

April 13, 1982

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

Dear Mr. Hammond:

Comments on Item #159, Zoning Advisory Committee Meeting of
March 2, 1982, are as follows:

Property Owner: Alfred L. Mathias
Location: NW/S Frederick Road 444' E. of centerline
of Ingleside Avenue
Existing Zoning: BL-CCC
Proposed Zoning: Special Exception for service garage
Acres: 0.3158
District: 1st

Metropolitan water and sewer are available.

If lubrication work and oil changes are performed at this loca-
tion, revised plans must be submitted showing the method providing for the
elimination of waste oil in accordance with Water Resources Administration
requirements.

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/als

PAUL H. REINCKE
CHIEF

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: Alfred L. Mathias

Location: NW/S Frederick Road 444' E. of centerline of Ingleside Avenue

Item No.: 159 Zoning Agenda: Meeting of March 2, 1982

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.

(X) 1. Fire hydrants for the referenced property are required and shall be
located at intervals of 300 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.

(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", 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: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

Thomas L. Hennessey, Esquire
407 West Pennsylvania Avenue
P.O. Box 5473
Towson, Maryland 21204

NOTICE OF HEARING

RE: Petition for Special Exception for service garage
NW/S of Frederick Rd., 444' NE of Ingleside Ave. - 1st Election District
Alfred L. Mathias - Petitioner
NO. 82-242-X (Item No. 159)

TIME: 1:30 P.M.

DATE: Thursday, May 3, 1982

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

TOWSON, MARYLAND

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 24, 1982

Thomas L. Hennessey, Esquire
407 West Pennsylvania Avenue
P.O. Box 5473
Towson, Maryland 21204

RE: Petition for Special Exception
NW/S of Frederick Rd., 444' NE of
Ingleside Ave. - 1st Election District
Alfred L. Mathias - Petitioner
NO. 82-242-X (Item No. 159)

Dear Mr. Hennessey:

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

Very truly yours,

JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

PERMITS SECTION

March 3, 1982

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

Dear Mr. Hammond:

Comments on Item #159 Zoning Advisory Committee Meeting, March 2, 1982

are as follows:

Property Owner: Alfred L. Mathias
Location: NW/S Frederick Road 444' E. of centerline of Ingleside Avenue
Existing Zoning: BL-CCC
Proposed Zoning:

Acres: 0.3158
District: 1st

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code, the
State of Maryland Code for the Handicapped and Aged, and other applicable Codes.
- X B. A building/ permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit
application. Architect/Engineer seal is not required.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered
Architect or Engineer shall be required to file a permit application.
- X E. Lot line shall be of an exterior wall erected within 6' 0" of an adjacent
lot line. Within 3' 0" of lot line, a minimum 8" masonry firewall is required if construction
is on the lot line, with a parapet.
- F. Requested variance conflicts with the Baltimore County Building Code,
Section 101.
- G. A change of occupancy shall be applied for, along with an alteration permit
application, and three required sets of drawings indicating how the structure
will meet the Code requirements for the proposed change. Drawings may require
a professional seal.
- X H. Before this office can comment on the above structure, please have the owner, thru
the services of a Registered in Maryland Architect or Engineer certify to this
effect, that the structure for which a proposed change in use is proposed can
comply with the height/area requirements of Table 101, and the required construction
classification of Table 101.
- I. Comments:

NOTE: These comments reflect only on the information provided by the drawing
submitted to the office of Planning and Zoning and are not intended to
be construed as the full extent of any permit.
If desired additional information may be obtained by visiting Room #122
(Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burman, Chief
Plans Review

CEB/ffj

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 6, 1982

Thomas L. Hennessey, Esquire
407 W. Pennsylvania Avenue
P.O. Box 5473
Towson, Maryland 21204

Re: Petition for Special Exception
NW/S Frederick Rd., 444' NE
of Ingleside Ave. - 1st Election District
Alfred L. Mathias, Petitioner
No. 82-242-X (Item No. 159)

Dear Mr. Hennessey:

This is to advise you that \$59.70 is due for advertising and posting
of the above property.

Please make check payable to Baltimore County, Maryland, and remit to
Arlene January, The Zoning Office, Room 113, County Office Building, Towson,
Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH:aj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: March 1, 1982

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

Z.A.C. Meeting of: March 2, 1982

RE: Item No.: 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164
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, Assistant
Department of Planning

WNP/bp

PETITION FOR SPECIAL EXCEPTION

1st Election District

ZONING: Petition for Special Exception for a service garage
LOCATION: Northwest side of Frederick Road 444' Northeast of
Ingleside Avenue

DATE & TIME: Thursday, May 13, 1982 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 West 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 Special Exception for a service garage

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

Being the property of Alfred L. Mathias, as shown on plat plan filed with the
Zoning Department

Hearing Date: Thursday, May 13, 1982 at 1:30 P.M.
Public Hearing: Room 106, County Office Building, 111 West Chesapeake Avenue,
Towson, Maryland

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

KIDDE CONSULTANTS, INC.
Subsidiary of Kidde, Inc.

Cable KIDDEGR
Telex 87769
1020 Cromwell Bridge Road
Baltimore, Maryland 21204
(301) 321-5500
Direct Dial Number
321-5512

DESCRIPTION

#608 FREDERICK ROAD, "JIFFY LUBE INTERNATIONAL", NORTHWEST
SIDE OF FREDERICK ROAD, 444 FEET NORTHEAST OF INGLESIDE AVENUE,
BALTIMORE COUNTY, MARYLAND.

This Description is for Special Exception in a "BL-CCC" Zone.

Beginning on the northwest side of Frederick Road, 66 feet wide, at a point distant N 74° 19' 00" E 444 feet from the point of intersection of said northwest side of Frederick Road and the northeast side of Ingleside Avenue, running thence binding on the southwest outline of the land described in Liber O.T.G. 5204, Page 816, (1) N 13° 52' 55" W 162.03 feet, thence binding on the southeast side of a 20 foot alley (2) N 74° 29' 16" E 85.00 feet, thence binding on the northeast outline of said land, (3) S 13° 52' 55" E 161.78 feet to the northwest side of said Frederick Road, thence binding thereon (4) S 74° 19' 00" W 85.00 feet to the place of beginning.

Containing 0.3158 of an acre of land.

RWB:rjm

J.O. 01-81225
W.O. 30907C

November 23, 1981



ENGINEERS • ARCHITECTS • PLANNERS

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Zoning Petition No. 82-242-X
Alfred L. Mathias

Date: May 5, 1982

This office is not opposed to this request. If granted it is requested that a detailed landscaping plan, submitted to and approved by the Division of Current Planning and Development, be required.

Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:lc

cc: Arlene January
Shirley Hess
File

Mr. William E. Hammond
Zoning Commissioner
Room 109, County Office Building
Towson, Maryland 21204

RE: Case No. 82-242X
Building Permit Application
No.
Election District 1

Dear Mr. Hammond:

We, the undersigned, being the owner of the above mentioned property and the applicant for the above referenced building permit, do hereby acknowledge that we are fully aware of your Order being subject to a thirty (30) day appeal period, but wish to go ahead with the construction of improvements on the property prior to the expiration of said appeal period.

We hereby relieve our builder, Baltimore County, Maryland and you from any liability or responsibility in this matter and agree to assume any and all financial responsibility for any consequences which might arise during the appeal period if an appeal is filed after construction has begun.

Very truly yours,

Gene Turnelle

Jiffy Lube International, Inc.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 10, 1982

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

Chairman
Nicholas B. Commodari

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

Thomas L. Hennessey, Esquire
407 W. Pennsylvania Avenue
P.O. Box 5473
Towson, Maryland 21204

RE: Item No. 159
Petitioner - Alfred L. Mathias
Special Exception Petition

Dear Mr. Hennessey:

Enclosed please find addendum comments for the above-referenced case.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosure

cc: Kidde Consultants, Inc.
1020 Cromwell Bridge Road
Towson, Maryland 21204



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
301-494-3550

STEFHEN COLLINS
DIRECTOR

April 26, 1982

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

Item No. 159 - ZAC - March 2, 1982
Property Owner: Alfred L. Mathias
Location: NW/4 Frederick Road 444' E. of centerline of Ingleside Avenue
Existing Zoning: BL-CCC
Proposed Zoning: Special Exception for service garage

Acres: 0.3158
District: 1st

Dear Mr. Hammond:

This site proposes to use Urban Avenue as one of its means of access. Urban Avenue does not meet minimum County standards for commercial traffic at this time and further use can be expected to cause more problems.

Sincerely,

Michael S. Flanagan
Michael S. Flanagan
Engineering Associate II

MSF/rj

Office of
PATUXENT
Publishing Corp.
10755 Little Patuxent Pkwy
Columbia, MD 21044

APRIL 22, 1982

THIS IS TO CERTIFY, that the annexed advertisement of
SPECIAL EXCEPTION
JIFFY LUBE
A 3934

was inserted in the following:
Catonville Times
Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for ONE successive weeks before the 24 day of APRIL 1982, that is to say, the same was inserted in the issues of

APRIL 22, 1982

PATUXENT PUBLISHING CORP.
By *Patuxent Publishing Corp.*

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

VS.

Defendant

CERTIFICATE OF PUBLICATION OF

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 1st Date of Posting: 4-22-82
Posted for: Special Exception
Petitioner: Alfred L. Mathias
Location of property: NW/4 of Frederick Road, 444' N.E. of Ingleside Ave.
Location of Signs: Signs within 475' of Frederick Rd. Approx. 475' East of Ingleside Ave. South side of Urban Ave. Approx. 475' East of Ingleside Ave.
Remarks: S.J. Mathias
Posted by: S.J. Mathias Signature Date of return: April 30, 1982
Number of Signs: 2

Thomas L. Hennessey, Esquire
407 W. Pennsylvania Avenue
P.O. Box 5473
Towson, Maryland 21204

cc: Kidde 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 6th day of April 1982.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Alfred L. Mathias

Petitioner's Attorney: Thomas L. Hennessey

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

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										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>MP</u> Revised Plans: Change in outline or description <u>Yes</u> Previous case: <u>—</u> Map # <u>—</u> <u>No</u>										

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 17 day of Feb., 1982.*

Filing Fee \$ 50

Received: ✓ Check

Cash

Other

#158

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner A. Mathias

Submitted by T. Hennessey

Petitioner's Attorney T. Hennessey

Reviewed by MP

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

PETITION FOR SPECIAL EXCEPTION 1st ELECTION DISTRICT

ZONING: Petition for Special Exception for a service garage
LOCATION: Northwest side of Frederick Road 444' Northeast of Ingleside Avenue
DATE & TIME: Thursday, May 13, 1982 at 1:30 P.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 Special Exception for a service garage
All that parcel of land in the First District of Baltimore County 8888 FREDERICK ROAD, "JIFFY LUBE INTERNATIONAL" NORTHWEST SIDE OF FREDERICK ROAD, 444 FEET NORTH-EAST OF INGLESIDE AVENUE, BALTIMORE COUNTY, MARYLAND.

This Description is for Special Exception in a "BL-CC" Zone. Beginning on the northwest side of Frederick Road, 66 feet wide, at a point distant N 74° 19' 00" E 444 feet from the point of intersection of said northwest side of Frederick Road and the northeast side of Ingleside Avenue, running thence binding on the southwest outline of the land described in Liber O.T.G. 5204, Page 816, (1) N 13° 52' 55" W 162.03 feet, thence binding on the southeast side of a 20 foot alley (2) N 74° 29' 18" E 85.00 feet, thence binding on the northeast outline of said land, (3) S 13° 52' 55" E 161.78 feet to the northwest side of said Frederick Road, thence binding thereon (4) S 74° 19' 00" W 85.00 feet to the place of beginning. Containing 0.3158 of an acre of land.

Being the property of Alfred L. Mathias, as shown on plat plan filed with the Zoning Department
Hearing Date: Thursday, May 13, 1982 at 1:30 P.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
April 22.

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 22, 1982.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~one time~~ ~~one time~~ ~~one time~~ before the 13th day of May, 1982, the ~~first~~ publication appearing on the 22nd day of April, 1982.

THE JEFFERSONIAN
D. Frank Strickler
Manager.

Cost of Advertisement, \$

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT		No. 107901	
DATE	5/13/82	ACCOUNT	01-662
RECEIVED FROM	Thomas L. Hennessey, Esquire	AMOUNT	\$126.23
FOR	Advertising & Posting cases 82-240-X and 82-242-X		
VALIDATION OR SIGNATURE OF CASHIER		126.23.00	
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT		No. 105710	
DATE	5-13-82	ACCOUNT	01-662
RECEIVED FROM	Thomas L. Hennessey, Esquire	AMOUNT	\$50.00
FOR	Advertising & Posting cases 82-240-X and 82-242-X		
VALIDATION OR SIGNATURE OF CASHIER		50.00.00	

[illegible]

1. AREA OF PROPERTY EQUALS 0.3158 ACRES (13,755.59 SQ. FEET)
2. EXISTING ZONING OF PROPERTY - "BL-CCC"
3. EXISTING USE "VACANT RESIDENTIAL HOUSE"
4. PROPOSED ZONING OF PROPERTY "BL-CCC WITH SPECIAL EXCEPTION"
5. PROPOSED USE OF PROPERTY: "SERVICE GARAGE" (OIL CHANGE AND LUBRICATION ONLY)
6. OFF-STREET PARKING DATA:
 - A. AREA OF BUILDING EQUALS 2018 SQ. FEET REQUIRING 6.7 (7) SPACES
 - B. NUMBER OF SPACES PROPOSED: 10 (7 OUTDOORS PLUS 3 IN THE SERVICE BAYS)
7. EXISTING BUILDING ON-SITE TO BE REMOVED
8. SITE IS LOCATED IN THE PATAPSCO DRAINAGE AREA AND THE NEW USE WILL UTILIZE THE EXISTING FLOW FROM THE HOUSE
 - A. EXISTING SEWAGE FLOWS : 300 GPD (RESIDENTIAL USE AT 300GPD)
 - B. PROPOSED SEWAGE FLOWS = 101 GPD (0.05 GPD x 2018)

 JAPANESE YEW
 PROPOSED FORSYTHIA
 EXISTING FORSYTHIA
 EXISTING TREES TO REMAIN
 ANDORA JUNIPER

Plat

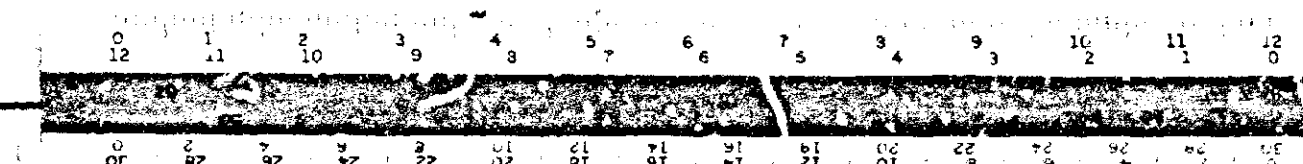
ITcm #159

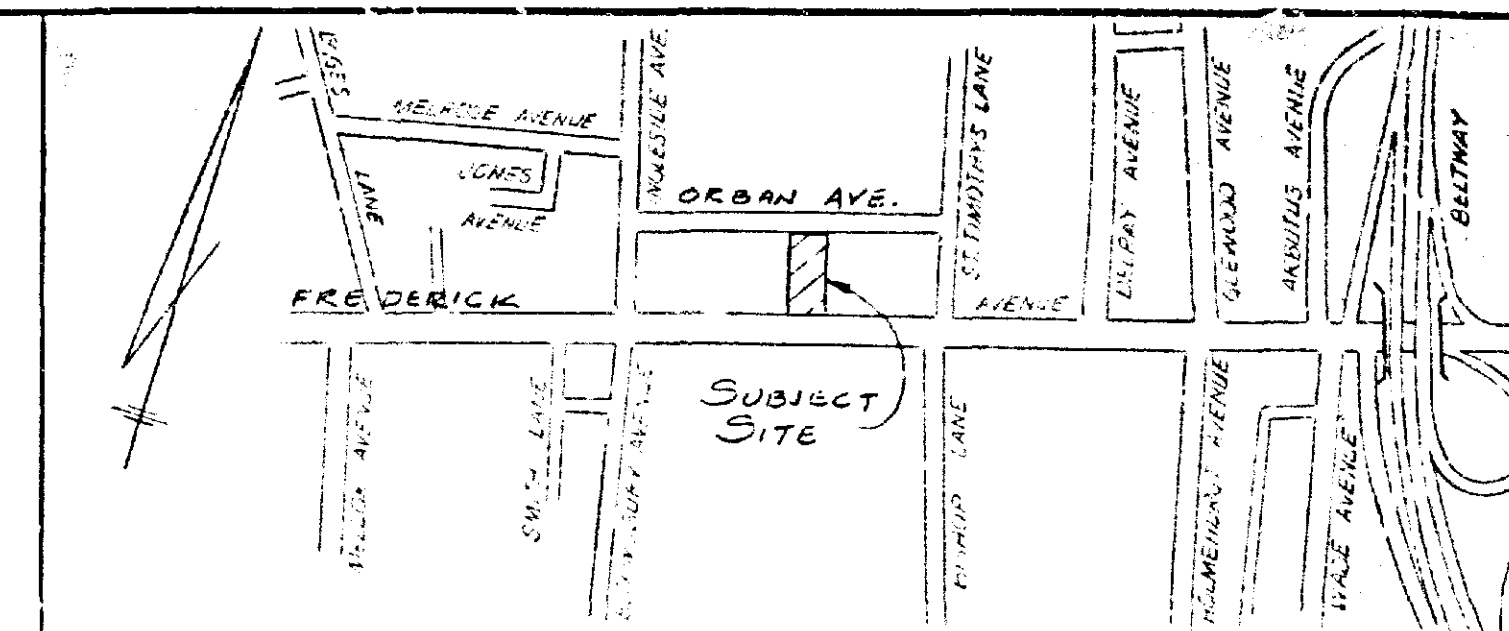
PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION FOR PROPERTY
AT
608 FREDERICK ROAD
ELECTION DISTRICT No 1 BALTIMORE COUNTY, MD.

Drafting BW	DATE	REVISIONS
Check RLS	2-1-86	REMOVED CAR WASH BAY
Design RLS		
Check RLS		

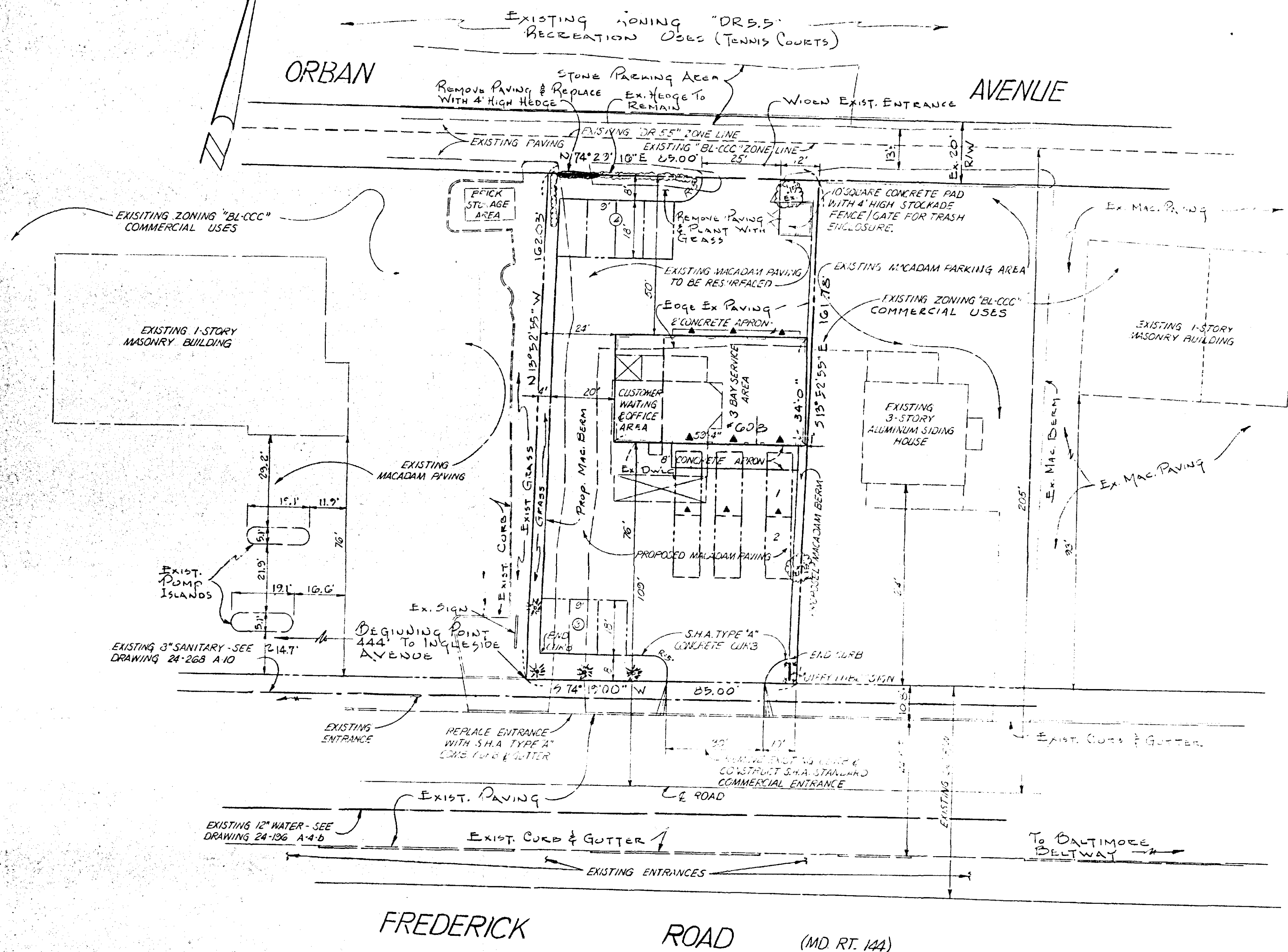
KIDDE CONSULTANTS, INC.
ENGINEERS • ARCHITECTS • PLANNERS

SHEET 1 OF 1	DATE Nov. 23, 1981 SCALE 1" = 20'	JOB NUMBER 81225
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LOCATION PLAN
SCALE 1"=500'



GENERAL NOTES

1. AREA OF PROPERTY EQUALS 0.3158 ACRES (13,755.53 SQ. FEET)
2. EXISTING ZONING OF PROPERTY - "BL-CCC"
3. EXISTING USE "VACANT RESIDENTIAL HOUSE"
4. PROPOSED ZONING OF PROPERTY "BL-CCC WITH SPECIAL EXCEPTION"
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 - A. EXISTING SEWAGE FLOWS = 300 GPD (RESIDENTIAL USE AT 300 GPD)
 - B. PROPOSED SEWAGE FLOWS = 101 GPD (0.05 GPD x 2018)

LANDSCAPING PLAN

- * JAPANESE YEW
- PROPOSED FORSYTHIA
- EXISTING FORSYTHIA
- EXISTING TREES TO REMAIN
- ANDORA JUNIPER

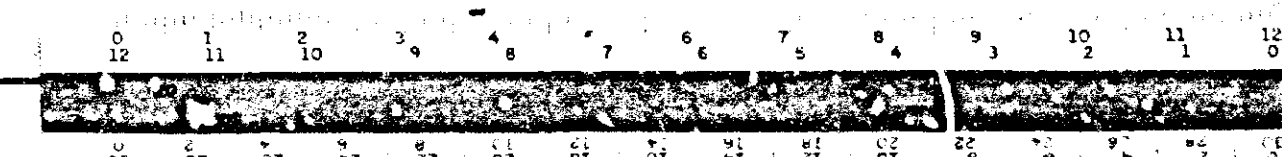
DRAWING	DATE	REVISIONS
Check RLS	2-1-82	REMOVED CAR WASH BAY
Design RLS	4-30-82	REVISED PLAN PER ZAC COMMENTS
Check RLS		

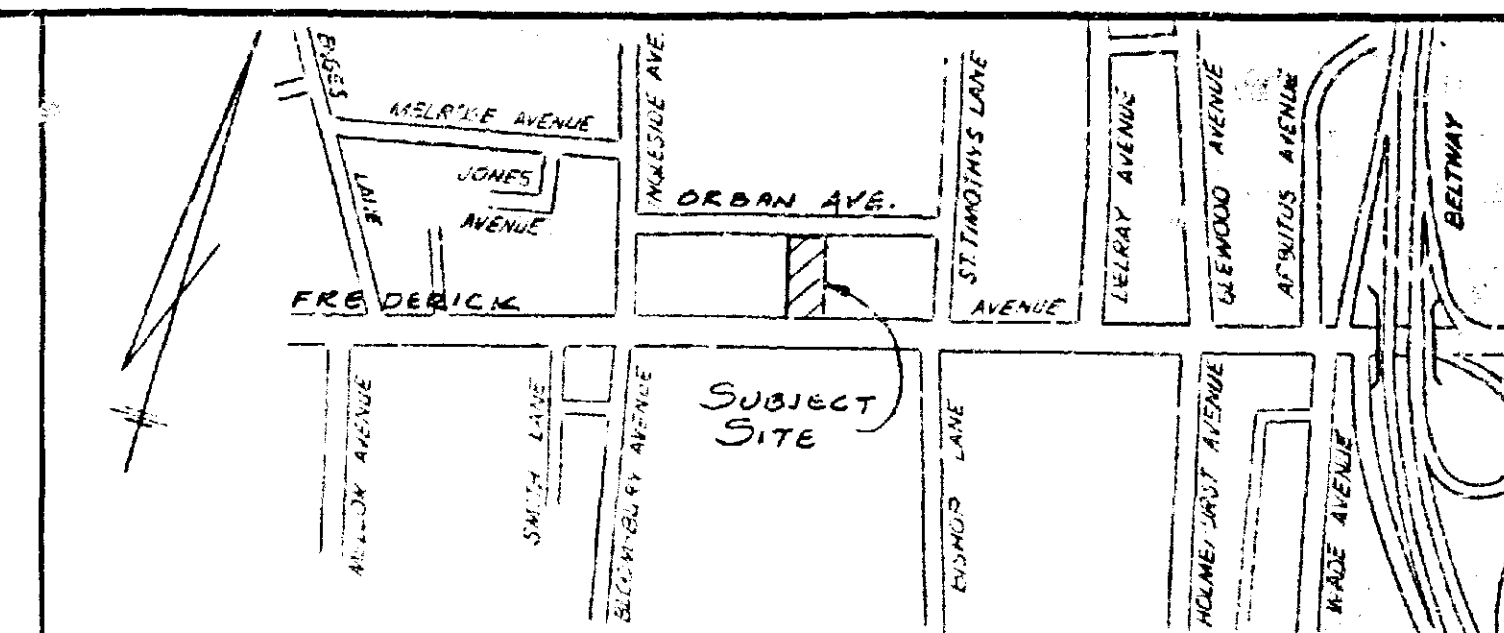
KIDDE CONSULTANTS, INC.
ENGINEERS • ARCHITECTS • PLANNERS

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION FOR PROPERTY
AT
608 FREDERICK ROAD
ELECTION DISTRICT NO. 1 BALTIMORE COUNTY, MD.



SHEET	DATE	SHEET NUMBER
1	Nov. 23, 1981	81225
OF	SCALE	
1	1"=20'	





LOCATION PLAN
SCALE 1"=500'

GENERAL NOTES

1. AREA OF PROPERTY EQUALS 0.3158 ACRES (13,755.53 SQ FEET)
2. EXISTING ZONING OF PROPERTY - "BL-CCC"
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 - A. EXISTING SEWAGE FLOWS - 300 GPD (RESIDENTIAL USE AT 300 GPD)
 - B. PROPOSED SEWAGE FLOWS - 101 GPD (0.05 GPD x 2013)

LANDSCAPING PLAN

- * JAPANESE YEW
- PROPOSED FOLSYTHIA
- EXISTING FOLSYTHIA
- EXISTING TREES TO REMAIN
- ANDORA JUNIPER

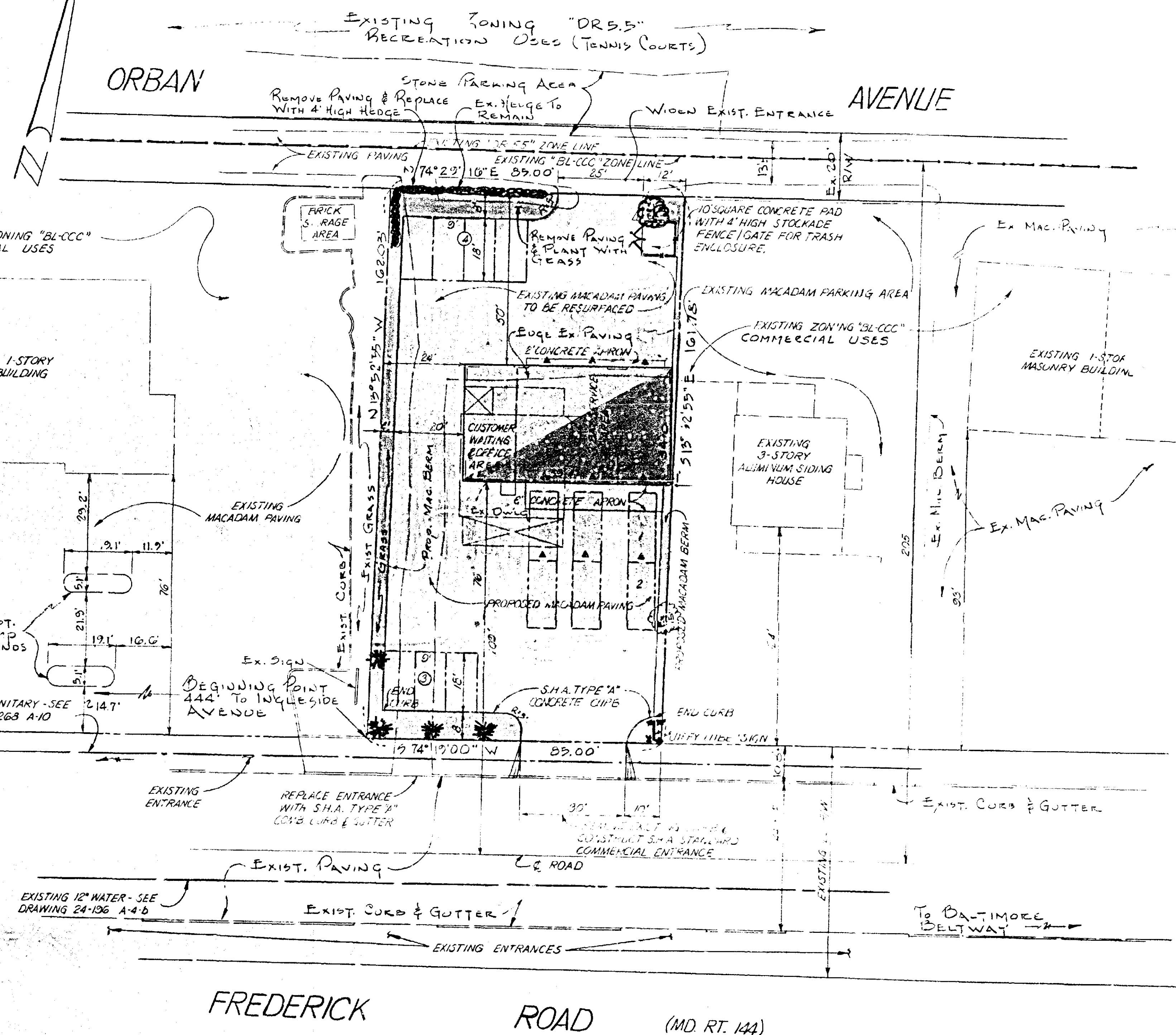
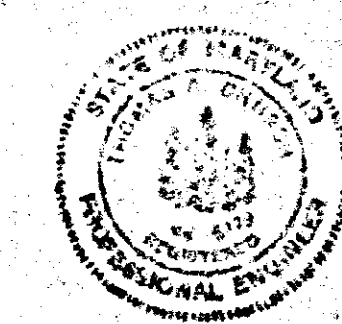


EXHIBIT N^o 1

PLAT TO ACCOMPANY PETITION
FOR
SPECIAL EXCEPTION FOR PROPERTY
AT
608 FREDERICK ROAD
ELECTION DISTRICT N^o 1 BALTIMORE COUNTY, MD.



Drafting SW	DATE	REVISIONS
Check RLS	2-4-32	REMOVED CAR WASH BAY
Design RLS	4-20-32	REVISED PLAN PER ZAC COMMENTS
Check RLS		

KIDDE CONSULTANTS, INC.
ENGINEERS • ARCHITECTS • PLANNERS

SHEET	DATE	JOB NUMBER
1 OF 1	Nov. 23, 1901	81225
	SCALE 1"=20'	

