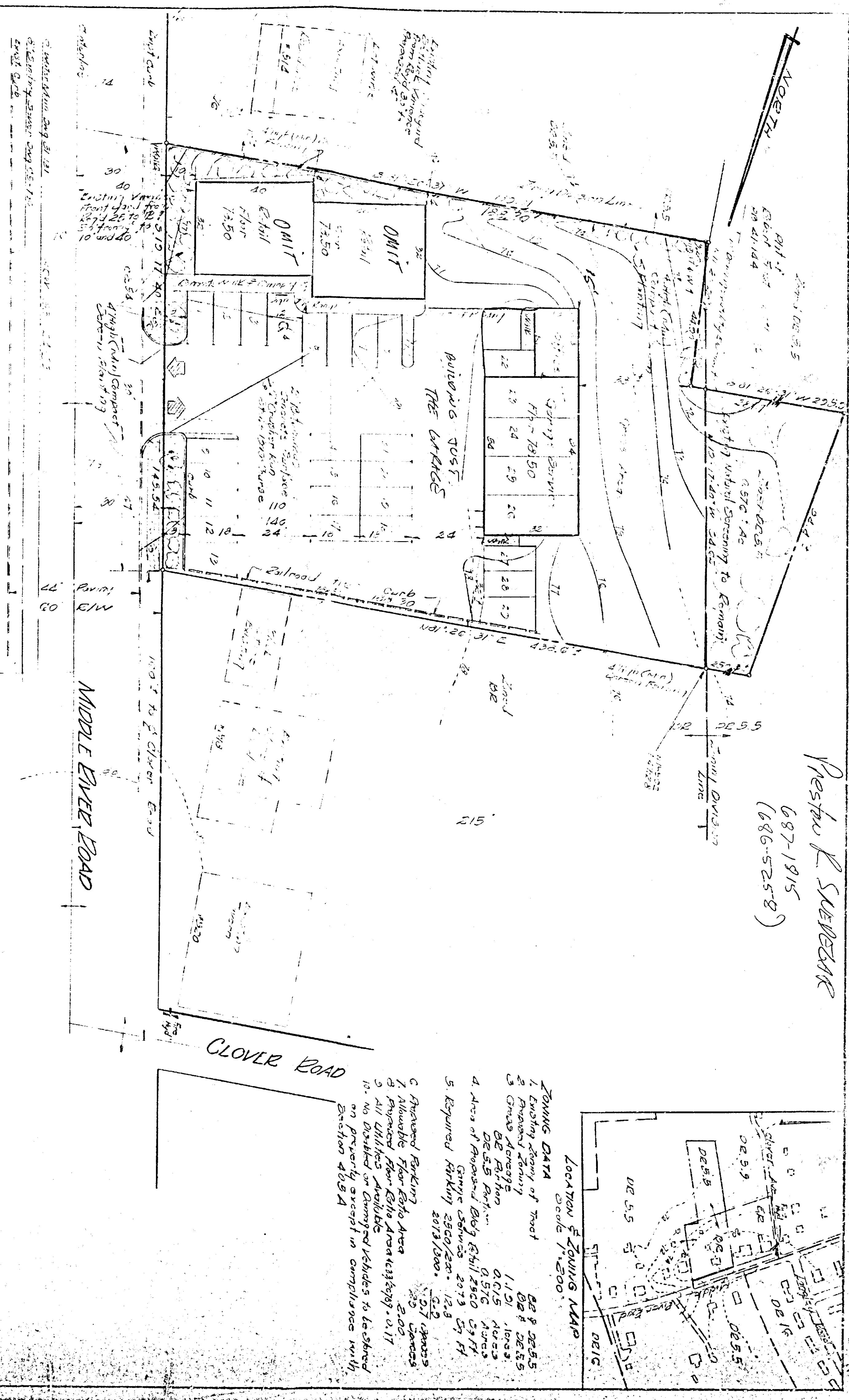


Preston R. SNEDEGAR
(686-5258)
687-1915

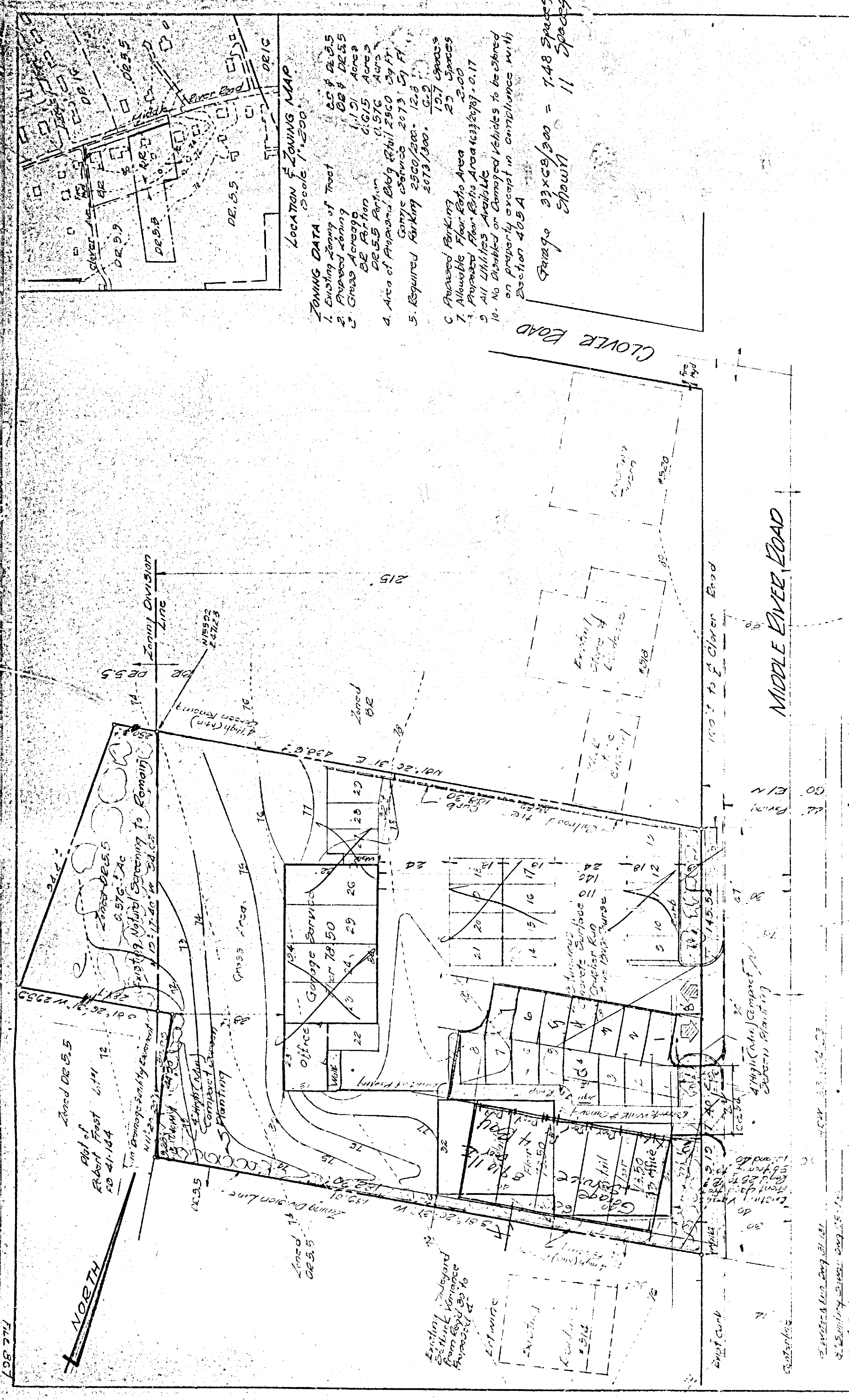


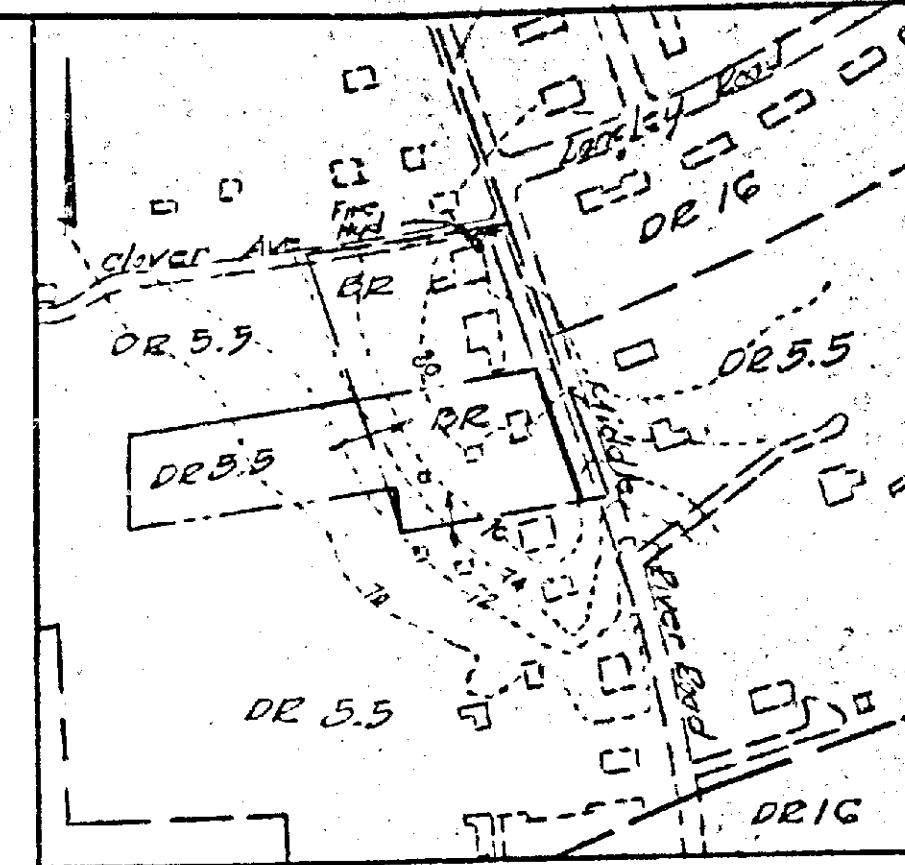
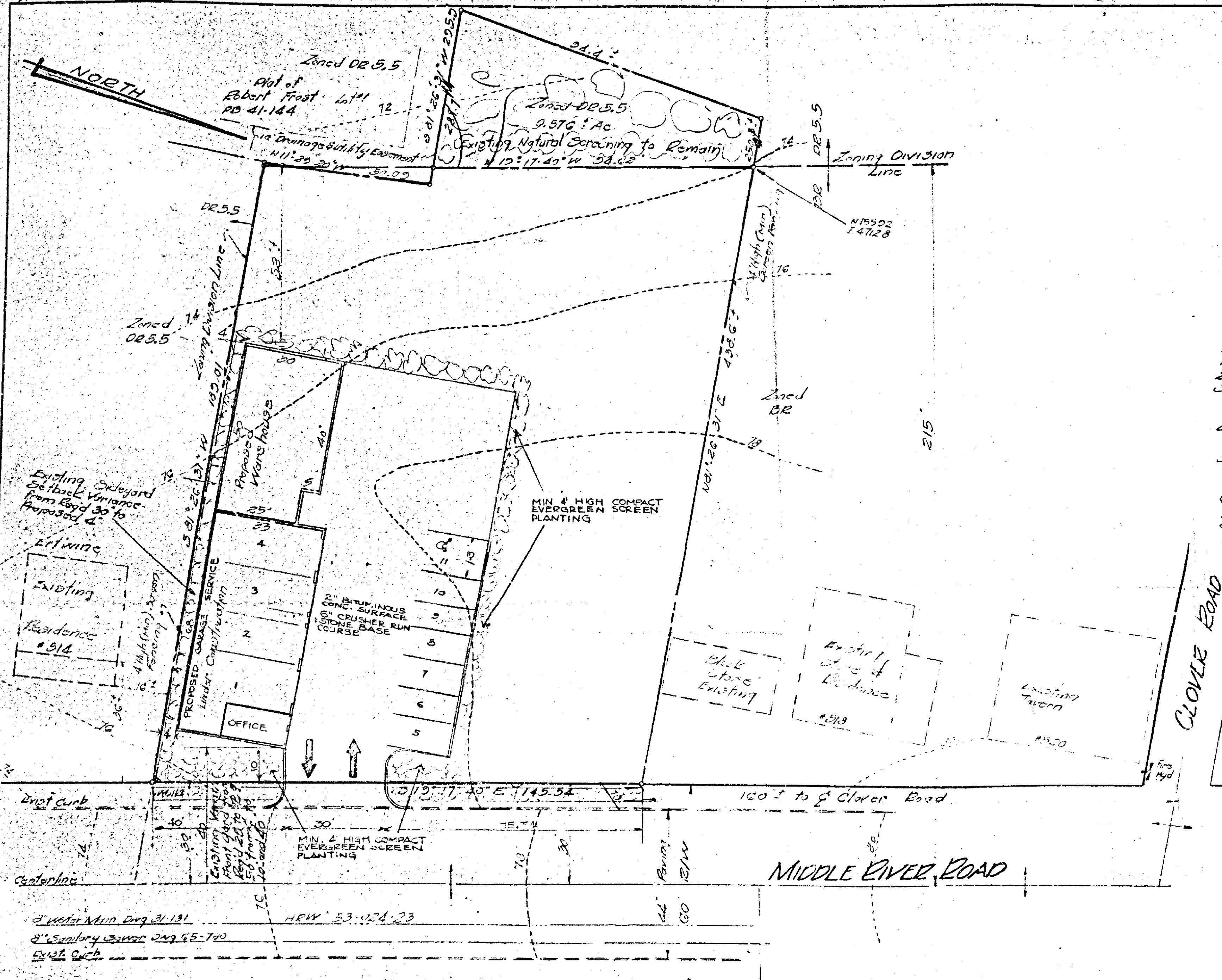
516 MIDDLE RIVER ROAD SITE PLAN
CONRAD SNEDEGAR & WIFE
516 Middle River Road
Bulwer County, GA
Phone 687-1915
Scale 1" = 20'
Dec 13, 1970
Attorney: Wm. B. Sullivan
2115 Old Oakes Rd.
Bulwer County, GA 31722
Developed from plat, Grade & Elevation
Data available on order, this survey

EXISTING VARIANCE
1. Front yard setback from 35 to property line & 50 to centerline
to preserve 10' to property line and 20' to centerline
2. Side yard setback from 50 to property line to preserve 4' to property line.

516 MIDDLE RIVER ROAD SITE PLAN
CONRAD SNEDEGAR & PRESTON R. SNEDEGAR
516 Middle River Road
Bulwer County, GA
Phone 687-1915
Scale 1" = 20'
Dec 13, 1970
Attorney: Wm. B. Sullivan
2115 Old Oakes Rd.
Bulwer County, GA 31722
Developed from plat, Grade & Elevation
Data available on order, this survey

EXISTING VARIANCE
1. Front yard setback from 35 to property line & 50 to centerline
to preserve 10' to property line and 20' to centerline
2. Side yard setback from 50 to property line to preserve 4' to property line.





LOCATION & ZONING MAP
Scale 1"=200'

ZONING DATA

1. Existing Zoning of Tract CB & DE 5.5
2. Proposed Zoning CB & DE 5.5
3. Gross Acreage 1.12 Acres
- CB Portion 0.015 Acres
- DE 5.5 Portion 0.576 Acres
4. Area of Garage Service 2244 Sq Ft
- Wire/wire 1430 Sq Ft
5. Required Gar Parking $2244/200 = 7.48$ Spaces
- Warehouse Temp/3 = 1 Space
- Required 8.48 Spaces
6. Proposed Parking 11 Spaces
7. Allowable Floor Ratio Area 2.00
8. Proposed Floor Ratio Area $3024/2079 = 0.14$
9. All Utilities Available
10. No Disabled or Damaged Vehicles to be stored on property except in compliance with Section 405A

PLANS APPROVED
OFFICE OF PLANNING & ZONING

BY John A. [Signature]

DATE 11/12/88

James E. Lee
ZONING COM.

DATE 11/6/50

80-41-A
C-1197-80

516 MIDDLE RIVER ROAD
SITE PLAN

CONRAD AND PRESTON SNEDEGAR

260 Homberg Ave
Baltimore Md 21221
Phone 687-1815

15th Election District Baltimore County, Md
Scales 1st 20 Dec 13, 1979 Rev Sept 12, 80
Attorney Wm R. Cutton Rev Apr 23, 80
2115 Old Orleans Rd Developed from Photo
Baltimore 21220 Photo 55G-2200 Does not constitute an offer

Developed from Fkts, Deeds, & Record Digs
Does not constitute an actual field survey

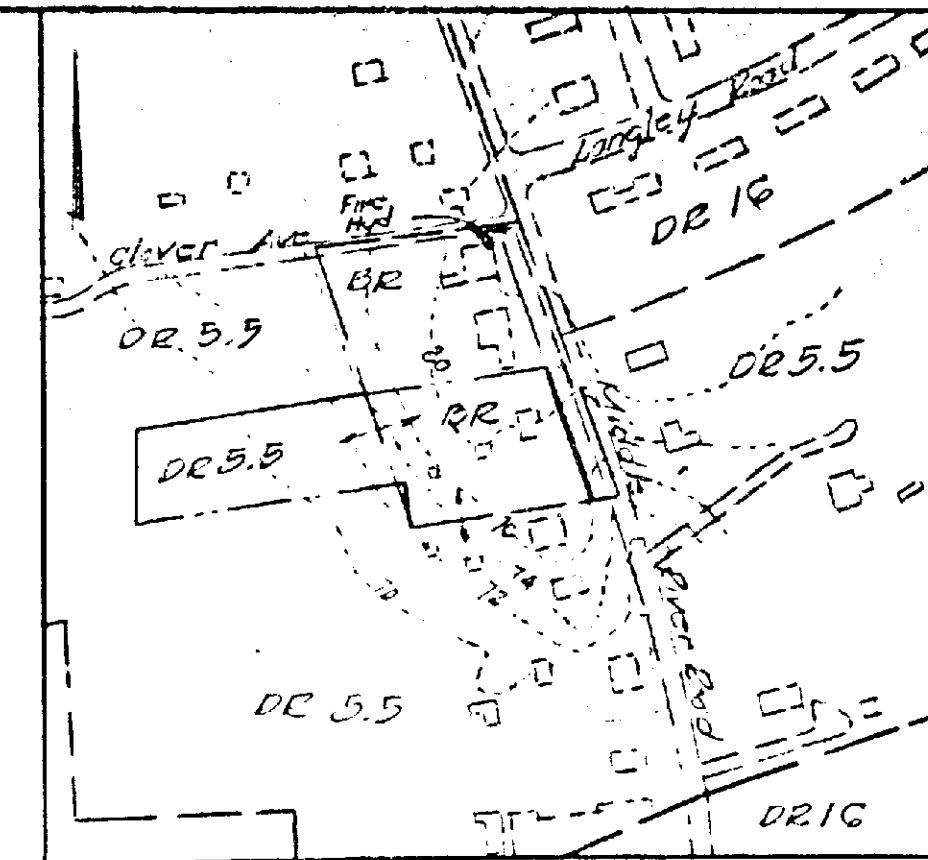
EXISTING VARIANCES

1. Front Yard setback from 25' to Property Line & 50' to Centerline to proposed 10' to Property Line and 40' to Centerline
2. Side Yard setback from 30' to Property Line to proposed 4' to Property Line.

LANGLEY ROAD

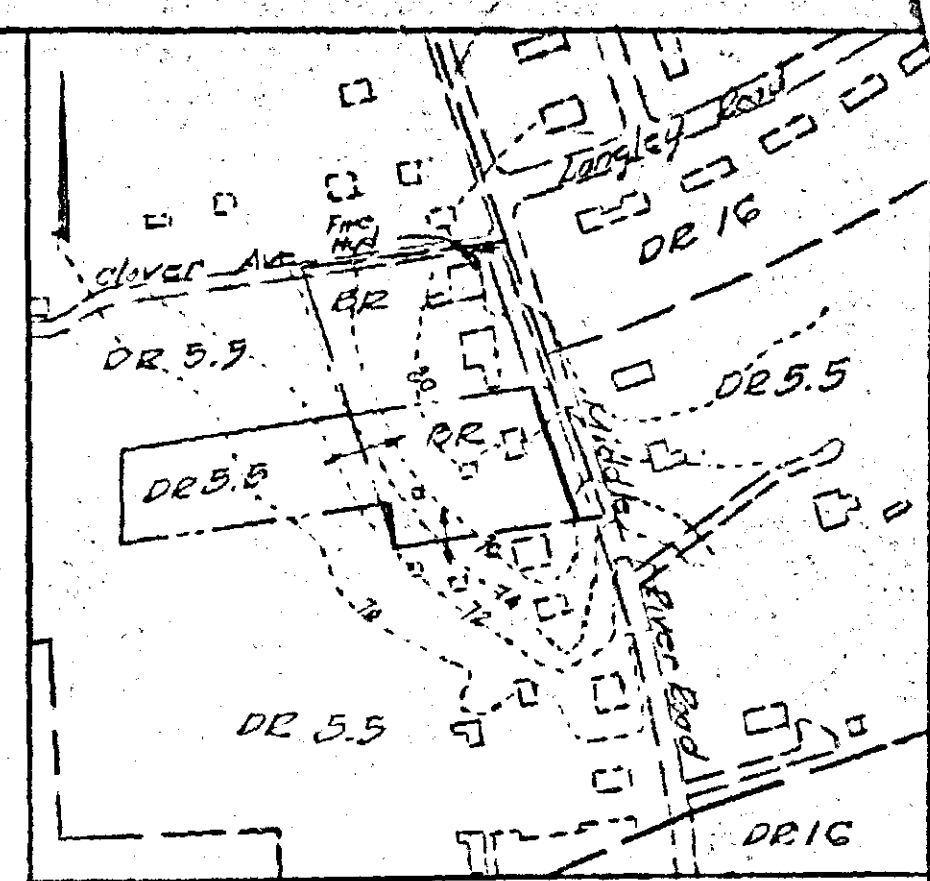
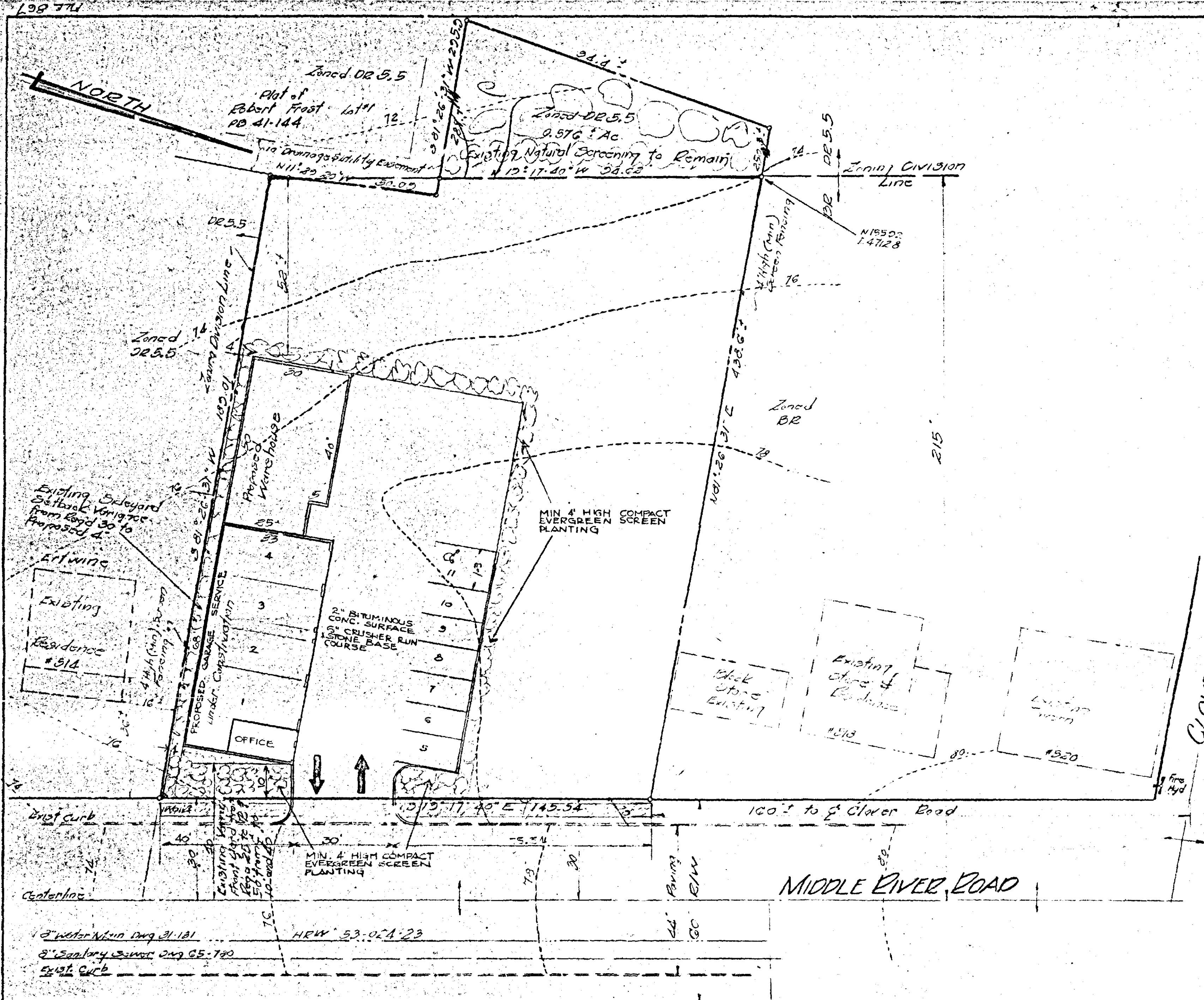
AD
MICROFILMED

JAMES H. HARRIS, JR. & SONS
 CIVIL ENGINEERS
 1102 F STREET N.W., WASH., D.C. 20004
 202-462-1111



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY John L. Winbly
PLANNING
DATE 6/10/80
BY James S. [illegible]
ZONING COMMISSIONER
DATE 6/9/80
BO #1-A
C-488-80

1 ANGLE



LOCATION & ZONING MAP
Scale 1"=200'

ZONING DATA

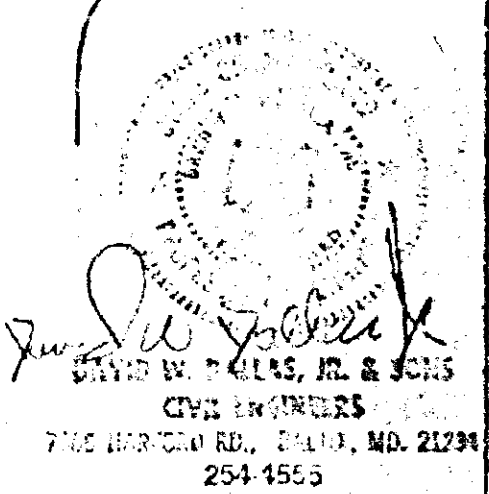
1. Existing Zoning of Tract	DR & DE 5.5
2. Proposed Zoning	DR & DE 5.5
3. Gross Acreage	1.191 Acres
DR Portion	0.615 Acres
DE 5.5 Portion	0.576 Acres
4. Area of Garage Service Warehouse	2244 Sq Ft
5. Required Gar Parking 2244/300 = 7.48 spaces	
Warehouse 3 emp/3 = 1 space	
Required	8.48 spaces
6. Proposed Parking	11 spaces
7. Allowable Floor Ratio Area	2.00
8. Proposed Floor Ratio Area 2244/300 = 0.14	
9. All Utilities Available	
10. No Disabled or Damaged Vehicles to be stored on property except in compliance with Section 405.1	

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE 11/12/80
ZONING COMMISSIONER
DATE 11/6/80
80-41-A
C-1197-80

- EXISTING VARIANCES**
- Front Yard Setback from 25' to Property Line & 50' to Centerline to proposed 10' to Property Line and 40' to Centerline
 - Side Yard Setback from 30' to Property Line to proposed 4' to Property Line.

**516 MIDDLE RIVER ROAD
SITE PLAN**
FOR
CONRAD AND PRESTON SNEDEGAR
300 Homberg Ave
Baltimore Md 21221
Phone 687-1815
15th Election District Baltimore County, Md
Scale 1"=20'
Dec 13, 1979 Rev Sept 12, 80
Attorney Wm B. Sutton
2115 Old Ormes Rd
Baltimore Md 21220 Phone 688-2200
Developed from Photo, Deeds, & Record Maps
Does not constitute an actual field survey

LANGLEY ROAD



PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, CONRAD C. SNEDEGAR and Evelyn G. Snedegar, his wife, legal owners 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 238.1 to permit front yard setback of 10 feet to property line and 40 feet to centerline of street, in lieu of the required 25 feet and 50 feet, respectively; and 238.2 to permit a side yard setback of 4 feet in lieu of the required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) to utilize full potential of lot and provide access on (3) sides of building, above variances are requested. Narrow width of lot precludes compliance with existing front and side set back requirements.

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.

Contract purchaser
CONRAD C. SNEDEGAR
Address 2115 Old Orams Road
Baltimore, Maryland 21220

Protestant's Attorney
William R. Sutton
Address 2115 Old Orams Road
Baltimore, Maryland 21220

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of July, 1979, 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 108, County Office Building in Towson, Baltimore County, on the 16th day of August, 1979, at 11:00 o'clock A.M.

William R. Sutton
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
Date August 7, 1979

FROM John D. Seyffert, Director
Office of Planning and Zoning

SUBJECT Petition #80-41A, Item 193
Petition for Variance for side yard and front yard setbacks
West side of Middle River Road 160 feet South of Clover Road
Petitioner - Conrad C. Snedegar, et ux

15th District

HEARING: Thursday, August 16, 1979 (11:00 A.M.)

If granted, it is requested that a detailed landscaping plan, submitted to and approved by the Current Planning and Development Division, be required.

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:rw

RE: PETITION FOR VARIANCES
W/S of Middle River Rd. 160'
S of Clover Rd., 15th District

: BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY

CONRAD C. SNEDEGAR, et ux,
Petitioners

: Case No. 80-41-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.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2138

I HEREBY CERTIFY that on this 7th day of August, 1979, a copy of the foregoing Order was mailed to William R. Sutton, Esquire, 2115 Old Orams Road, Baltimore, Maryland 21220, Attorney for Petitioners.

John W. Hession, III
John W. Hession, III

August 27, 1979

William R. Sutton, Esquire
2115 Old Orams Road
Baltimore, Maryland 21220

RE: Petition for Variances
W/S of Middle River Road, 160'
S of Clover Road - 15th Election
District
Conrad C. Snedegar, et ux -
Petitioners
NO. 80-41-A (Item No. 193)

Dear Mr. Sutton:

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

Very truly yours,

William E. Hammond
William E. Hammond
Zoning Commissioner

WEH/srl

Attachments

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

David W. Dallas, Jr. and Sons
Registered Professional Engineers & Land Surveyors

7006 HARFORD ROAD - BALTIMORE, MARYLAND 21234

PHONE (301) 254-4555

David W. Dallas, Jr., P.E., R.L.S.

Michael B. Dallas, P.L.S.

ZONING DESCRIPTION
516 MIDDLE RIVER ROAD

BEGINNING for the same on the westernmost side of Middle River Road (40 feet wide) at a point distant 160 feet more or less measured southerly from the center line of Clover Road, thence binding on the westernmost side of said Middle River Road south 19 degrees 17 minutes 40 seconds east 145.56 feet to intersect the fourth line of the second parcel of that tract of land which by deed dated July 26, 1970 and 5113 folio 226 etc. was conveyed to Conrad C. Snedegar and wife, thence binding reversely on said line south 81 degrees 26 minutes 31 seconds west 188.30 feet to the division line between 3R and R 5.5 zoning, thence binding on said zoning line north 19 degrees 17 minutes 40 seconds west 5.28 feet, thence leaving said line and binding reversely on a part of the third line of said second parcel and reversely on a part of the fourth line of the first parcel of said deed the two following courses and distances: north 11 degrees 29 minutes 20 seconds west 44.90 feet and south 81 degrees 26 minutes 31 seconds west 6.21 feet to intersect said zoning division line, thence binding on said line north 19 degrees 17 minutes 40 seconds west 94.02 feet to intersect the second line of said parcel, thence binding reversely on a part of said line north 81 degrees 26 minutes 31 seconds east 189.30 feet to the place of beginning.

CONTAINING 0.615 acres of land more or less.

January 17, 1979

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

William R. Sutton, Esquire
2115 Old Orams Road
Baltimore, Maryland 21220

cc: David W. Dallas, Jr. & Sons
7006 Harford Road
Baltimore, Maryland 21234

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 11th day of July, 1979.

William E. Hammond
William E. Hammond
Zoning Commissioner

Petitioner: Conrad C. Snedegar, et ux

Petitioner's Attorney Wm. R. Sutton, Esq.

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

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

LESLIE H. GRAEF
DIRECTOR

June 14, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #193, Zoning Advisory Committee Meeting, March 20,

Property Owner: Conrad C. and Evelyn G. Snedegar
Location W/S Middle River Road 160' S. Clover Road
Existing Zoning: B.R. and D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 10' to the property line and 40' to the centerline in lieu of the required 25' and 50' respectively and a side setback of 4' in lieu of the required 30'
Acres: 0.615
District: 15th

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.

The proposed driveway should be relocated to the north to provide better access to the site. The drive should be a minimum of 30 feet in width.

The site plan must conform to Section 405A of the Zoning Regulations.

Four foot high compact screen planting is required along the frontage of the property.

Very truly yours,

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

NOV 07 1979

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 Petitioners, the Variances should be had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community, and, therefore, the Variances should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of August, 1979, that the herein Petition for Variances to permit front yard setbacks of 10 feet to the property line and 40 feet to the center line in lieu of the required 25 feet and 50 feet, respectively, and a side yard setback of 4 feet in lieu of the required 30 feet should be and the same is GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. No damaged or disabled vehicles to be stored on said property except in compliance with Section 405A.
2. Four foot high compact screening along property frontage.
3. Existing natural screening to remain on D.R. 5.5 zoned property which is not to be used as part of the development of the B.R. use indicated on the Revised Site Plan, dated July 10, 1979.
4. Approval of a site plan by the Department of Public Works and the Office of Planning and Zoning, including landscaping approval by the Current Planning and Development Division.

William E. St.
Zoning Commissioner of
Baltimore County

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 197_, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 3, 1979

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
TOWSON, MARYLAND 21204

ooo
Nicholas B. Commodari
Chairman

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

William R. Sutton, Esquire
2115 Old Orema Road
Baltimore, Maryland 21220

RE: Item No. 193
Petitioners - Conrad C. Snedegar, et ux
Variance Petition

Dear Mr. Sutton:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. 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 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 west side of Middle River Road south of Clover Road in the 15th Election District, the subject property is zoned partially B.R. and D.R. 5.5 and is improved with a large detached dwelling. Adjacent properties to the north are similarly zoned and are improved with commercial uses, while properties to the south and east, across Middle River Road, are improved with single-family dwellings. Because of your clients' proposal to raze the existing structure and construct a large combination retail/service garage building within 4' of the side property line and 10' of the front property line, this Variance Petition is required. In view of the fact that revised site plans were submitted subsequent to the enclosed comments from the Department of Traffic Engineering and the Office of Current Planning, I have scheduled this petition for a hearing date. Particular attention should be afforded the comments of the Health Department and those of the Department of Permits and Licenses.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted.

Item No. 193
Page 2
July 3, 1979

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:mr

Enclosures

cc: David W. Dallas, Jr. & Sons
7006 Harford Road
Baltimore, Maryland 21234

baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

April 5, 1979

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

Item No. 193 - ZAC - March 20, 1979
Property Owner: Conrad C. & Evelyn G. Snedegar
Location: W/S Middle River Rd. 160' S Clover Rd.
Existing Zoning: B.R. & D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 10' to the property line and 40' to the centerline in lieu of the required 25' and 50' respectively and a side setback of 4' in lieu of the required 30'.
Acres: 0.615
District: 15th

Dear Mr. DiNenna:

The requested variances to the front, side and street setbacks is not expected to cause any traffic problems.

The driveway should be moved to the north side of the site to provide smooth flow into the site.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/mjm

baltimore county
department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, P.E.
DIRECTOR

May 8, 1979

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

Re: Item #193 (1978-1979)
Property Owner: Conrad C. & Evelyn G. Snedegar
W/S Middle River Rd. 160' S. Clover Rd.
Existing Zoning: BR & DR 5.5
Proposed Zoning: Variance to permit a front setback of 10' to the property line and 40' to the centerline in lieu of the required 25' and 50' respectively and a side setback of 4' in lieu of the required 30'.
Acres: 0.615 District: 15th

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 in conjunction with the Zoning Advisory Committee review for Item 210 (1969-1970), #70-242 RX.

Highways:

Middle River Road, a County road, is improved in this vicinity on a 44-foot closed section roadway on a 60-foot right-of-way. No further highway improvements are proposed at this time.

Construction and/or reconstruction of concrete sidewalk, curb and gutter, entrances, aprons, etc. will be the full responsibility of the Petitioner.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

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.

Item #193 (1978-1979)
Property Owner: Conrad C. & Evelyn G. Snedegar
Page 2
May 8, 1979

Storm Drains:

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

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent 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:

There are public 8 and 20-inch water mains and 8-inch public sanitary sewerage in Middle River Road, Drawings #31-0151 and #63-0858, File 3, and #63-0780, File 1, respectively.

Very truly yours,

Ellsworth W. Diver
ELLSWORTH W. DIVER, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

I-NE Key Sheet
16 NE 32 Pos. Sheet
NE 4 H Topo
90 Tax Map

baltimore county
department of health
TOWSON, MARYLAND 21204

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

May 7, 1979

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

Dear Mr. DiNenna:

Comments on Item #193, Zoning Advisory Committee Meeting of March 20, 1979, are as follows:

Property Owner: Conrad C. & Evelyn G. Snedegar
Location: W/S Middle River Rd. 160' S Clover Rd.
Existing Zoning: B.R. & D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 10' to the property line and 40' to the centerline in lieu of the required 25' and 50' respectively and a side setback of 4' in lieu of the required 30'.
Acres: 0.615
District: 15th

Metropolitan water and sewer are available.

Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.

A Permit to Construct from the Division of Air Pollution Control is required for such items as paint spray processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.

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,

Ian J. Forrest
Ian J. Forrest, Acting Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/JRF/ethc

cc: W. L. Phillips

baltimore county
fire department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
CHIEF

March 29, 1979

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Conrad C. & Evelyn G. Snedegar

Location: W/S Middle River Rd. 160' S Clover Rd.

Item No. 193 Zoning Agenda Meeting of 3/20/79

Gentlemen:

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

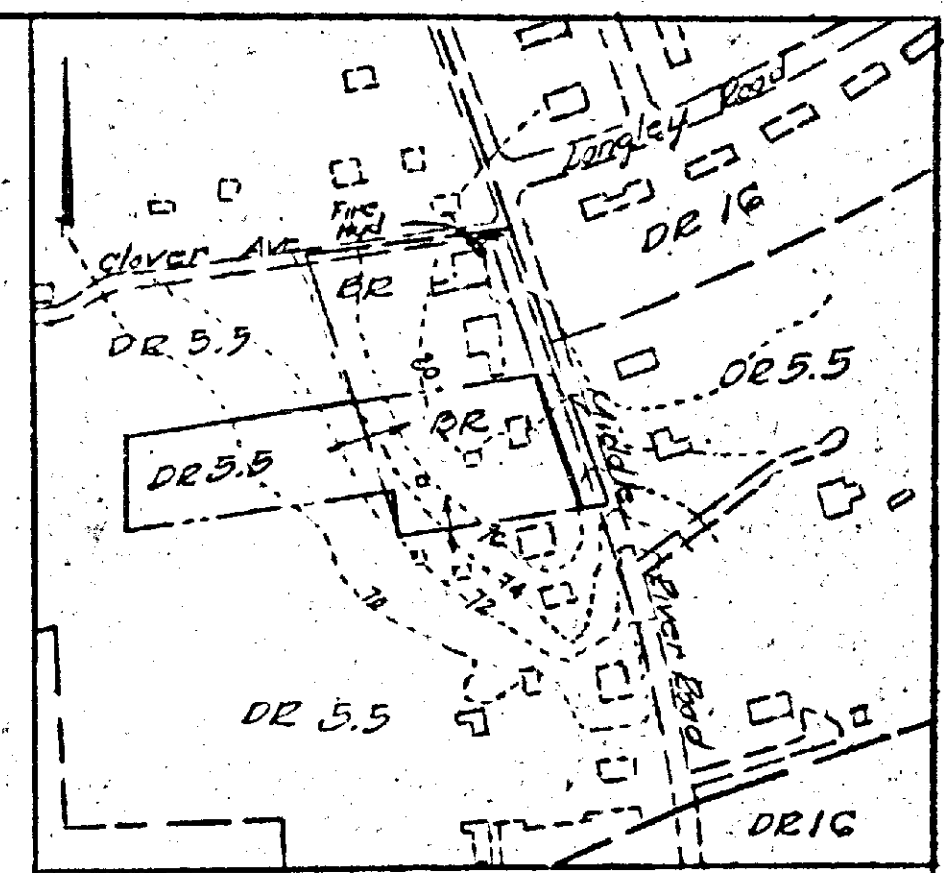
- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ 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.
- (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", 1975 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

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

REVIEWED *George M. McConnell*
Planning Group
Special Inspection Division

Noted and Approved: *George M. McConnell*
Fire Prevention Bureau



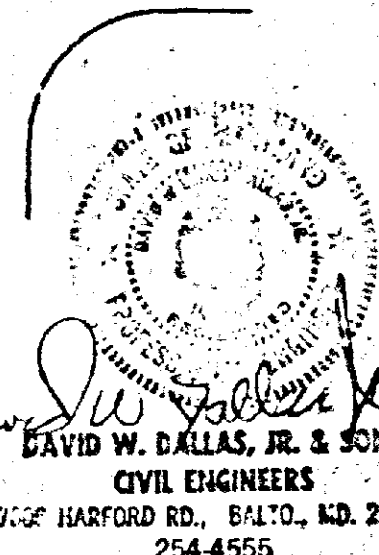
LOCATION & ZONING MAP
Scale 1"=200'

ZONING DATA

1. Existing Zoning of Tract BE & DE 5.5
2. Proposed Zoning BE & DE 5.5
3. Gross Acreage 1.191 Acres
 BE Portion 0.615 Acres
 DE 5.5 Portion 0.576 Acres
4. Area of Proposed Bldg & Trail 4328 Sq Ft
 Garage Service 2914 Sq Ft
5. Required Parking 4538/200 = 22.69
 2914/1300 = 2.71
 32.40 spaces
6. Proposed Parking 37 Spaces
7. Allowable Floor Ratio Area 2.00
8. Proposed Floor Ratio Area 7452/26789 = 0.28
9. All Utilities Available

Red. P. 100

413
NE 4-H
15
2-1-79
✓
412
PY:



REQUESTED VARIANCES

1. Front Yard setback from 25' to Property Line & 50' to Centerline to proposed 10' to Property Line and 40' to Centerline
2. Side Yard setback from 30' to Property Line to proposed 4' to property Line.

516 MIDDLE RIVER ROAD
ZONING PLAT

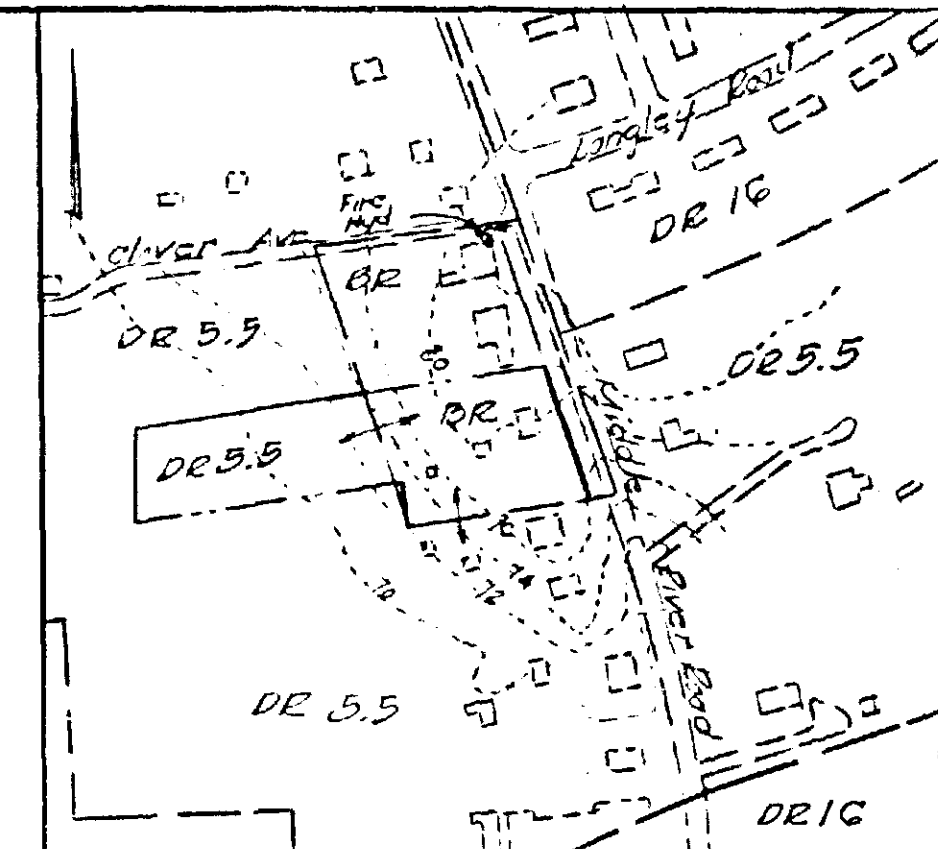
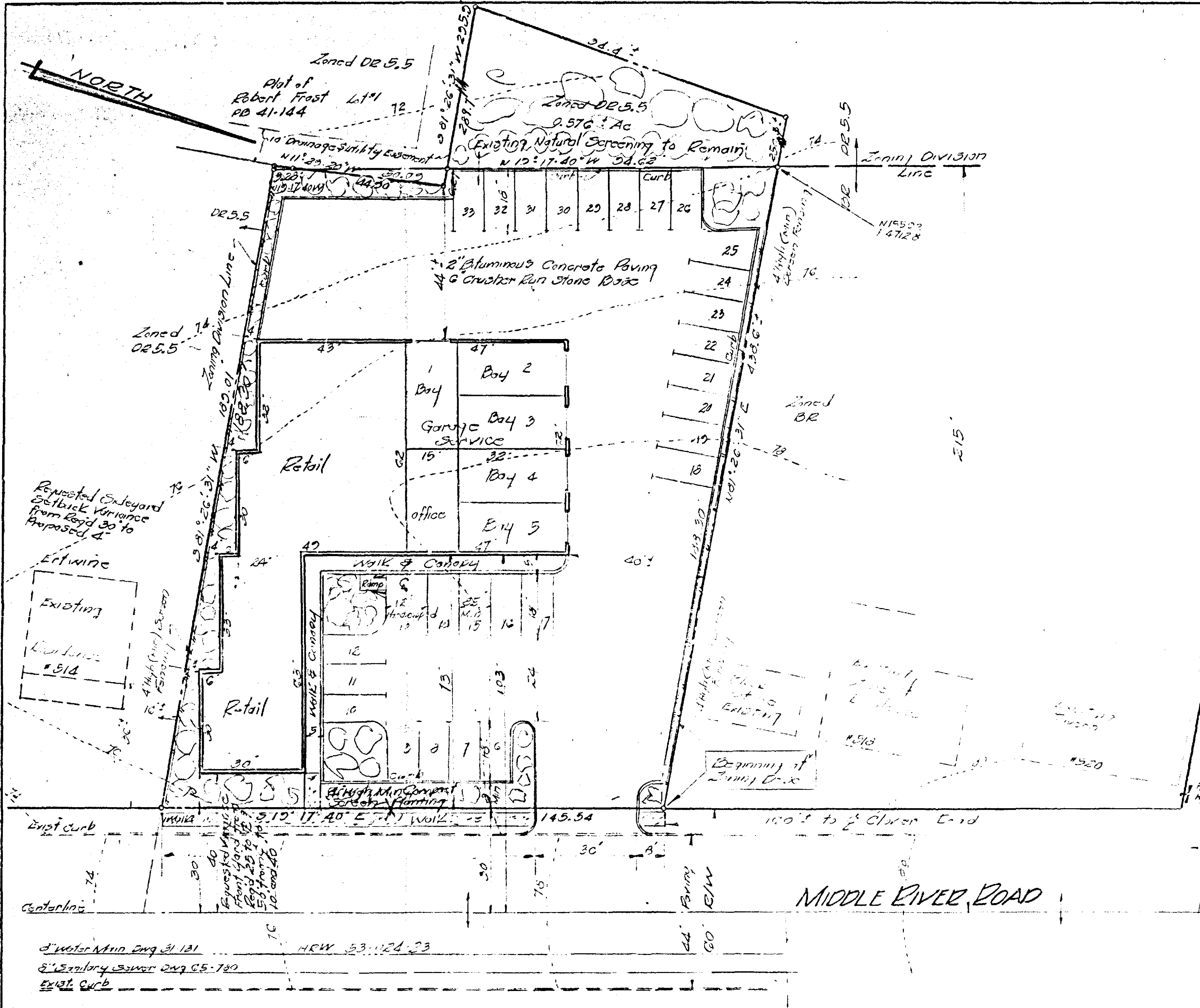
CONRAD SNEDEGAR & WIFE

260 Homberg Ave
Baltimore MD 21221
Phone 687-1815

15th Election District Baltimore County, Md
Scale 1" = 20' Feb 16, 1978
Attorney Wm R. Cullen Rev Jan 16, 1978
2115 Old Morris Rd Develop
Baltimore, Md 21220 Phone 686-2200 Insp Int

Developed from Photo, Maps, & Record Drags
Does not constitute an actual field survey

LANGLEY
ROAD

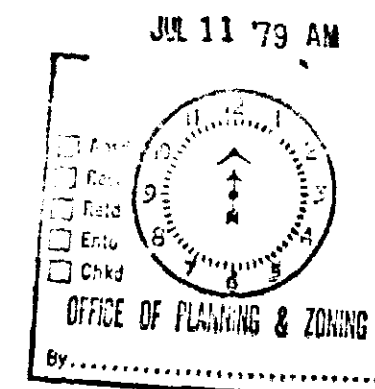


LOCATION & ZONING MAP
Scale 1"=200'

- ZONING DATA**
- Existing Zoning of Tract: DR & DR 5.5
 - Proposed Zoning: DR & DR 5.5
 - Gross Acreage: 1.151 Acres
DR Portion: 0.615 Acres
DR 5.5 Portion: 0.576 Acres
 - Area of Proposed Bldg: Retail 4338 Sq Ft
Garage Service 2914 Sq Ft
 - Required Parking: 45.74/200 = 22.87
2914/1300 = 2.24
22.87 + 2.24 = 25.11 spaces
 - Proposed Parking: 33 spaces
 - Allowable Floor Ratio Area: 2.00
 - Proposed Floor Ratio Area: 7452/2079 = 0.28
 - All Utilities Available
 - No Disabled or Damaged Vehicles to be stored outside of building.

- REQUESTED VARIANCES**
- Front Yard setback from 25 to Property Line & 50' to Centerline to proposed 10' to Property Line and 40' to Centerline
 - Side Yard setback from 30' to Property Line to proposed 4' to property Line.

516 MIDDLE RIVER ROAD
ZONING PLAT
For
CONRAD SNEDEGAR & WIFE
2801 Hamburg Ave
Baltimore Md 21221
Phone 587-1813
1512 Election District Baltimore County, Md
Scale 1"=50'
Atty: N. B. Carr
2115 Union
P.O. 111
Feb 16, 1978
Rev July 10, 79
Developed from Plots, Deeds, & Record Days
Does not constitute an actual field survey



Mem # 193
S. Medegan
REVISED PLANS

LANGLEY ROAD

