

**PETITION FOR ZONING RE-CLASSIFICATION
AND/OR SPECIAL EXCEPTION**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, John S. Armstrong, 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 reasons:

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for living quarters in a commercial building.

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.

John S. Armstrong
Contract purchaser
1030 York Road
Address
Towson, Maryland 21204
828-7676

Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 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, 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 _____, 1978, at _____ o'clock _____ M.

John S. Armstrong
Zoning Commissioner of Baltimore County

(over)

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, John S. Armstrong, 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 409.2b(4) to permit 14 parking spaces in lieu of the required 22 spaces.

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

This condition of parking has been in existence since 1960 when the building was granted a variance to allow a Dog & Cat Hospital to be constructed closer to a residential zone than was permitted by zoning code. It would be impossible to provide the required number of parking spaces because the site is too small.

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 for Baltimore County.

John S. Armstrong
Contract purchaser
1030 York Road
Address
Towson, Maryland 21204
828-7676

Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 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, 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 _____, 1978, at _____ o'clock _____ M.

(over)

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE
W/S of York Road, 275.16' S of West : DEPUTY ZONING
Road - 9th Election District : COMMISSIONER
John S. Armstrong - Petitioner
NO. 79-4-XA (Item No. 229)
OF
BALTIMORE COUNTY

This matter comes before the Deputy Zoning Commissioner as a result of Petitions for a Special Exception for living quarters in a commercial building and, additionally, a Variance to permit 14 parking spaces in lieu of the required 24 spaces on property at the above location.

The subject property comprises a tract of 0.269 of an acre, which is zoned B.R., and is improved with a two story concrete block building, utilized as an animal hospital. The Petitioner proposes to convert part of the first floor of the building to living quarters for an attendant who maintains evening services there. The Petitioner pleaded hardship and practical difficulty, indicating that the parking delinquency has been in existence since 1960 and that the size of the property does not permit expansion of off-street parking.

Without reviewing the evidence further in detail but based upon all of the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, the requirements of Section 502.1 of the Baltimore County Zoning Regulations have been met and the Special Exception should be granted. Likewise, the Petitioner has met the requirements of Section 409 of the Baltimore County Zoning Regulations and the Variance should also be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this _____ day of July, 1978, that the aforementioned Special Exception and variance should be and the same are GRANTED, from and after the date of this Order, subject to the following:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

To: Eric Dinenna, Zoning Commissioner Date: June 28, 1978
FROM: Leslie H. Groff, Director of Planning
SUBJECT: Petition #72-4-XA, Item 229

Petition for Special Exception for living quarters in a commercial building and Variance for parking West side of York Road, 275.16 feet South of West Road Petitioner - John S. Armstrong 9th District

HEARING: Wednesday, July 5, 1978 (11:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Leslie H. Groff
Director of Planning

LHG:JHM



Mr. John S. Armstrong
1030 York Road
Towson, Maryland 21204

July 14, 1978

RE: Petitions for Special Exception and Variance W/S of York Road, 275.16' S of West Road 9th Election District John S. Armstrong - Petitioner NO. 79-4-XA (Item No. 229)

Dea. Mr. Armstrong:

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

Very truly yours,
John S. Armstrong
Deputy Zoning Commissioner

GJM/jhm

Attachment

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



DESCRIPTION OF PROPERTY
1030 YORK ROAD
NINTH ELECTION DISTRICT BALTIMORE CC, JNTY, MARYLAND

BEGINNING FOR THE SAME at a point on the Westerly side of York Road as shown on "Plot of Property of H. Guy Campbell", recorded among the Land Records of Baltimore County in Plat Book C.H.K. 13, page 6; said point being situate South 23 degrees 25 minutes East 275.16 feet from the corner formed by the intersection of the Westerly side of York Road with the Southerly side of West Road, as shown on said plat; thence running from said point of beginning and binding along the Westerly side of York Road South 23 degrees 25 minutes East 54 feet to a point in the division line between Lots 6 and 7 of said plat; thence leaving York Road and binding along said division line South 66 degrees 35 minutes West 217.15 feet to intersect the Westerly outline of the beforementioned plat; thence binding along said outline North 23 degrees 36 minutes West 5. feet to the division line between Lots 5 and 6; thence binding along said division line North 66 degrees 35 minutes East 217.31 feet to the point of beginning; containing 0.269 acres more or less.

BEING Lot 6 on the herein mentioned "Plot of Property of H. Guy Campbell", recorded in Plat Book C.H.K. 13, page 6
4/12/1978



- Approval of a site plan by the State Highway Administration, the Department of Public Works, the Department of Traffic Engineering, and the Office of Planning and Zoning.
- Installation of four foot high screening, which may consist of a chain link fence with metal striping, across the rear of the lot.
- Relocation of the trash dumpster from the side of the building to a site at the rear, and general trash and debris clean-up of the entire property.

John S. Armstrong
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE July 14, 1978 BY John S. Armstrong

RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCE
W/S of York Rd., 275.16' S of West Rd. 9th District : OF BALTIMORE COUNTY

JOHN S. ARMSTRONG, Petitioner : Case No. 79-4-XA

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.

Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 15th day of July, 1978, a copy of the foregoing Order was mailed to Mr. John S. Armstrong, 1030 York Road, Towson, Maryland 21204, Petitioner.



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 23, 1978

Nicholas B. Commodari,
Chairman

Mr. John S. Armstrong
1030 York Road
Towson, Maryland 21284

RE: Special Exception/Variance
Item No. 229
Petitioner - Armstrong

Dear Mr. Armstrong:

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 not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of planning 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 west side of York Road approximately 1/2 mile south of West Road in the 9th Election District, this property is improved with a two story concrete block building utilized as an animal hospital. The adjacent properties surrounding this site are improved with a restaurant to the north, a used car lot to the south and property of the Board of Education to the west.

The Special Exception hearing is necessitated by your request to convert part of the first floor of this building to a living quarters and the Variance is included because of the lack of sufficient parking.

At the time of field inspection, the area to the rear of the site was cluttered with debris, screening was not provided along the rear property line and a dumpster was located along the north side of the building. If the dumpster is relocated and the other two problems corrected, it is the feeling of this Committee that the site will greatly improve.

Mr. Armstrong
Page 2
June 23, 1978

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:ram

Mr. John S. Armstrong
1030 York Road
Towson, Maryland 21284

Item No. 229

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21284

Your Petition has been received and accepted for filing
this 2nd day of May 1978.

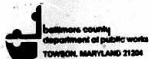
Eric DiNenna

S. ERIC DI NENNA
Zoning Commissioner

Petitioner - Armstrong
Petitioner's Attorney

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

cc: APR Associates, Inc.
Surveyors - Engineers
332D Roselle Avenue
Baltimore, Maryland 21234



THOMAS H. MOURNIE, P.E.
DIRECTOR

June 23, 1978

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

Re: Item #229 (1977-1978)
Property Owner: John S. Armstrong
W/S York Rd. 275.16' S. West Rd.
Existing Zoning: B.R.
Proposed Zoning: Special Exception for living quarters
in a commercial building and variance to permit 14
parking spaces in lieu of the required 22 spaces.
Acres: 0.269 District: 9th

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

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, easements and drainage requirements as they affect the road come under the jurisdiction of the Maryland State Highway Administration. Any utility construction within the State road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

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 Drainage

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

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance 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 #229 (1977-1978)
Property Owner: John S. Armstrong
Page 2
June 23, 1978

Water and Sanitary Sewer

Public water supply and sanitary sewerage are serving this property.

Very truly yours,

Elizabeth H. Diver
ELIZABETH H. DIVER, P.E.
Chief, Bureau of Engineering

END:RAM:WHR:sk

R-SW Key Sheet
42 1/2" x 11" Plan Sheet
NS 11 A Topo
70 Tax Map



Maryland Department of Transportation
State Highway Administration

Elizabeth H. Diver
P.E.
Chief, Bureau of Engineering

May 22, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Bldg.
Towson, Md. 21284

Attention: Mr. N. Commodari

Re: Z.A.C. Meeting, May 2, 1978

Item: 229
Property Owner: John S. Armstrong
Location: W/S York Road (Rte. 45)
275.16' South West Road

Existing Zoning: B.R.
Proposed Zoning: Special Exception for
living quarters in a
commercial building
and variance to permit
14 parking spaces in
lieu of the required
22 spaces.

Acres: 0.269
District: 9th

Dear Mr. DiNenna:

The property frontage along York Road is unimproved without a well defined entrance, however, the proposed living quarters will not appreciably increase traffic generation and do not warrant the requirement of highway improvements.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

John E. Meyers
By: John E. Meyers

CLJEM:dj



LESLIE H. GILFILL

DIRECTOR

June 9, 1978

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 #229, Zoning Advisory Committee Meeting, May 2, 1978, are as follows:

Property Owner: John S. Armstrong
Location: W/S York Road 275.16' S. West Road
Existing Zoning: B.R.
Proposed Zoning: Special Exception for living quarters in a commercial building and variance to permit 14 parking spaces in lieu of the required 22 spaces.
Acres: 0.269
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 ensure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Since there will be no physical change to the exterior of the building this office has no comment to offer as to site plan problems.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development

June 1, 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 #229, Zoning Advisory Committee Meeting, May 2, 1978:

Property Owner: John S. Armstrong
Location: W/S York Rd. 275.16' S West Rd.
Existing Zoning: B.R.
Proposed Zoning: Special Exception for living quarters in a commercial building and variance to permit 14 parking spaces in lieu of the required 22 spaces.
Address: 0.269
District: 9th

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

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

TED/HR/ELC

May 24, 1978

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

Item No. 229 - REC - May 2, 1978
Property Owner: John S. Armstrong
Location: W/S York Rd. 275.16' S West Rd.
Existing Zoning: B.R.
Proposed Zoning: Special Exception for living quarters in a commercial building and variance to permit 14 parking spaces in lieu of the required 22 spaces.

Address: 0.269
District: 9th

Dear Mr. DiNenna:

The variance should have little effect on traffic. The required number of parking spaces is 20 rather than the 22 stated. Therefore, the variance would be to permit 14 rather than the 20 required parking spaces. The parking area should be improved at the west end of the parking lot since at the present time it is covered with silt and debris. In order to be granted a parking variance, the present parking area should be able to at least accommodate the parking shown on the plan, and this can only be accomplished by making such improvements.

Very truly yours,
Stephen E. Weber
Stephen E. Weber
Engineer I

SDM/om

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21284
Attention: N. Comandari, Chairman
Zoning Advisory Committee

Re: Property Owner: John S. Armstrong
Location: W/S York Rd. 275.16' S West Rd.

Item No. 229 Zoning Agenda Meeting of 05/02/78

Comments:

Pursuant to your request, the re-exposed property has been surveyed by this Bureau and the comments below method 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 vehicle dead end condition shown at _____ ~~violates~~ 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. 10: "Life Safety Code", 1973 Edition prior to occupancy.
 - (6) Site plans are approved as drawn.
 - (7) The Fire Prevention Bureau has no comments at this time.
- NOTE: Smoke detector is required in living unit.
REVISOR: *Thomas J. Kelly* Approved: *George M. Legendt*
Planning Group Fire Prevention Bureau
Special Inspection Division

May 8, 1978

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

Comments on Item #229 Zoning Advisory Committee Meeting, May 2, 1978 are as follows:

Property Owner: John S. Armstrong
Location: W/S York Road 275.16' S West Road
Existing Zoning: B.R.
Proposed Zoning: Special Exception for living quarters in a commercial building and variance to permit 14 parking spaces in lieu of the required 22 spaces.

Address: 0.269
District: 9th

The items checked below are applicable:

- X 1. Structure shall conform to Baltimore County Building Code (B.C.C.) 1973 Edition and the 1973 Supplement, State of Maryland Code for the Matched and aged and other applicable codes.
- X 2. A building permit shall be required before construction can begin.
- C. Additional _____ permit to be required.
- H. Building shall be upgraded to new use - require alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X 3. 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.
- G. No-rises 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.
- E. Reported setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- J. Comment: _____.

Very truly yours,
Charles E. Berman
Charles E. Berman
Plans Review Chief

CBW/jj

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 3, 1978

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

Z.A.C. Meeting of: May 2, 1978

RE: Item No. 320
Property Owner: John S. Armstrong
Location: W/S York Rd. 275.16' S. West Rd.
Present Zoning: B.R.
Proposed Zoning: Special Exception for living quarters in a commercial building and variance to permit 14 parking spaces in lieu of the required 22 spaces.

District: 9th
No. Acres: 0.269

Dear Mr. DiNenna:
No hearing on student population.

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

OFFICE OF THE TIMES
NEWSPAPERS
TOWSON, MD. 21204 June 15 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR SPECIAL EXCEPTION & VARIANCE - John S. Armstrong was inserted in the following:

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

weekly newspapers published in Baltimore, County, Maryland, once a week for 2nd successive weeks before the 16th day of June 1978, that is to say, the same was inserted in the issue of June 15, 1978

STROMBERG PUBLICATIONS, INC.
By *Esther Berger*

CERTIFICATE OF PUBLICATION
TOWSON, MD. June 15, 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., containing _____ AK. before the _____ day of July, 1978, the 1st publication appearing on the _____ day of June 1978.

THE JEFFERSONIAN
L. Leonard Johnston
Manager

Cost of Advertisement, \$ _____

2-SIGNS 79-4-XA

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Directed by _____ Date of Posting: June 17, 1978
Posted for: PETITIONS FOR SPECIAL EXCEPTION & VARIANCE
Petitioner: JOHN S. ARMSTRONG
Location of signs: W/S OF YORK RD. 275.16' S OF WEST RD.
Location of signs: FRONT 10.30 YORK RD.

Remarks: _____
Posted by: *Thomas E. Berman* Date of return: June 23, 1978

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					1-28	MA				
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>NBC</u>	Revised Plans: Change in outline or description <input type="checkbox"/> Yes <input type="checkbox"/> No									
Previous case: <u>5090-V</u>	Map # <u>AC-11-H</u>									

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 20 day of APR. 1978. Filing Fee \$ 50. Receive Check Cash Other

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner ARMSTRONG Submitted by ARMSTRONG
Petitioner's Attorney Reviewed by NBC

* 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. 73370

DATE: July 5, 1978 ACCOUNT: 01-662

AMOUNT: \$63.76

RECEIVED FROM: John Armstrong, 1070 N. York Rd. Towson, Md.
21204, Cost of Advertising and Posting Case No.
79-4-28

AC 18 7 JUL 7 63.76 MSC

VALIDATION OR SIGNATURE OF CASHTEL

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

No. 65573

DATE: April 20, 1978 ACCOUNT: 01-662

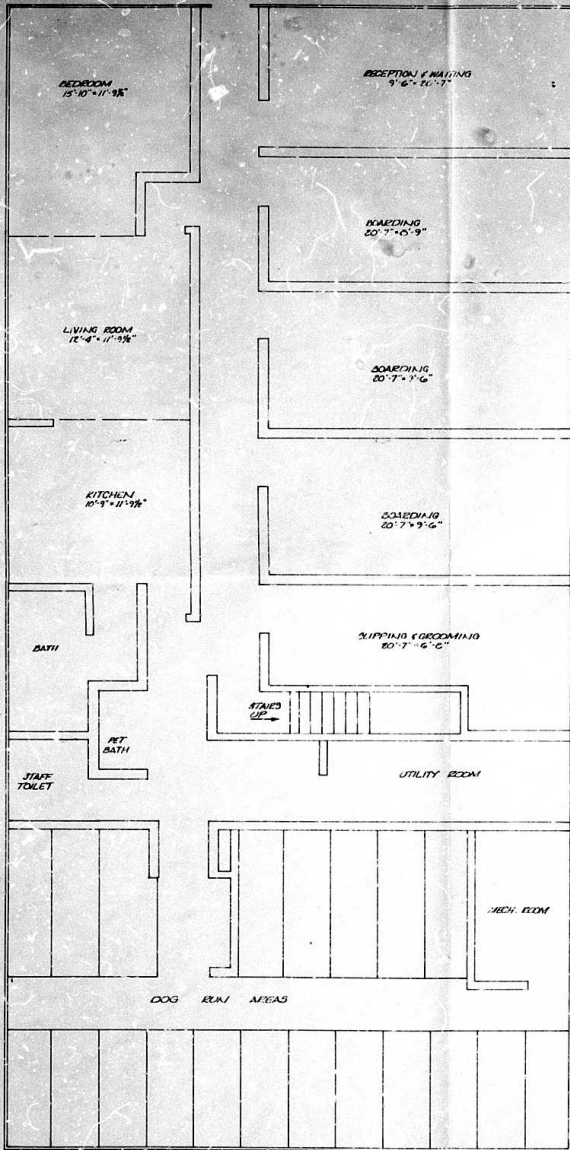
AMOUNT: \$50.00

RECEIVED FROM: Mr. John B. Armstrong, 1030 York Rd. Towson, Md.
21204, for Petition for Special Exception and
Variance

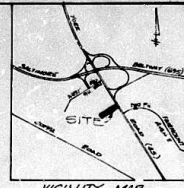
AP 4 1 20 APR 20 50.00 MSC

VALIDATION OR SIGNATURE OF CASHTEL



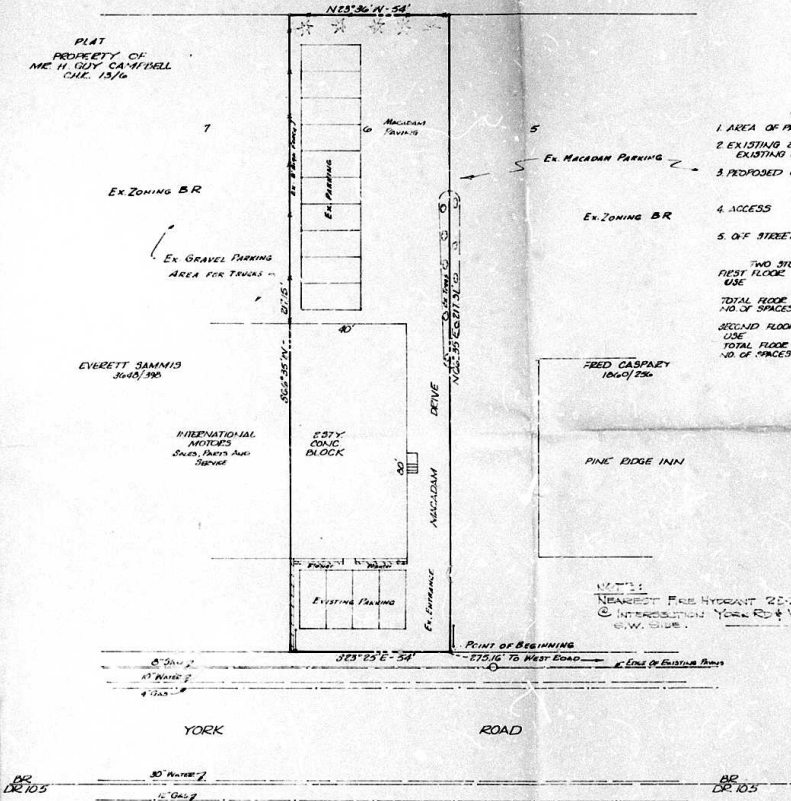


FLOOR PLAN
Scale 1/8" = 1'-0"



BOARD OF EDUCATION
1532/215
8333/121
3121/602

DE 55



- GENERAL NOTES**
1. AREA OF PROPERTY 11,230 SF OF CURVE AC.
 2. EXISTING ZONING DE
 3. PROPOSED USE ANIMAL HOSPITAL WITH BOARDING AND LIVING AREA
 4. ACCESS EXISTING ENHANCED TO BE USED
 5. OFF STREET PARKING ... NO. OF SPACES REQUIRED IN AD. OF SPACES PROVIDED - 14
- TWO STORY BUILDING
- FIRST FLOOR
USE: BOARDING AREA 2800 SF
LIVING AREA 700 SF
TOTAL FLOOR AREA 3500 SF
NO. OF SPACES REQUIRED 3500/300 = 11.7
- SECOND FLOOR
USE: ANIMAL HOSPITAL
TOTAL FLOOR AREA 3500 SF
NO. OF SPACES REQUIRED 3500/300 = 11.7

NO. OF SHEETS	9
SHEET NO.	9
DATE	10/27/78
BY	JE
CHECKED BY	JE
DATE	10/27/78
SCALE	1" = 20'

apr associates, inc.
surveyors - engineers

808 E. MAIN ST.
BALTIMORE, MD. 21201
PHONE: 386-7700

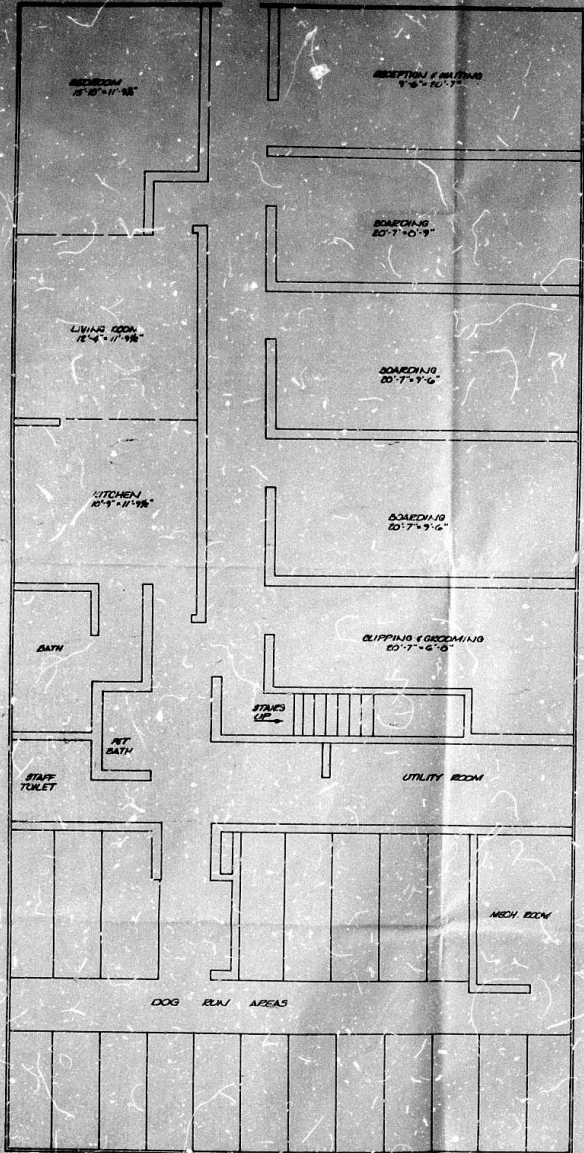
8301 TOWALAN AVE.
CALTHROP, MD. 21114
PHONE: 644-3233

PLAT TO ACCOMPANY PETITION
FOR SPECIAL EXCEPTION

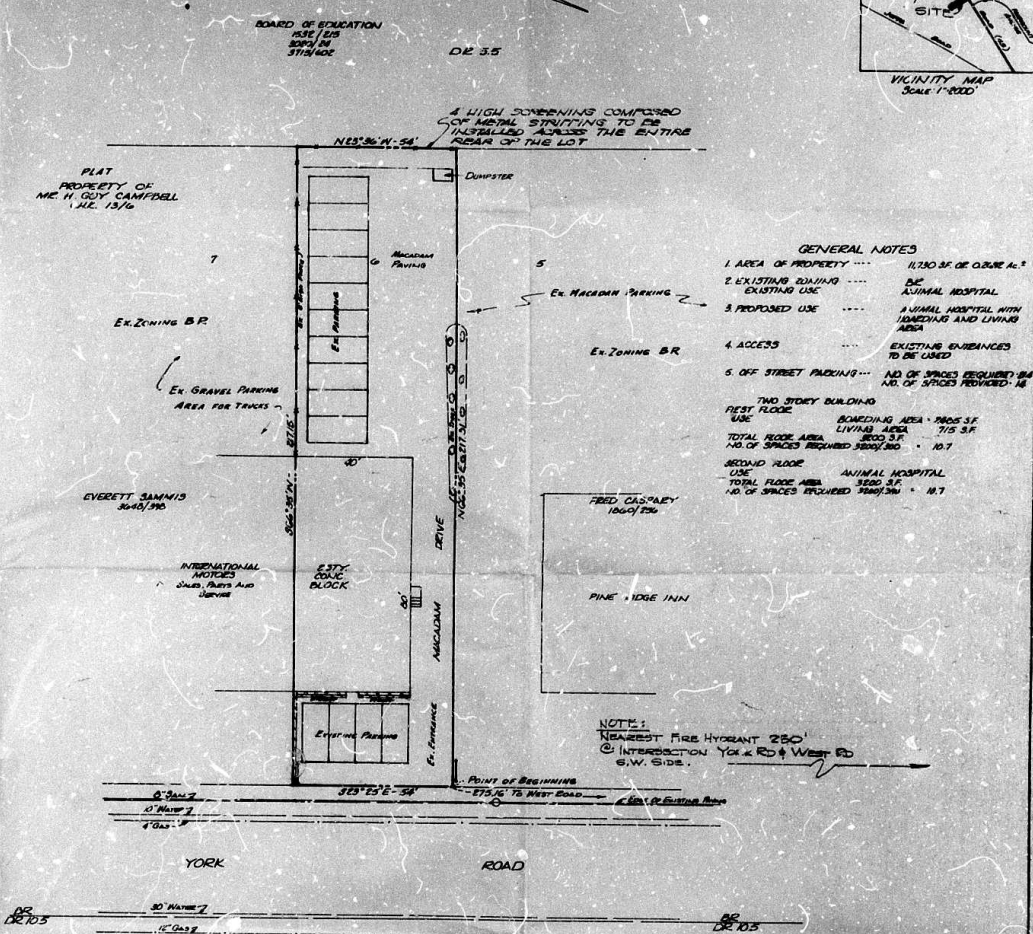
1300 YORK ROAD
NINTH ELECTION DISTRICT
BALTIMORE COUNTY,
MARYLAND

Scale: 1" = 20' APRIL 12, 1978





FLOOR PLAN
Scale 1/8" = 1'-0"



- GENERAL NOTES**
1. AREA OF PROPERTY 11,730 SF OF CURB A.C.
 2. EXISTING ZONING DE ANIMAL HOSPITAL
 3. PROPOSED USE ANIMAL HOSPITAL WITH DIAGNOSIS AND LIVING AREA
 4. ACCESS EXISTING ENTRANCES TO BE USED
 5. OFF STREET PARKING NO. OF SPACES REQUIRED BY NO. OF SPACES PROVIDED: 18
- TWO STORY BUILDING
FIRST FLOOR: BOARDING AREA - 7800 SF
LIVING AREA - 800 SF - 715 SF
TOTAL FLOOR AREA - 8600 SF
NO. OF SPACES REQUIRED 3800/300 - 10.7
- SECOND FLOOR: ANIMAL HOSPITAL
TOTAL FLOOR AREA - 800 SF
NO. OF SPACES REQUIRED 3800/300 - 10.7

NOTE:
NEAREST FIRE HYDRANT 250'
@ INTERSECTION YORK RD & WEST RD
S.W. SIDE.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 7-9-78
75-4-7A

PLAT TO ACCOMPANY PETITION FOR CHANGE OF OCCUPANCY

1000 YORK ROAD
NINTH ELECTION DISTRICT
BALTIMORE COUNTY,
MARYLAND

Scale 1/8" = 1'-0" August 7, 1978

opr associates, inc.
surveyors-engineers

100 E. HANCOCK
FLOOR 1000-1001
P.O. BOX 285/706

200 MARSHALL AVE.
BALTIMORE, MD. 21201
PHONE 464-3770

