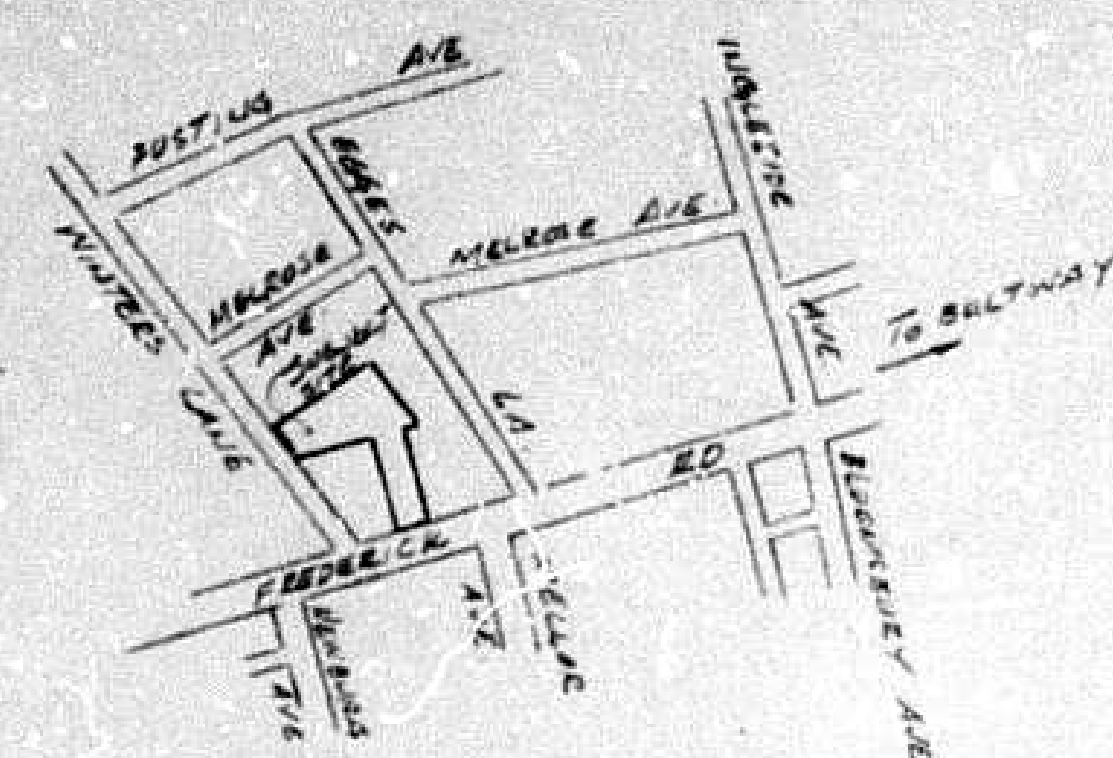
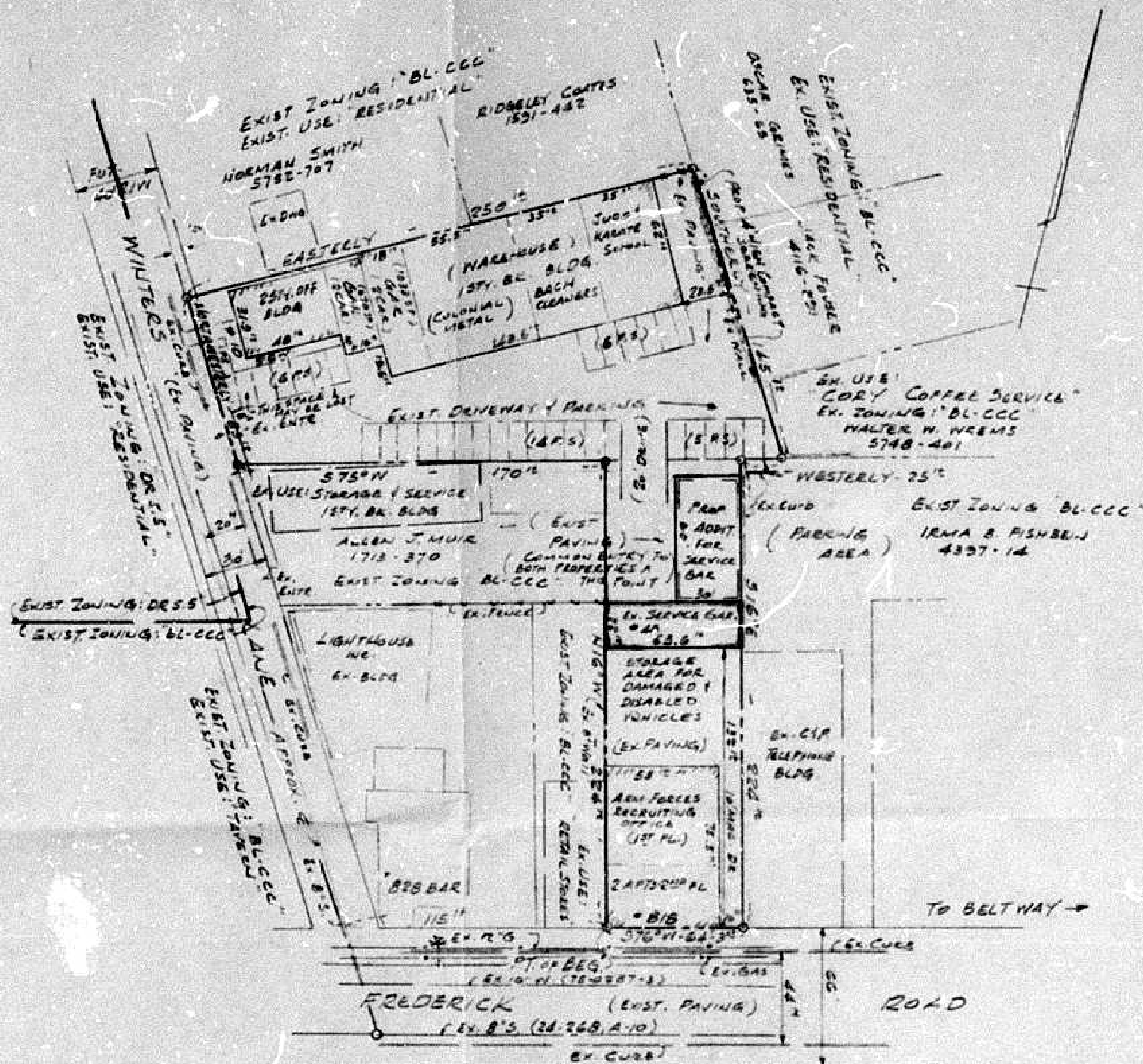




GENERAL NOTES

1. AREA OF SITE = 42,800 SQ FT (0.98 AC)
2. EXIST. ZONING OF PROPERTY = BL-CCC
3. EXIST. USE OF PROPERTY = OFFICE BLDG, SCHOOL, RECRUITING OFFICE, APARTMENTS & SERVICE GARAGE
4. PROP. ZONING OF PROPERTY = BL-CCC WITH SPECIAL EXCEPTION FOR SERVICE GARAGE
5. PROP. USE OF PROPERTY = OFFICE BLDG, SCHOOL, RECRUITING OFFICE, APARTMENTS & SERVICE GARAGE
6. OFF. STREET PARKING DATA:

	REQD. BY USE	REQD. BY ZONING (1/200)
A. ARM FORCES RECRUITING OFFICE (4,000 SQ FT)	0	20.1 PS.
B. APARTMENTS (200 FT.)	0	2 PS.
C. 2STY. OFFICE BLDG (14,000 SQ FT)	0	8.2 PS.
D. EXIST. GARAGE (2-2 CAR)	0	0 PS.
E. COLONIAL METAL SHOP (OWNER) (3,441 SQ FT)	0	11.5 PS.
F. BACH PROFESSIONAL CLEANERS (STORAGE) (2,170 SQ FT)	0	7.2 PS.
G. BALTO. JUDO/KARATE CLUB (16 PERSONS @ 1/2 PER PERSON)	0	3 PS.
H. EX. SERVICE GAR. (14,000 SQ FT) PROP. ADDIT. (1,800 SQ FT)	0	10.7 PS.
TOTAL REQD. PARKING		62.7 PS.
7. TOTAL PARKING PROPOSED:

A. EXIST. GARAGES (2-2 CAR)	4
B. NO. SERVICE BAYS (EXIST. 4, PROP. 6)	10
C. OFF. STREET PARKING (MIN. 9.7)	31
TOTAL PROP. PARKING	45 PS.
8. UTILITIES EXISTING TO SITE
9. COMPLETE SITE IMPROVED WITH BLDGS. & PAVING
10. PROPERTY LOCATED IN DEAD END WATERSHED
11. PETITIONER IS REQUESTING A VARIANCE TO SECTION 403.26(5) OF THE ZONING CODE TO PERMIT 45 PARKING SPACES INSTEAD OF THE REQUIRED 62 SPACES (A VARIANCE OF 18 SPACES)
12. EXIST. GARAGE TO BE UTILIZED FOR RESTORATION OF SMALL ENGLISH CARS AND FOR GENERAL SERVICE GARAGE WORK
13. PROPOSED ADDITION TO BE UTILIZED FOR THE RESTORATION & STORAGE OF MOTOR VEHICLES BEING RESTORED
14. DAMAGED & DISABLED VEHICLES SHALL BE STORED ONLY IN AN ENCLOSED,

GENERAL NOTES (CONT.)

15. PAVED AREA SOUTH OF THE EXISTING SERVICE GARAGE IN ACCORDANCE WITH SECTION 405A OF BALTIMORE COUNTY ZONING REGULATIONS
16. METHOD PROVIDED FOR ELIMINATION OF WASTE OIL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE WATER RESOURCES ADMINISTRATION OR THE PROPER APPROVING AGENCY
17. SIX INTERNAL PARKING SPACES SHALL BE PROVIDED IN PROP. ADDITION SPACES CAN BE STRIPED IN AREA DESIGNATED UNTIL ADDITION IS COMPLETED
18. OWNER WILL SCREEN OFF-STREET PARKING FROM RESIDENTIAL AREAS IN COMPLIANCE WITH SECTION 403.2 (1) OF BALTIMORE COUNTY ZONING REGULATIONS
19. THERE SHALL BE NO MORE THAN FOUR EMPLOYEES, ONE OF WHOM SHALL BE THE TENANT
20. AT ANY SUCH TIME AS THE GARAGE CEASES TO BE UTILIZED FOR THE RESTORATION OF SUBCOMPACT CARS & PROPOSES TO BE UTILIZED FOR GENERAL SERVICE GARAGE WORK OR RESTORATION OF FULL-SIZED VEHICLES, A SUBSEQUENT HEARING WILL BE REQUIRED TO DETERMINE WHETHER SUCH USE WILL BE PERMITTED

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION
AND
PARKING VARIANCE
FOR

*4B WINTERS LANE
(N.S. FREDERICK RD. & S. WINTERS LA.)

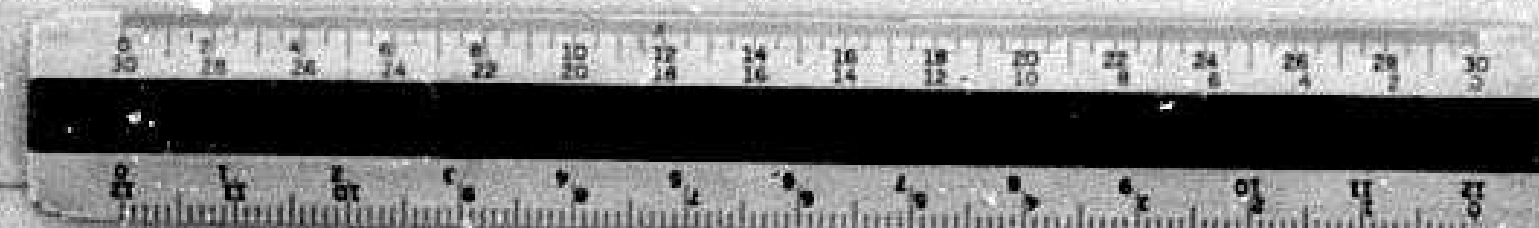
1ST SELECT DIST. BALTIMORE, COUNTY MD

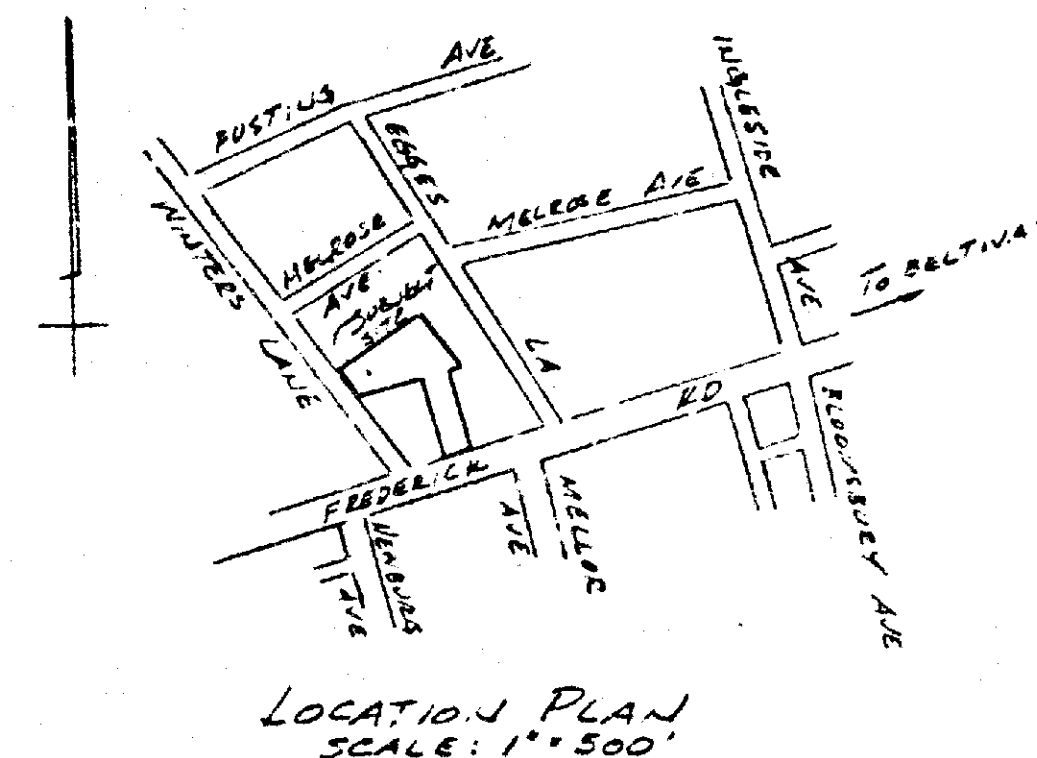
SCALE: 1"=50'



SEPT. 29, 1980
REV. DEC. 5, 1980 P.E., EUBA
REV. JUN. 25, 1981 RESTRICTED AREA NOTES
REV. AUG. 20, 1981
Paul L. Engemann, Inc.
204 W. Pennsylvania Ave.
Towson, Maryland 21204

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY James Z. Hays
DATE 8/21/81
81-134XA





PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION
AND
PARKING VARIANCE
FOR

REV. AUG 20, 1981
 Ruston Engineering, Inc.
 304 W. Pennsylvania Ave.
 Towson, Maryland 21204