

PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) 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 413.2 f - To permit one free standing sign with total square footage of 118 square feet in lieu of 0 square feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) This site is located on the East side of Belair Road, a busy artery with fast moving traffic. In order to notify traffic in sufficient time to allow safe orderly maneuvering to the proper lane prior to turning onto this site, it is obvious that a free standing sign of adequate size is needed. A larger building sign would not suffice because the building is set back 75 ft. from the road. The proposed sign is the national logo of Bob's Big Boy. Belair Road is commercialized in this area and the proposed sign would have no effect on residents. This site is allowed a free standing sign. The total square feet allowed for free standing signs is 100, but this has been used. 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.

I/We do solemnly declare and affirm, under the penalty of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Bob's Big Boy-Marriott Corp.
(Type or Print Name)
Signature: _____
Address: Marriott Drive
Washington, D.C. 20058
City and State: _____
Legal Owner(s): East Bay Associates of Maryland
(Type or Print Name)
Signature: James T. Chadwick-General Partner
(Type or Print Name)

Signature: _____
Address: _____
City and State: _____
Name, address and phone number of legal owner, contract purchaser or representative to be contacted: _____
City and State: _____
Name: _____
Address: _____
City and State: _____
Phone No.: _____
Attorney's Telephone No.: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this _____ day of _____, 1980, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1981, at _____ o'clock _____ A.M.

November 19, 1980

Mr. William Hammond
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Attention: Mr. N. Commodari

Re: ZAC Meeting - 11-12-80
ITEM: #93.
Property Owner: East Bay Associates of Maryland (Fullerton Associates)
Location: SE/corner Belair Rd. (Route 1-N) & Salvo Rd.
Existing Zoning: BR-CS2 & BR
Proposed Zoning: Variance to permit one free standing sign with total sq. ft. of 118 sq. ft. in lieu of the 0 sq. ft.
Acres: 118 sq. ft.
District: 14th

Dear Mr. Hammond:

On review of the plan and field inspection, the plan must be revised. The proposed Roy Rogers sign at the corner of Belair Road and Salvo Road must be relocated.

The plan shows encroachment of the Roy Rogers sign in the State Highway Administration's right of way. The proposed sign must be clear of all State Highway Administration right of way.

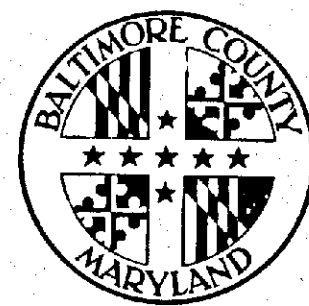
I am sending a sketch showing the area in question.

Very truly yours,
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GP:vrd
Attachment

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 8, 1981

COUNTY OFFICE BLDG.
111 N. Chesapeake Ave.
Towson, Maryland 21204

Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
St. Pauls Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Personnel Administration
Industrial Development

Mr. John Cromarty
Box 122
Old Saybrook, Ct. 06475

RE: Item No. 93
Petitioner - East Bay Associates of Md.
(Fullerton Associates)
Variance Petition

Dear Mr. Cromarty:

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.

Because of your proposal to construct an additional free-standing sign on this site for the proposed Big Boy Restaurant, this Variance is required. Even though the submitted site plan indicates a height of 30' for this sign, it is my understanding in conversation with you that the sign will be a maximum of 25' in height. This should be reflected on revised site plans as well as the total square footage of the signs for the Roy Rogers Restaurant. In addition, and as indicated in the comments of the State Highway Administration, the proposed Roy Rogers identification sign must be located outside of the right of way of Belair and Salvo Roads. These revisions must be reflected on revised site plans to be presented at the scheduled hearing.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing, scheduled accordingly.

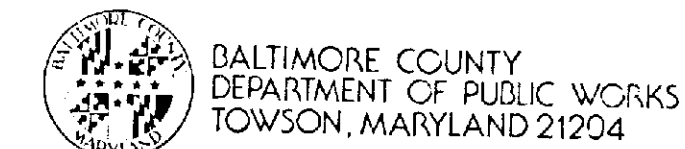
Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC:bac

Enclosures

cc: Kilde Consultants, Inc.
1050 Cromwell Bridge Road
Baltimore, Md. 21204



HARRY J. PISTEL, P.E.
DIRECTOR

December 5, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #93 (1980-1981)
Property Owner: East Bay Associates of Maryland (Fullerton Associates)
S/E cor. Belair Rd. and Salvo Rd.
Acres: 118 sq. ft. District: 14th

Dear Mr. Hammond:

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:

This property, a portion of "Flat One, Section One, Putty Hill Commercial Center", E.H.K., Jr. 44, Folio 116, is located in the 14th Election District of Baltimore County, not the 4th Election District as indicated.

Baltimore County highway and utility improvements are not to be directly involved and are secured by Public Works Agreement #147802, executed in conjunction with the development of Putty Hill Commercial Park - Phase One. The proposed F. S. Roy Rogers Pylon Sign at the northeast corner of this site must not be constructed within Baltimore County or State Highway Administration rights-of-way.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 93 (1980-1981).

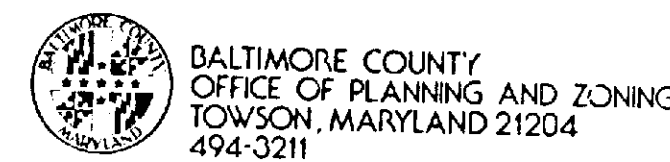
Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:ss

cc: J. Wimbley
R. Covahey

M-SW Key Sheet
28 NE 21 Pos. Sheet
NE 7 F Topo
81 Tax Map



NORMAN E. GERDER
DIRECTOR

December 29, 1980

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 #93, Zoning Advisory Committee Meeting, November 12, 1980, are as follows:

Property Owner: East Bay Associates of Maryland (Fullerton Associates)
Location: SE/corner Belair Road and Salvo Road
Acres: 118 sq. ft.
District: 14th

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
Planner
Current Planning and Development



STEPHEN E. COLLINS
DIRECTOR

December 5, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 93 - ZAC - November 12, 1980
Property Owner: East Bay Associates of Maryland (Fullerton Associates)
Location: SE/corner Belair Rd. & Salvo Rd.
Existing Zoning: BR-CS2 & BR
Proposed Zoning: Variance to permit one free standing sign with total sq. ft. of 118 sq. ft. in lieu of the 0 sq. ft.

Acres: 118 sq. ft.
District: 14th

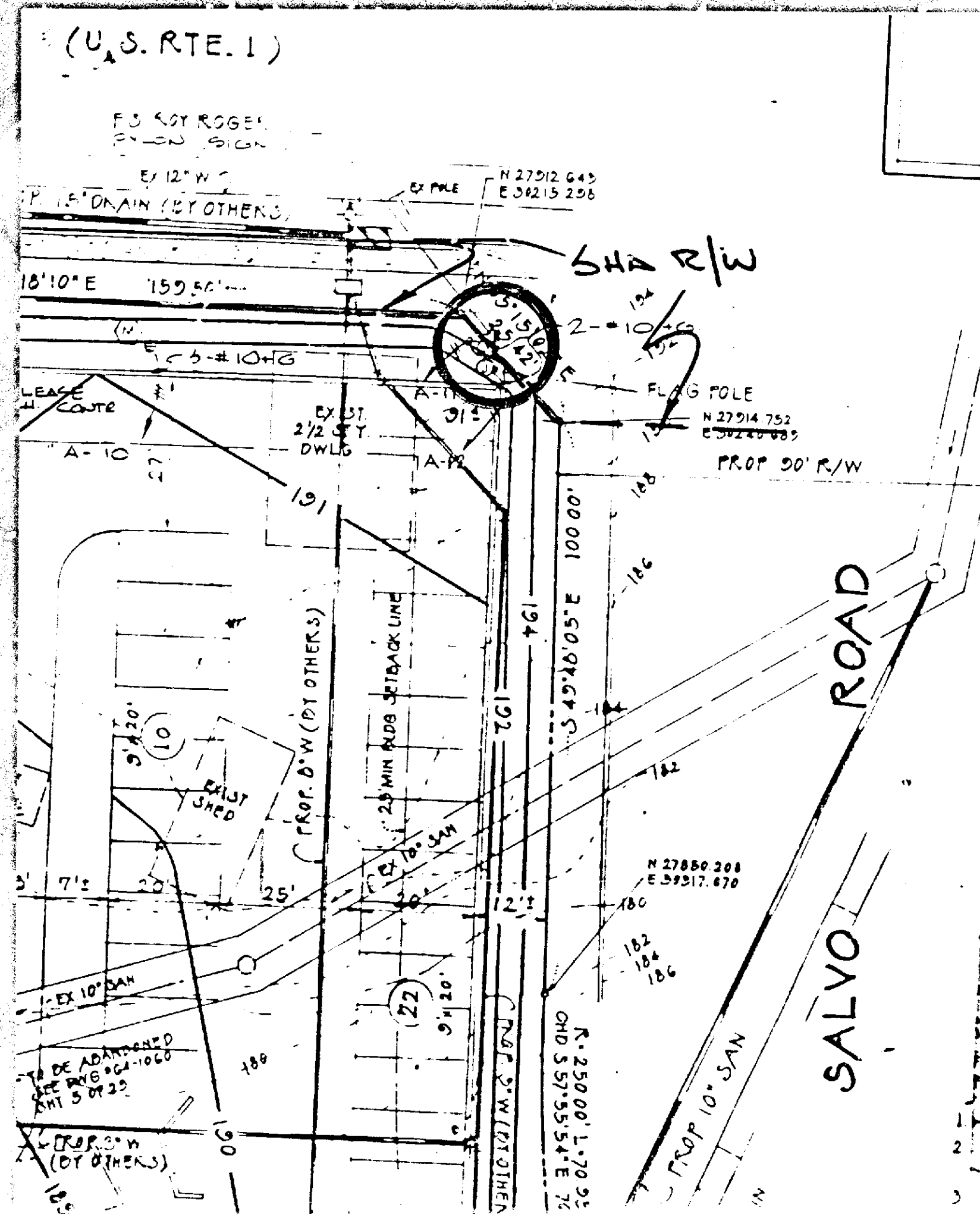
Dear Mr. Hammond:

The proposed variance to permit an oversize sign for "Bob Big Boy" restaurant is not expected to cause any traffic problems.

Very truly yours,

Michael S. Flanigan
Engineering Associate

MSF/hmd



Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that by reason of the following finding of facts:

1. The petitioner requests a variance to permit the erection of one free-standing sign, consisting of two components, totaling 118 square feet in lieu of the permitted zero feet.
2. Testimony established that Big Boy Restaurants have been located in Maryland for about 15 years.
3. Although the building is setback approximately 65 feet from the property line and is at a lower level than Belair Road, photographs (Petitioner's Exhibit 3) and a field inspection indicated that a 60 square foot sign would provide sufficient visibility and identification.
4. Section 413.2.f of the Baltimore County Zoning Regulations limits "other business signs", not exceeding three on any premises, to a total area of 100 square feet. A strict interpretation and application of this section preclude the erection of any additional sign(s) on the subject property in view of signs already located on the site.
5. Section 307 of the zoning regulations provides the Zoning Commissioner with the power to grant variances from sign regulations in cases where strict compliance would result in practical difficulty or unreasonable hardship if such variance is in strict harmony with the spirit and intent of the sign regulations and, as such, would not create substantial injury to the health, safety, and general welfare.
6. There were no protestants appearing in opposition to the petition.

and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 14th day of February, 1981, that the herein Petition for Variance to permit the erection of one free-standing sign, consisting of one component only and totaling no more than 60 square feet, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

John M. Hession, III
Deputy Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SE corner of Belair Rd. and : OF BALTIMORE COUNTY
Salvo Rd., 14th District
EAST BAY ASSOCIATES OF : Case No. 81-130-A
MARYLAND, Petitioners

ORDER TO ENTER APPEARANCE

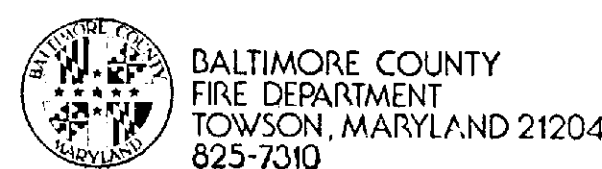
Mr. Commissioner:

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
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 31st day of December, 1980, a copy of the foregoing Order was mailed to James T. Chadwick - General Partner, East Bay Associates of Maryland/Fullerton Associates, 5 Middlesex Avenue, Somerville, Massachusetts 02143, Petitioner; John Cromarty, Box 422 Old Saybrook, CT 06475; and Bob's Big Boy - Marriott Corp., Marriott Drive, Washington, D. C. 20058, Contract Purchaser.

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



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL M. LINCKE
CHIEF

December 18, 1980

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: East Bay Associates of Maryland (Fullerton Associates)

Location: SE/Corner Belair Road & Salvo Rd

Item No.: 93 Zoning Agenda: Meeting of November 12, 1980

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 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 _____ 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 operation.

() 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", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

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

REVIEWED BY: *George M. McGonnett*
Planning Group
Special Inspection Division
Approved: _____
Fire Prevention Bureau

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Petition No. 81-130-A

Date: January 6, 1981

This site is located within the Belair Road Revitalization area, plans for which have been adopted by the County Council as part of the comprehensive plan. One major objective of the plan is aimed at improving the visual appearance of the streetscape and in working towards a transition to more uniform signage. In view of these efforts, this office is opposed to the granting of the subject variance.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari
FROM: Charles E. (Ted) Burnham
Zoning Advisory Committee
SUBJECT: Meeting of November 12, 1980

Date: December 2, 1980

ITEM NO. 91 Standard Comment
ITEM NO. 92 No Comment
ITEM NO. 93 ✓ No Comment

Charles E. Burnham
Charles E. Burnham
Plans Review Supervisor

CEB:rrj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: November 10, 1980

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: November 12, 1980

RE: Item No: 91, 92, 93
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

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

January 15, 1981

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

Dear Mr. Hammond:

Comments on Item #93, Zoning Advisory Committee Meeting of November 12, 1980, are as follows:

Property Owner: East Bay Associates of Maryland (Fullerton Associates)
Location: SE/Corner Belair Rd. & Salvo Rd
Existing Zoning: B-C-2 & B-1
Proposed Zoning: Variance to permit one free standing sign with total sq. ft. of 118 sq. ft. in lieu of the 0 sq. ft. 118 sq. ft.
Acres: 11th
District: 14th

The proposed sign should not present any health hazards.

Very truly yours,
Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/mw

Variance Description

Located on the northeast side of Belair Road approximately 1000' north of Fitch Road and running the following courses and distances:

N 40° 18'10" E 327' thence
N 85° 15'02" E 25' thence
S 49° 48'05" E 223' thence
S 40° 18'10" W 348' thence
N 9° 41'50" W 223' to the place of beginning.

PETITION FOR VARIANCE

14th District

ZONING: Petition for Variance for a sign
 LOCATION: Southeast corner of Belair Road and Salvo Road
 DATE & TIME: Thursday, January 22, 1981 at 9:30 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit one free standing sign with total square footage of 118 square feet in lieu of zero feet

The Zoning Regulation to be excepted as follows:

Section 413.2f - Business signs

All that parcel of land in the Fourteenth District of Baltimore County

Being the property of East Bay Associates of Maryland, as shown on plat plan filed with the Zoning Department

Hearing Date: Thursday, January 22, 1981 at 9:30 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
 WILLIAM E. HAMMOND
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

December 24, 1980

Mr. John Cromarty
 Box 422
 Old Saybrook, Connecticut 06475

NOTICE OF HEARING

RE: Petition for Variance - SE/C Belair Rd & Salvo Road
 East Bay Associates of Maryland - Case No. 81-130-A

TIME: 9:30 A.M.

DATE: Thursday, January 22, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

[Signature]
 ZONING COMMISSIONER OF
 BALTIMORE COUNTY



BALTIMORE COUNTY
 OFFICE OF PLANNING & ZONING
 TOWSON, MARYLAND 21204
 494-3353

WILLIAM E. HAMMOND
 ZONING COMMISSIONER

January 6, 1981

Mr. John Cromarty
 Box 422
 Old Saybrook, Connecticut 06475

RE: Petition for Variance
 SE/C Belair Rd & Salvo Rd
 East Bay Assoc. of Md.
 Case No. 81-130-A

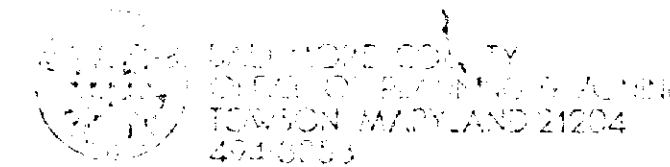
Dear Mr. Cromarty:

This is to advise you that \$47.63 is due for advertising and posting of the above-property.

Please make check payable to Baltimore County, Maryland and remit to Sondra Jones, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,
[Signature]
 WILLIAM E. HAMMOND
 Zoning Commissioner

WEH:sj



WILLIAM E. HAMMOND
 ZONING COMMISSIONER

February 11, 1981

Mr. John Cromarty
 Box 422
 Old Saybrook, Ct. 06475

RE: Petition for Variance
 SE/corner of Belair Rd. & Salvo
 Rd. - 14th Election District
 East Bay Associates of Maryland -
 Petitioner
 NO. 81-130-A (Item No. 93)

Dear Mr. Cromarty:

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

Very truly yours,
[Signature]
 JEAN M. H. JUNG
 Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

Mr. John Cromarty
 Box 422
 Old Saybrook, Ct. 06475

Field Consultants, Inc.
 1020 Cromwell Bridge Road
 Baltimore, Maryland 21204

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 12th day of November, 1980.

[Signature]
 WILLIAM E. HAMMOND
 Zoning Commissioner

Petitioner: East Bay Associates of Md. (Pallerton Associates)

Petitioner's Attorney: Nicholas E. Commodari
 Chairman, Zoning Plans
 Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 25 day of October, 1980.

Filing Fee \$ 25 Received: ☒ Check
☐ Cash
☐ Other

#73
 Petitioner: East Bay Associates
 Submitted by: *[Signature]*
 Petitioner's Attorney: Reviewed by: *[Signature]*

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

Petition For Variance

14th District
 Zoning: Petition for a sign
 Location: Southeast corner of Belair road and Salvo road
 Date & Time: Thursday, January 22, 1981 at 9:30 a.m.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:
 Petition for Variance to permit one free standing sign with total square footage of 118 square feet in lieu of zero feet.
 The Zoning Regulation to be excepted as follows:
 Section 413.2f - Business signs
 All that parcel of land in the Fourteenth District of Baltimore County
 Located on the northeast side of Belair road approximately 1000' north of Fitch road and running the following courses and distances:

N 40° 18' 10" E 327' thence
 N 85° 15' 02" E 25' thence
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 S 40° 18' 10" W 348' thence
 N 9° 41' 50" W 223' to the place of beginning.
 Being the property of East Bay Associates of Maryland, as shown on plat plan filed with the Zoning Department.
 Hearing Date: Thursday, Jan. 22, 1981 at 9:30 A.M.
 Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
 BY ORDER OF
 William E. Hammond
 Zoning Commissioner of Baltimore County

The Essex Times

Essex, Md., Jan 1 1981

This is to Certify, That the annexed

was inserted in The Essex Times, a newspaper printed and published in Baltimore County, once in each of one successive weeks before the 1st day of Jan., 1981.
[Signature] Publisher.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 14 Date of Posting: 1/1/81

Posted for: *[Signature]*

Petitioner: East Bay Associates of Md.

Location of property: SE 1/4 Belair Rd & Salvo Rd

Location of Signs: *[Signature]*

Remarks: *[Signature]*

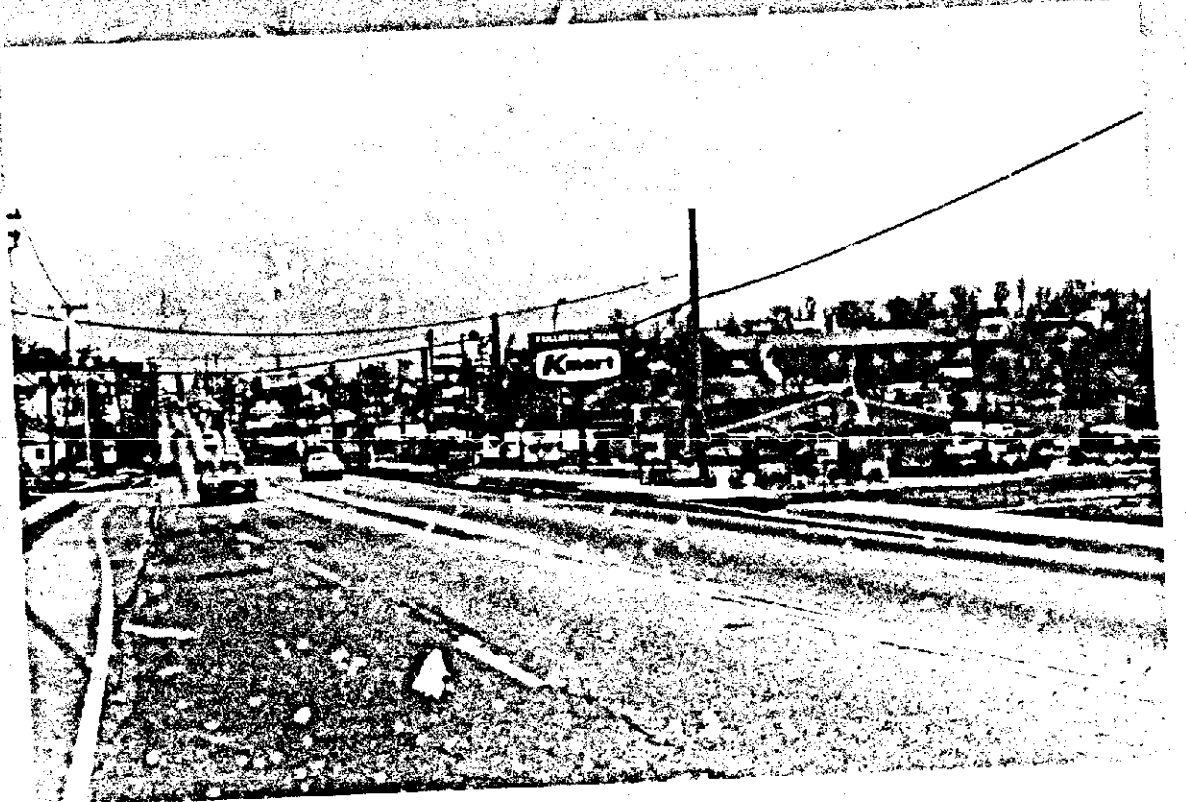
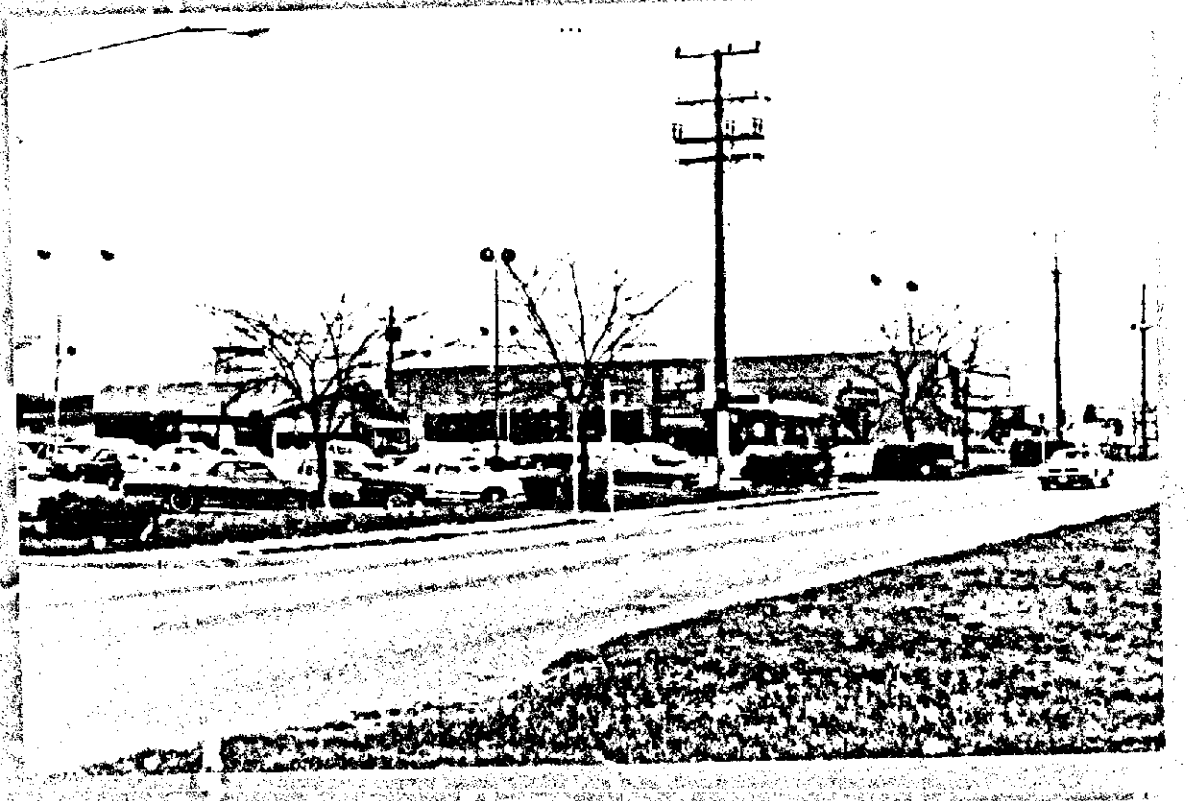
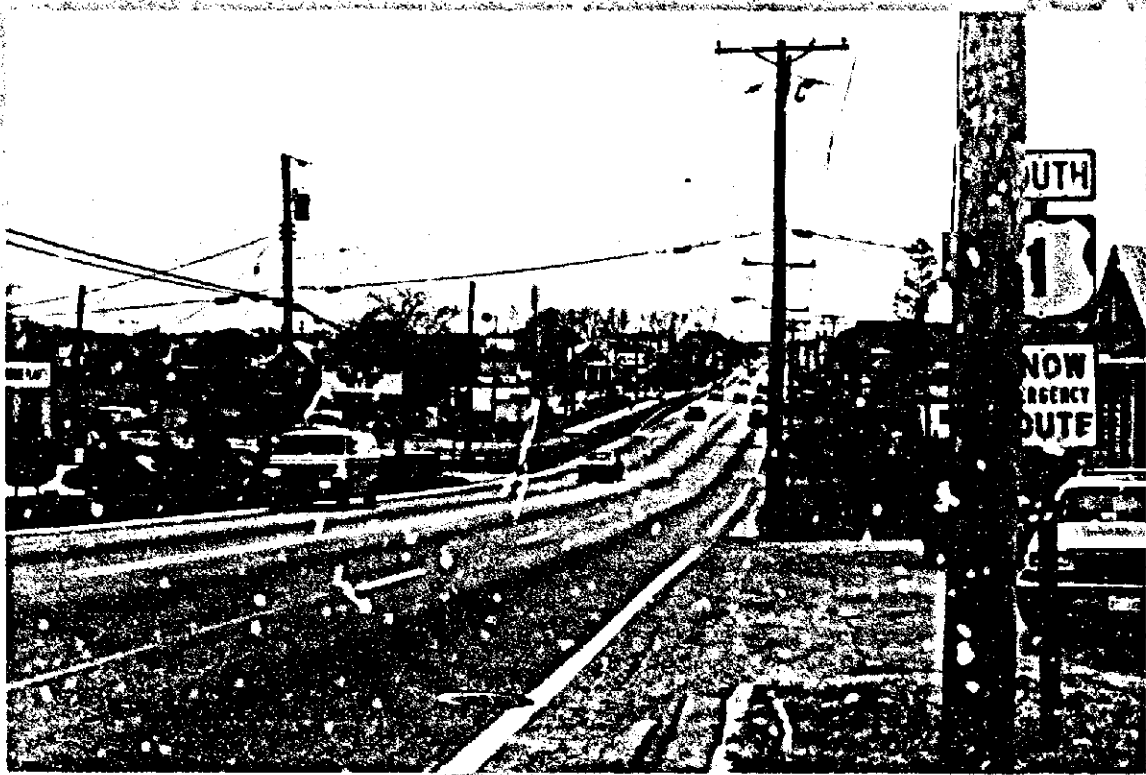
Posted by: *[Signature]* Date of return: 1/9/81

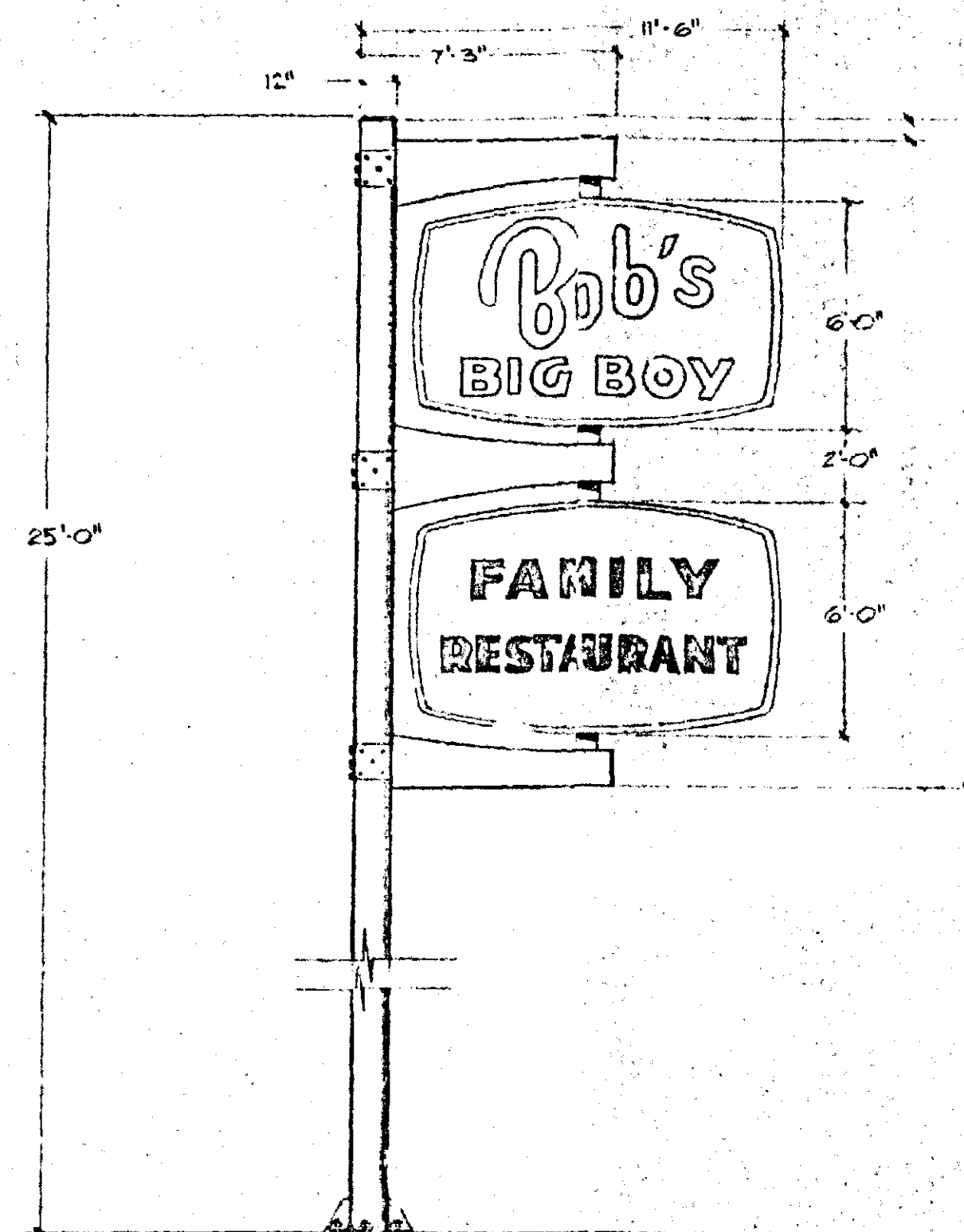
Number of Signs: *[Signature]*

DUPLICATE CERTIFICATE OF PUBLICATION

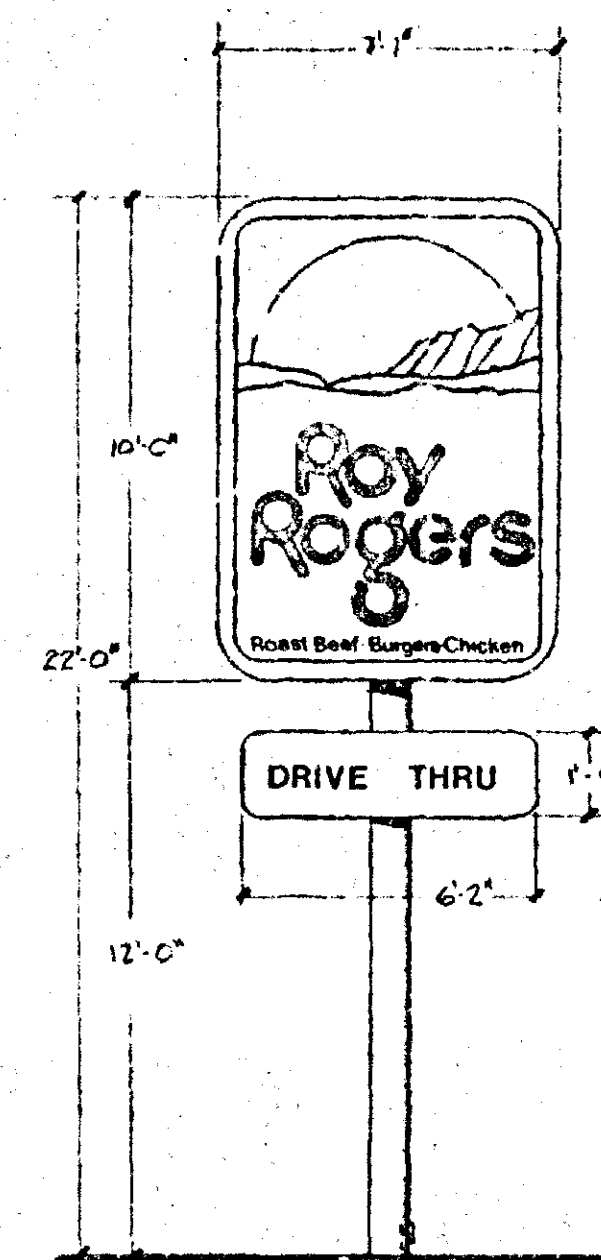
TOWSON, MD., January 1, 1981

THIS IS TO CERTIFY, that the revised advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of one time - 1980 - 1981 - 1982 - 1983 - 1984 - 1985 - 1986 - 1987 - 1988 - 1989 - 1990 - 1991 - 1992 - 1993 - 1994 - 1995 - 1996 - 1997 - 1998 - 1999 - 2000 - 2001 - 2002 - 2003 - 2004 - 2005 - 2006 - 2007 - 2008 - 2009 - 2010 - 2011 - 2012 - 2013 - 2014 - 2015 - 2016 - 2017 - 2018 - 2019 - 2020 - 2021 - 2022 - 2023 - 2024 - 2025 - 2026 - 2027 - 2028 - 2029 - 2030 - 2031 - 2032 - 2033 - 2034 - 2035 - 2036 - 2037 - 2038 - 2039 - 2040 - 2041 - 2042 - 2043 - 2044 - 2045 - 2046 - 2047 - 2048 - 2049 - 2050 - 2051 - 2052 - 2053 - 2054 - 2055 - 2056 - 2057 - 2058 - 2059 - 2060 - 2061 - 2062 - 2063 - 2064 - 2065 - 2066 - 2067 - 2068 - 2069 - 2070 - 2071 - 2072 - 2073 - 2074 - 2075 - 2076 - 2077 - 2078 - 2079 - 2080 - 2081 - 2082 - 2083 - 2084 - 2085 - 2086 - 2087 - 2088 - 2089 - 2090 - 2091 - 2092 - 2093 - 2094 - 2095 - 2096 - 2097 - 2098 - 2099 - 2100 - 2101 - 2102 - 2103 - 2104 - 2105 - 2106 - 2107 - 2108 - 2109 - 2110 - 2111 - 2112 - 2113 - 2114 - 2115 - 2116 - 2117 - 2118 - 2119 - 2120 - 2121 - 2122 - 2123 - 2124 - 2125 - 2126 - 2127 - 2128 - 2129 - 2130 - 2131 - 2132 - 2133 - 2134 - 2135 - 2136 - 2137 - 2138 - 2139 - 2140 - 2141 - 2142 - 2143 - 2144 - 2145 - 2146 - 2147 - 2148 - 2149 - 2150 - 2151 - 2152 - 2153 - 2154 - 2155 - 2156 - 2157 - 2158 - 2159 - 2160 - 2161 - 2162 - 2163 - 2164 - 2165 - 2166 - 2167 - 2168 - 2169 - 2170 - 2171 - 2172 - 2173 - 2174 - 2175 - 2176 - 2177 - 2178 - 2179 - 2180 - 2181 - 2182 - 2183 - 2184 - 2185 - 2186 - 2187 - 2188 - 2189 - 2190 - 2191 - 2192 - 2193 - 2194 - 2195 - 2196 - 2197 - 2198 - 2199 - 2200 - 2201 - 2202 - 2203 - 2204 - 2205 - 2206 - 2207 - 2208 - 2209 - 2210 - 2211 - 2212 - 2213 - 2214 - 2215 - 2216 - 2217 - 2218 - 2219 - 2220 - 2221 - 2222 - 2223 - 2224 - 2225 - 2226 - 2227 - 2228 - 2229 - 2230 - 2231 - 2232 - 2233 - 2234 - 2235 - 2236 - 2237 - 2238 - 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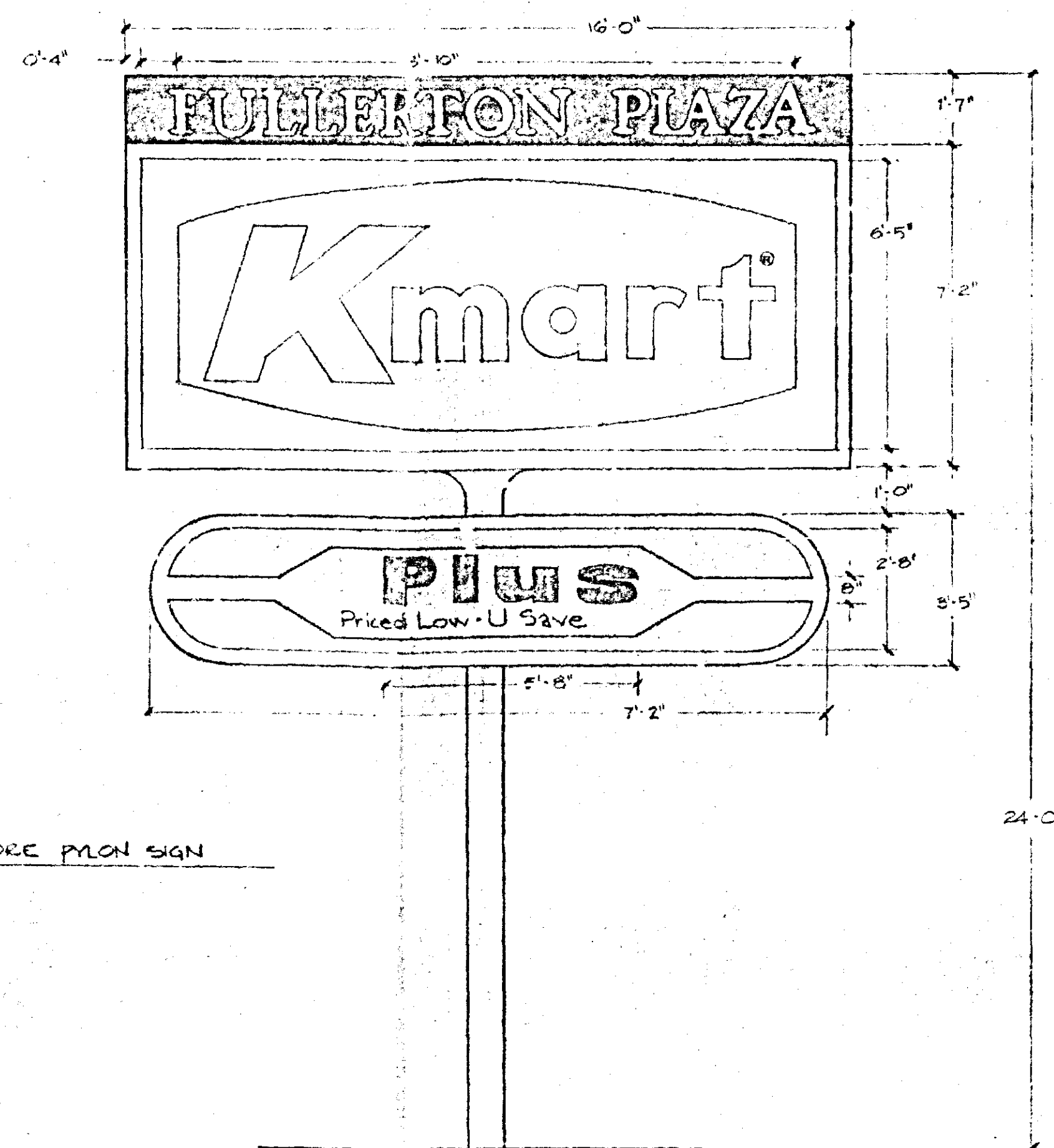




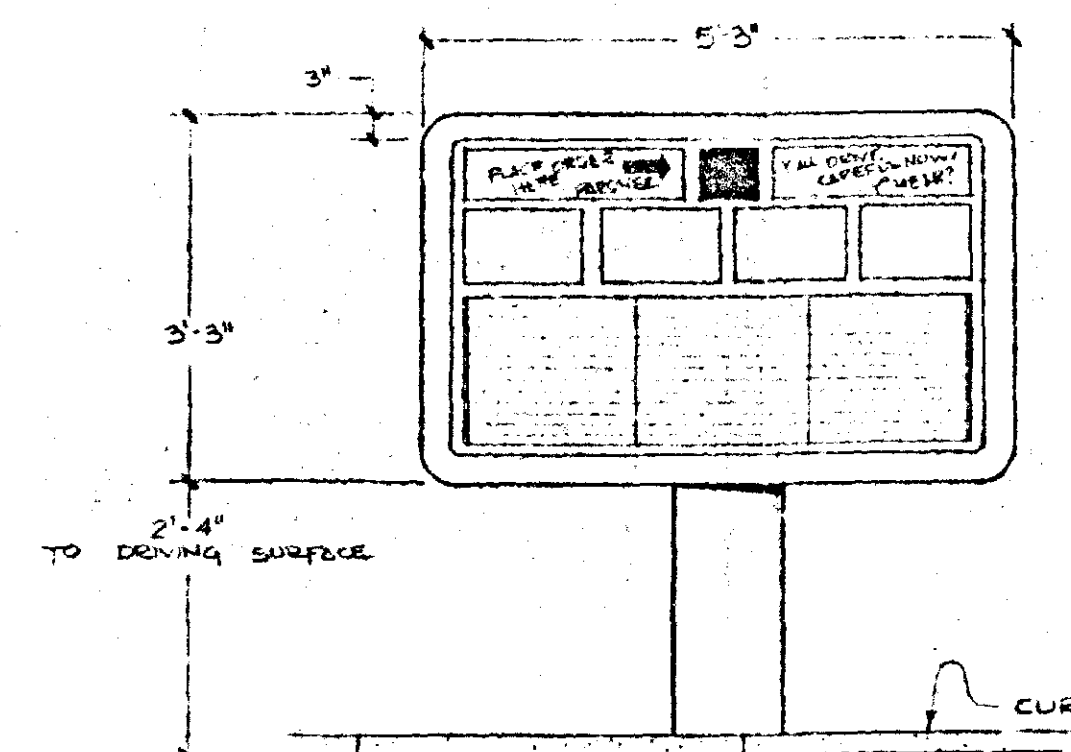
"BIG BOY" TWO WAY PYLON SIGN
SCALE: 1/4" = 1'-0"
SQUARE FOOTAGE:



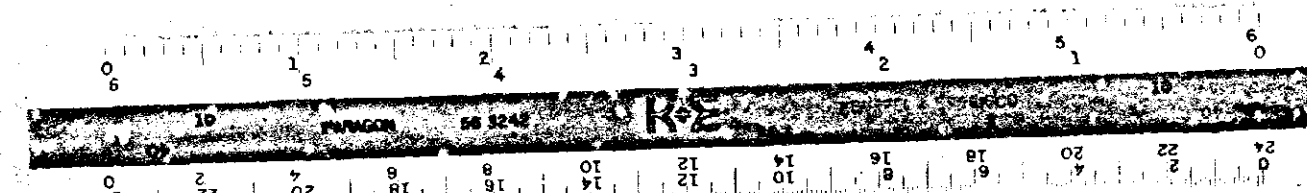
"ROY ROGERS" PYLON SIGN
SCALE: 1/4" = 1'-0"
SQUARE FOOTAGE = 81 SQ. FT.

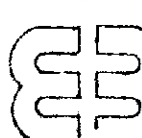


KMART & PLUS STORE PYLON SIGN
SCALE: 3/8" = 1'-0"
SQUARE FOOTAGE:



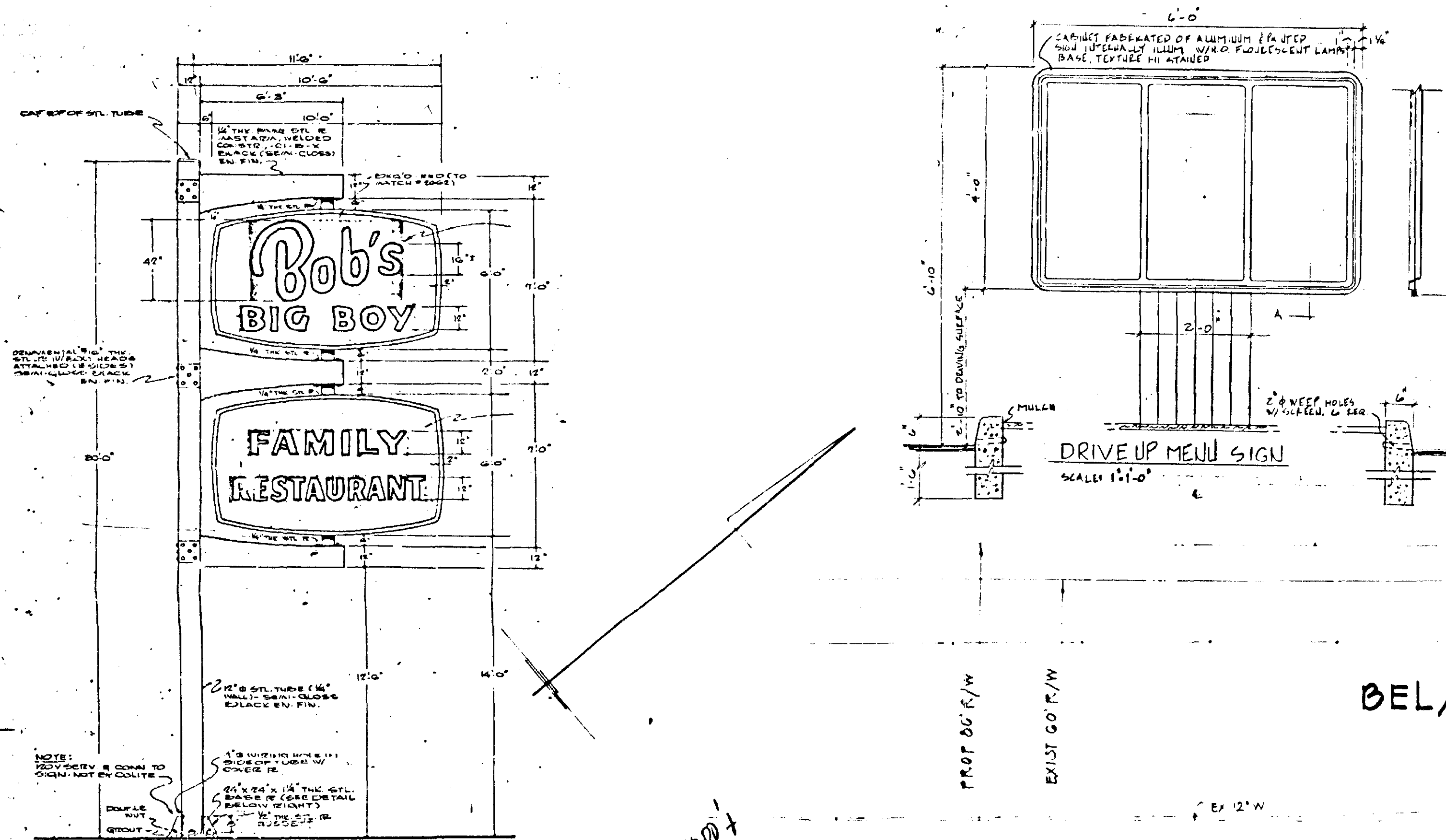
"ROY ROGERS" - MENU BOARD
SQUARE FOOTAGE = 17 SQ. FT.



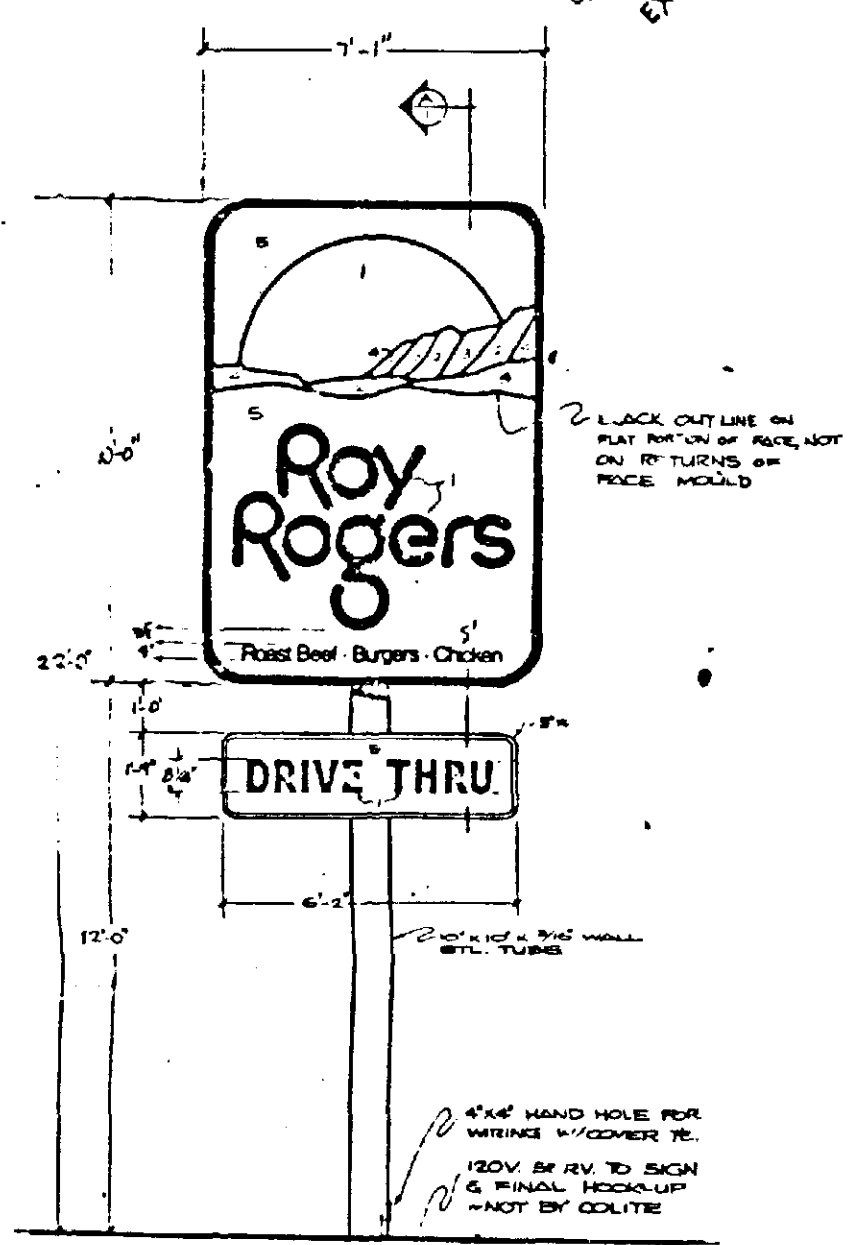
REVISION		DATE
 EAST BAY DEVELOPMENT CORP. 5 MIDDLESEX AVENUE SOMERVILLE, MASSACHUSETTS 02143		
SIGN DETAILS FULLERTON PLAZA (MARYLAND) 1 of 2		
JOB NO.	SCALE: SEE DETAIL	DRAWN BY: GARY DATE: 10.28.80

Pat exp. 1

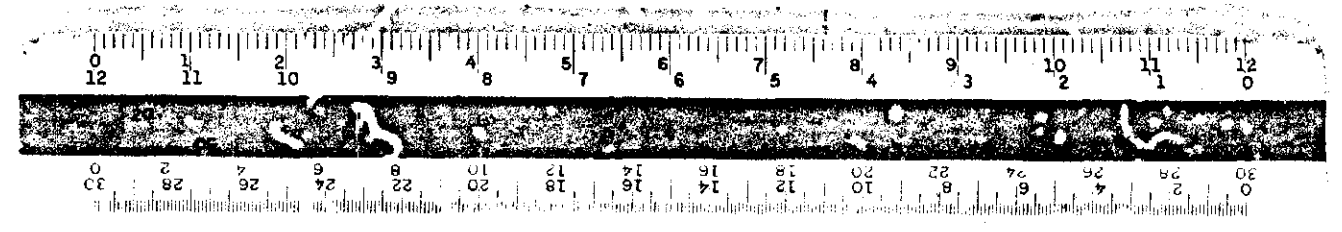
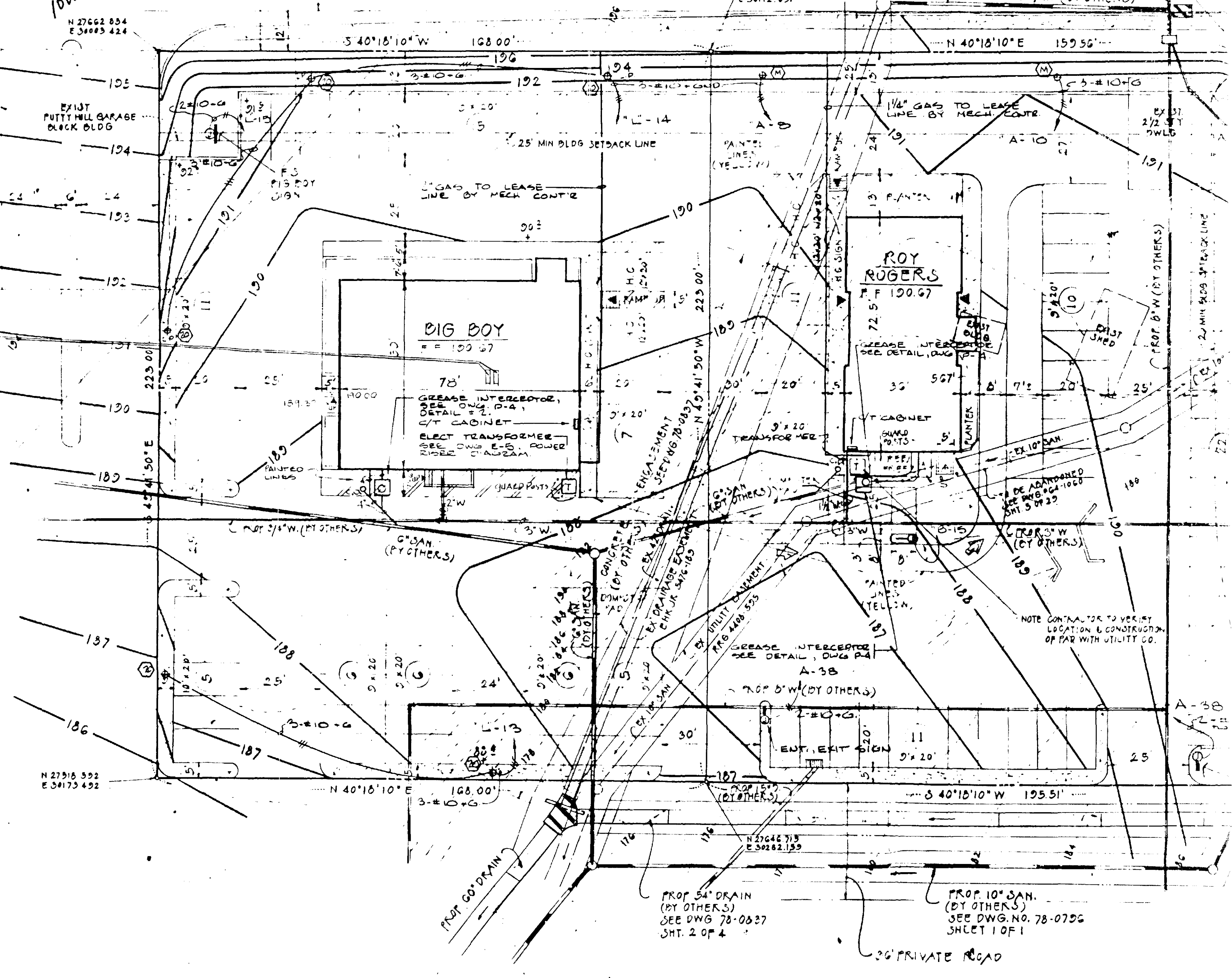
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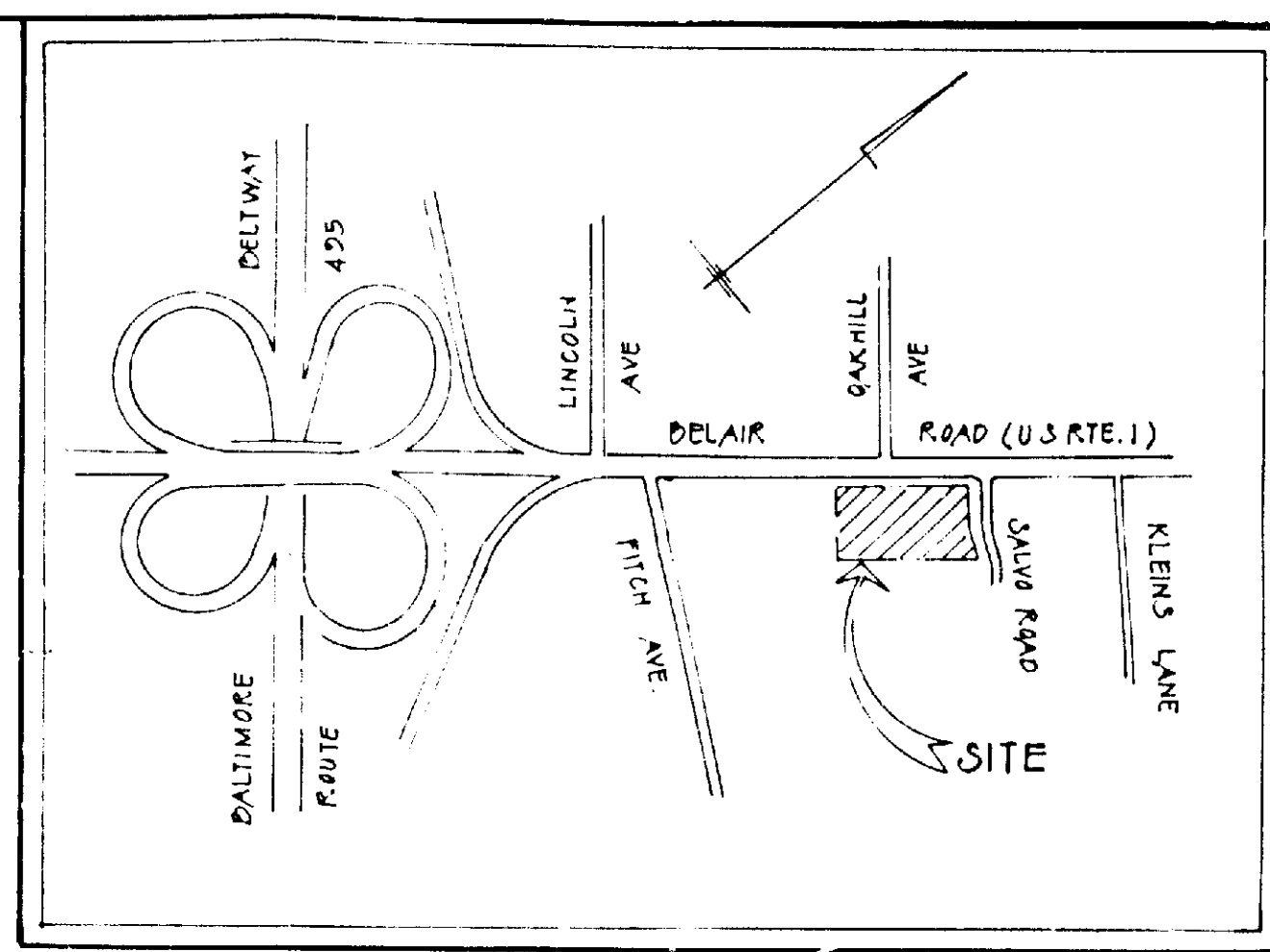
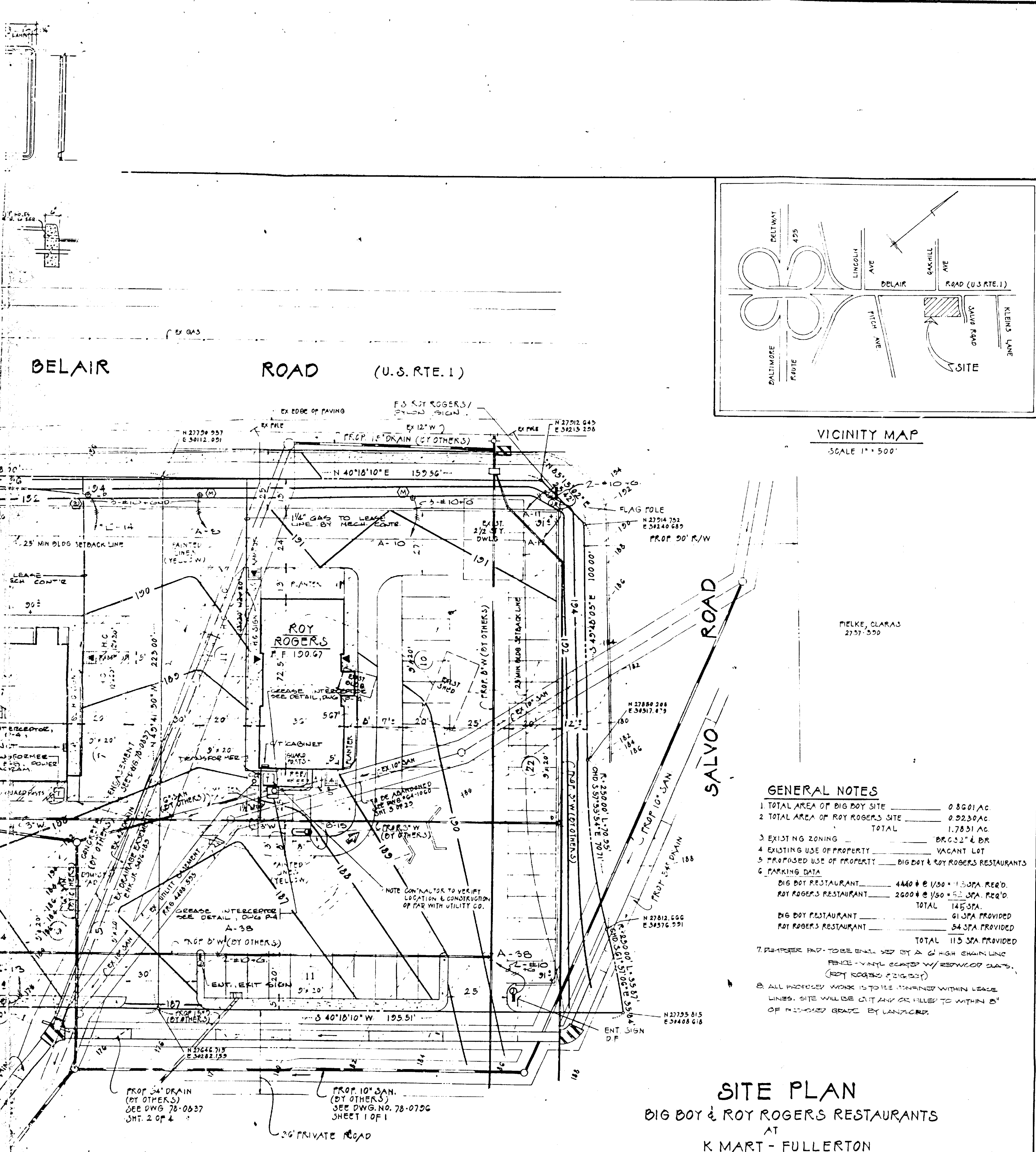


NOTE
#V.A.C. CONDENSING UNIT (E.V.O.S.)
LOCATED IN ROOF OF BLDG. SEE
S.H.A.G. CONDENSING UNIT MODEL
YORK NO. CA-80-25. THE COND
RATING NUMBER IS 24000 PER
ARI STANDARD #270-27



KIDDE CONSULTANTS, INC.
1020 CROMWELL BRIDGE ROAD
BALTIMORE, MARYLAND 21204





VICINITY MAP
SCALE 1" = 500'

GENERAL NOTES

1. TOTAL AREA OF BIG BOY SITE 0.8601 AC.
2. TOTAL AREA OF ROY ROGERS SITE 0.9230 AC.
TOTAL 1.7831 AC.
3. EXISTING ZONING BR.CS2 & BR.
4. EXISTING USE OF PROPERTY VACANT LOT
5. PROPOSED USE OF PROPERTY BIG BOY & ROY ROGERS RESTAURANTS
6. PARKING DATA
BIG BOY RESTAURANT 4440 ± @ 1/50 = 115 SPA. REQ'D.
ROY ROGERS RESTAURANT 2600 ± @ 1/50 = 52 SPA. REQ'D.
TOTAL 145 SPA.
BIG BOY RESTAURANT 61 SPA PROVIDED
ROY ROGERS RESTAURANT 84 SPA PROVIDED
TOTAL 115 SPA PROVIDED
7. PUMP-OUT PAD TO BE ENCL. SET BY A 6" HIGH CHAIN LINK FENCE - VINYL COATED W/ RESIN COAT. (ROY ROGERS (BY OTHERS))
8. ALL PROPOSED WORK IS TO BE CONFINED WITHIN LEASE LINES. SITE WILL BE CUT AND GR FILL TO WITHIN 8" OF FINISHED GRADE BY LANDLORD.

SITE PLAN
BIG BOY & ROY ROGERS RESTAURANTS
AT
K MART - FULLERTON

ELECTION DISTRICT NO. 4 BALTIMORE COUNTY, MD.
SCALE 1" = 20' OCTOBER 19, 1975



J.O. 02155-C

PRINTS ISSUED		
NO.	DESCRIPTION	DATE BY
1	NO CHANGE	6/16/89
2	NO CHANGE	7/29/89

REVISIONS

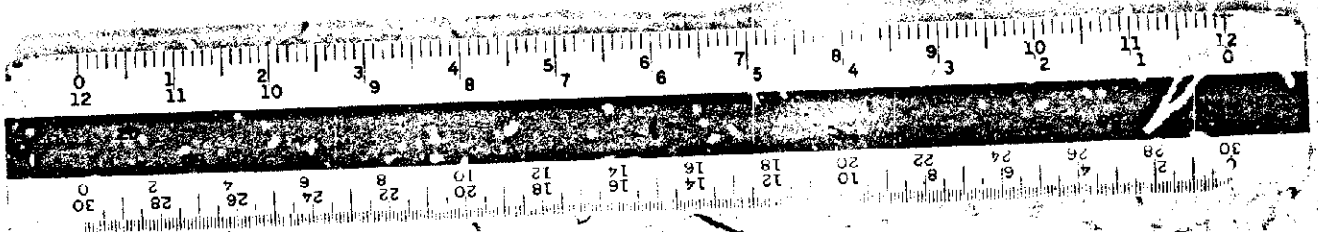
ALL MEASUREMENTS MUST BE CHECKED ON THE JOB BY THE CONTRACTOR. ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF THE OWNER AND MUST BE RETURNED UPON COMPLETION OF THE WORK.

BIG BOY
RESTAURANT
U.S. ROUTE 1 (BEL-AIR RD.)
FULLERTON, MD.

Marriott
corporation

INTERNATIONAL HEADQUARTERS
MARRIOTT DRIVE
WASHINGTON, D.C. 20058

SHEET TITLE	
SITE PLAN DUAL SITE BELAIR, MD.	
DRAWN	ISSUED
APPR	SCALE 1" = 20'
JOB NO.	DWG NO.
6139	A-3



ITEM #93