FLOOR
(SEE PLAN) = ASSUMED
EL. 100.00

DRAWING LIST
C1 - SITE PLAN
A1 - FIRST LEVEL FL. PLAN & SC
A2 - SECOND LEVEL FL. PLAN
A3 - ELEVATIONS
A4 - WALL SECTIONS

- S1- FOUNDATION PLAN
S2- FRAMING PLAN
M1- MECHANICAL
E1, E2- ELECTRICAL- LIGHTING
E3, E4- ELECTRICAL- POWER

PLOT PLAN
SCALE: 1" = 50'

VICINITY MAP
SCALE 1" = 500'

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: John S. [Signature]
DATE: 5-26-78
78-225-A

SITE PLAN
SCALE: 1" = 10'

⚠	3-30-78	CURS. ADDED
⚠	3-9-78	DIMS. ADDED
⚠	3-6-78	FINISHING LAYOUT, C.F.S.
DATE	DATE	DESCRIPTION

MOTT ASSOCIATES, inc.
Consulting Engineers

LUTHERVILLE VOLUNTEER
FIRE COMPANY INC.

Ballona Avenue
Lutherville, Maryland

SITE PLAN

SCALE: AS SHOWN
JOB NO. 1070
DATE: 2-21-78

DWG. NO.
C-1