

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 that:

1. The herein petitioner requests a variance to permit 899 parking spaces in lieu of the required 959 spaces; however, a review of the parking calculations revealed that 917 spaces are required, not the 959 spaces indicated on both the petition and plan originally submitted.
2. Testimony by the petitioner indicated that a parking variance is required for a proposed restaurant which would be important for the continued viability of Deer Park Plaza, the only enclosed community shopping center in the area. Further, the integrity of the plan for future development would be broken if additional required parking were located on the undeveloped portions of the site. Currently, there is an overabundance of available parking and sufficient parking is anticipated for the future.
3. A representative of the Liberty Communities Development Corporation, Inc. and a Randallstown resident, active in community affairs, both testified in favor of the petition.
4. Strict compliance with said regulations would result in practical difficulty and unreasonable hardship upon the petitioner; a variance would be in strict harmony with the spirit and intent of said regulations and would not adversely affect the health, safety, and general welfare of the community.

and, therefore,

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 7th day of September, 1982, that a Petition for Variance to permit 899 parking spaces in lieu of the required 917 spaces, as shown on the revised site plan, dated July 30, 1982, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of said site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

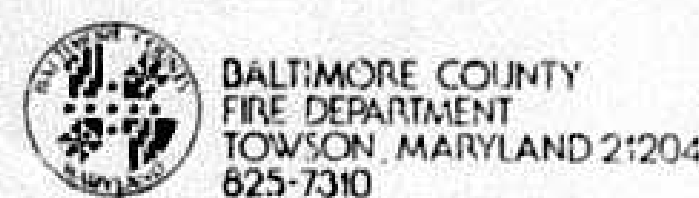
Jean M.H. Jung
Deputy Zoning Commissioner of
Baltimore County

D. S. THALER & ASSOCIATES, INC.
13 WARREN ROAD • BALTIMORE, MARYLAND 21206 • (301) 485-1100

DESCRIPTION TO ACCOMPANY
PETITION FOR ZONING VARIANCE
DEER PARK PLAZA

Beginning for the same in the center of Liberty Road at the center line of Kings Point Road and running thence in the center of Liberty Road North 56°19'44" West 578.81 feet, thence leaving said road North 33°40'16" East 180.00 feet, thence North 56°19'44" West 170.00 feet, thence South 33°40'16" West 180.00 feet, thence North 56°19'44" West 151.46 feet, thence along the center of Deer Park Road North 24°59'36" West 851.01 feet, thence North 17°09'23" West 30.74 feet, thence North 72°50'37" East 325.00 feet, thence South 85°05'18" East 70.58 feet, thence South 24°59'36" East 315.34 feet, thence South 57°56'33" East 842.25 feet, thence South 68°04'43" East 33.31 feet, thence South 50°50'14" East 17.58 feet, thence South 50°30'15" East 67.86 feet, thence South 50°30'15" East 89.56 feet, thence South 22°49'45" West 583.00 feet to the place of beginning.

Containing 16.924 acres of land.



PAUL H. RENCKE
CHIEF

June 14, 1982

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

Attention: Dick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: HMH Company

Location: NW Cor. Liberty Road and Kings Point Road

Item No.: 221

Zoning Agenda: Meeting of May 4, 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.

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

REVIEWED: *Patricia A. Kelleher*
Planning Group
Special Inspection Division

Noted and Approved: *George M. W. Leggett*
Fire Prevention Bureau

JK/m/c

7/8/82-A

PETITION FOR VARIANCE
2nd Election District

ZONING: Petition for Variance

LOCATION: Northeast corner of Liberty Road and Kings Point Road

DATE & TIME: Thursday, July 8, 1982 at 10:30 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 899 parking spaces in lieu of the required 959 spaces

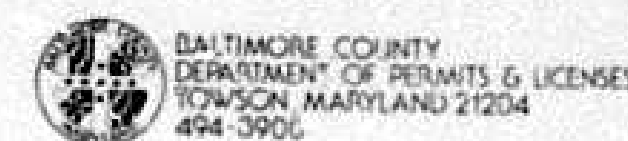
The Zoning Regulation to be excepted as follows:
Section 409.2b. - required number of parking spaces

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

Being the property of HMH Company, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, July 8, 1982 at 10:30 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



TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Hammond:

Comments on Item # 221 Zoning Advisory Committee Meeting May 4th.

are as follows:

Property Owner: HMH Company
Location: NW Cor. Liberty Road and Kings Point Road
Existing Zoning: BL-CDC
Proposed Zoning: Variance to permit 899 parking spaces in lieu of the required 959 spaces.

Address: 16.924
District: 2nd

The items checked below are applicable:

- A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- B. A building & other _____ 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/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. In wood frame construction an exterior wall erected within 6'0" of adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line, see Table 1101, line 2, Section 1107 and Table 1102.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- 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.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered Professional Architect or Engineer, certify to this office, that, the structure for which a proposed change in use is proposed can comply with the weight/area requirements of Table 505 and the required construction classification of Table 1101.
- I. Comments _____

NOTE: These comments reflect only on the information provided by the drawings 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 is to be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Charles E. Burman
Charles E. Burman, Chief
Plans Review

CIB:117

LIBERTY COMMUNITIES DEVELOPMENT CORPORATION, INC.
3335 Washington Avenue
Baltimore, MD 21207 (301) 655-7766

April 26, 1982

Mr. William E. Hammond
Zoning Commissioner
Zoning Commissioner's Office
Towson, Maryland 21204

Dear Mr. Hammond:

The Liberty Communities Development Corporation (LCDC) is a community based, non-profit organization with the primary function of coordinating and implementing revitalization and economic development projects throughout the entire Liberty Road corridor. Recently, we have been working with the owners and management of the Deer Park Mall to increase that center's viability by attracting a new establishment into 4,000 square feet of space which is currently vacant.

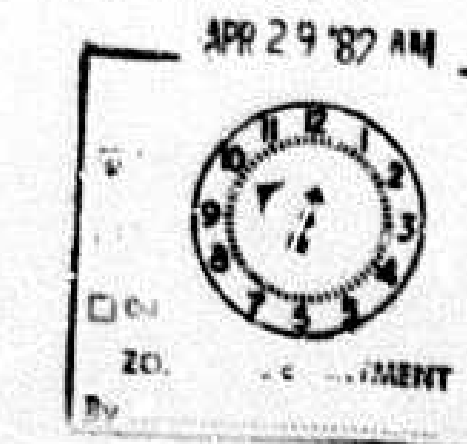
The HMH Company, the owners and management of Deer Park Mall, are working with a member of the Der family (owners of the Golden Dragon Inn, 8109 Liberty Road) in an attempt to open a new restaurant within the mall. We believe that this new commercial establishment within the mall would give the center and all the associated merchants and businesses a much needed "shot in the arm." In other words, LCDC is very much in favor of the prospect.

HMH has recently applied for a zoning variance which would permit the use of the existing 899 parking spaces in lieu of the required 959 spaces. The entire LCDC Board of Directors considered the matter fully at its April 20, 1982 meeting and believes that this request is modest in comparison with the overall benefit it would have to the Liberty Road community. We are therefore requesting that HMH's request be approved as expeditiously as possible.

If you have any questions or require any assistance on this matter please do not hesitate to call.

Sincerely,

Jim Jones
Jim Jones
Director, LCDC



BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Duhal, Superintendent

Towson, Maryland - 21204

Date: April 26, 1982

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

Z.A.C. Meeting of: May 4, 1982

RE: Item No: 218, 219, 220, 221, 222, 223,
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

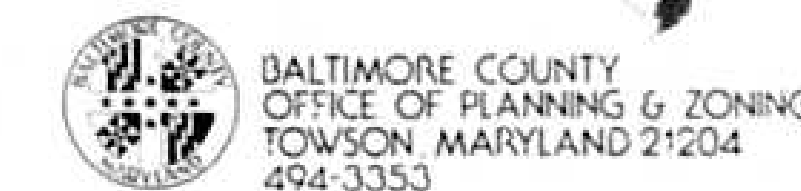
Dear Mr. Hammond:

All of the above have no bearing on enrollment/capacity ratio.

Very truly yours,

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

WNP/bp



WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 9, 1982

Mr. Herbert A. Thaler
HMH Company
3809 Clarke Lane
Baltimore, Maryland 21215

RE: Petition for Variance
NE/corner of Liberty Rd. & Kings Point
Rd. - 2nd Election District
HMH Company - Petitioner
NO. 83-6-A (Item No. 221)

Dear Mr. Thaler:

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

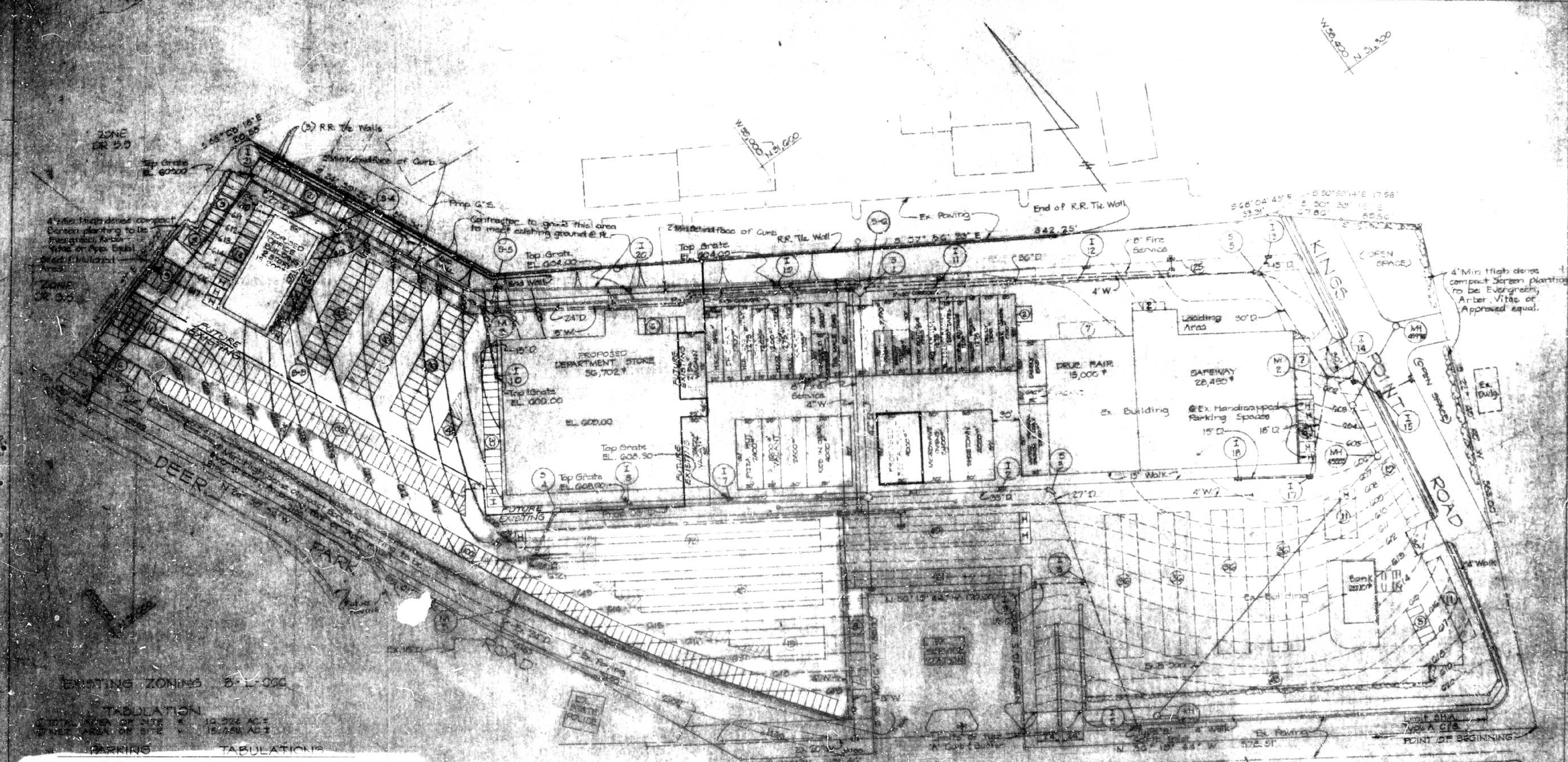
Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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



EXISTING	PROPOSED
1. ALL SPACES ARE A MINIMUM OF 8' X 10'	1. ALL SPACES ARE A MINIMUM OF 8' X 10'
2. TOTAL RETAIL FLOOR AREA = 20,393 SQ. FT.	2. TOTAL RETAIL FLOOR AREA = 36,702 SQ. FT.
3. TOTAL RESTAURANT FLOOR AREA = 452 SQ. FT.	3. TOTAL RESTAURANT FLOOR AREA = 84 SQ. FT.
4. TOTAL OFFICE FLOOR AREA = 8,900 SQ. FT.	4. TOTAL OFFICE FLOOR AREA = 13,000 SQ. FT.
5. MALL AREA = 11,000 SQ. FT. @ 200 SQ. FT. PER SPACE = 55 SPACES	5. MALL AREA = 4,000 SQ. FT. @ 200 SQ. FT. PER SPACE = 20 SPACES
6. STORAGE / SERVICE AREA = 750 SQ. FT.	6. TOTAL STORAGE AREA = 2,000 SQ. FT.
7. TOTAL SPACES REQUIRED FOR EXISTING DEVELOPMENT = 597	7. TOTAL SPACES REQUIRED FOR PROPOSED DEVELOPMENT = 77
8. TOTAL SPACES PROVIDED FOR EXISTING DEVELOPMENT = 702	

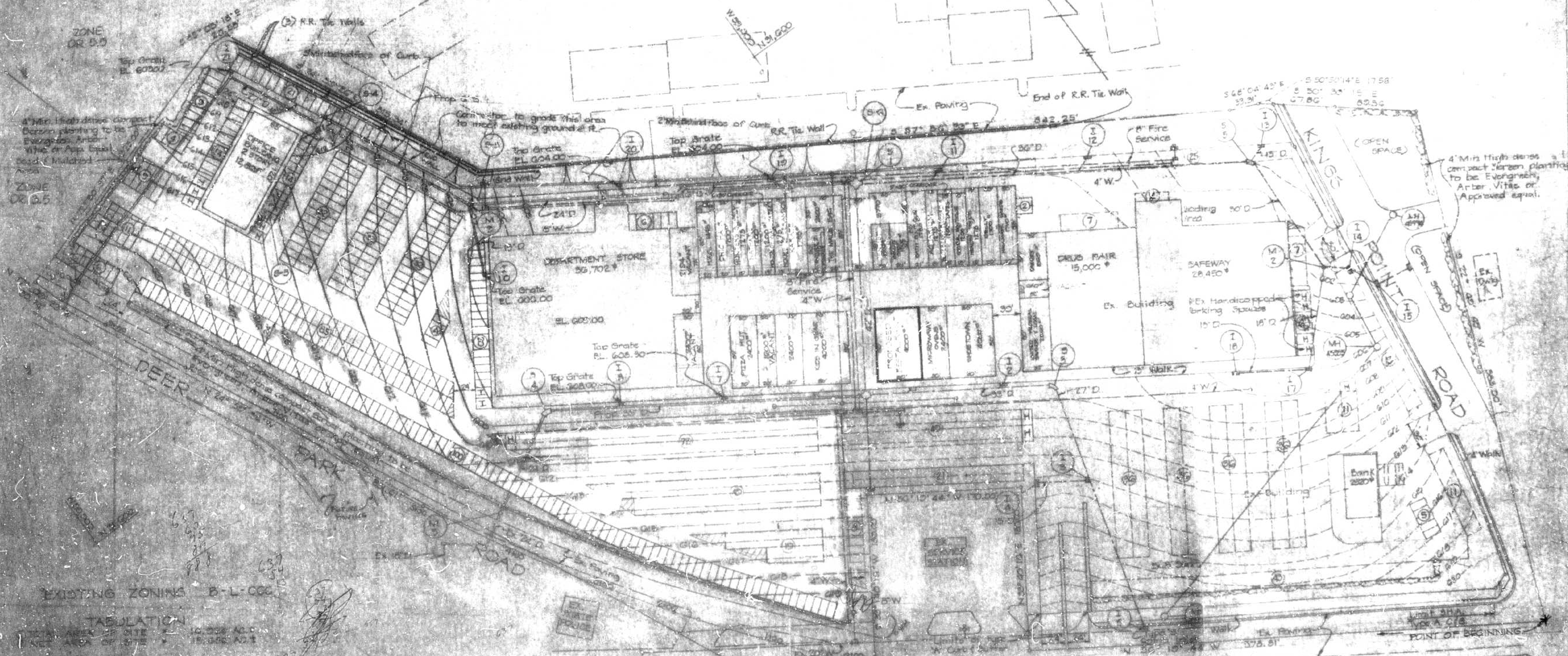
NOTE:
PAVING SURFACE TO BE
BITUMINOUS CONCRETE.

ENGINEER
O.E. THALER & ASSOC.
11 WARREN ROAD
06-12-57 11:03

PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE
DEER PARK PLAZA
2ND ELECTION DISTRICT BALTO. CO. MD.
SCALE 1"=50' AUGUST 18, 1977

T BALTO CO. MD.
 AUGUST 15, 1977
 Rev. Aug. 30, 1977
 REV. MAY 2, 1978
 REV. Nov. 7, 1978
 REV. JUNE 20, 1979

REV. OCT. 16, 1979
 APRIL 15, 1982
 JULY 21, 1982



EXISTING ZONING B-L-OCC

TABULATION

① 12. 11. 1974 10. 30. 1974 10. 30. 1974 10. 30. 1974

PARKING TABULATION

1. ALL PARKING SPACES ARE A MINIMUM OF 8'x26'
 2. TOTAL RETAIL FLOOR AREA = 127,584 SQ FT @ 200 SQ FT PER SPACE
 3. TOTAL OFFICE SPACE = 657 SPACES
 4. TOTAL OFFICE FLOOR AREA = 16,400 SQ FT @ 200 SQ FT PER SPACE
 5. TOTAL FLOOR AREA = 144,000 SQ FT @ 200 SQ FT PER SPACE
 6. TOTAL TOTAL FLOOR AREA = 144,000 SQ FT @ 200 SQ FT PER SPACE
 7. TOTAL PARKING SPACE = 25 SPACES
 8. STORAGE / SERVICE AREA = 780 SQ FT @ 200 SQ FT PER SPACE
 9. TOTAL PARKING SPACE = 25 SPACES
 10. TOTAL AREA = 17,000 SQ FT @ 200 SQ FT PER SPACE
 11. TOTAL PARKING SPACE = 25 SPACES
 12. TOTAL PARKING SPACE = 25 SPACES
 13. TOTAL PARKING SPACE = 25 SPACES
 14. TOTAL PARKING SPACE = 25 SPACES
 15. TOTAL PARKING SPACE = 25 SPACES
 16. TOTAL PARKING SPACE = 25 SPACES
 17. TOTAL PARKING SPACE = 25 SPACES
 18. TOTAL PARKING SPACE = 25 SPACES
 19. TOTAL PARKING SPACE = 25 SPACES
 20. TOTAL PARKING SPACE = 25 SPACES

NOTE:
PAVING SURFACE TO BE
BITUMINOUS CONCRETE

ENGINEER
D. S. THALER / ASSOC
8005 CLARK LANE
BAYVIEW, MD 21215

ZONED
 RESIDENTIAL
 PLAT NO 2
 "HES-1000"
 4/32

PETITIONER'S
EXHIBIT

PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE

DEER PARK PLAZA

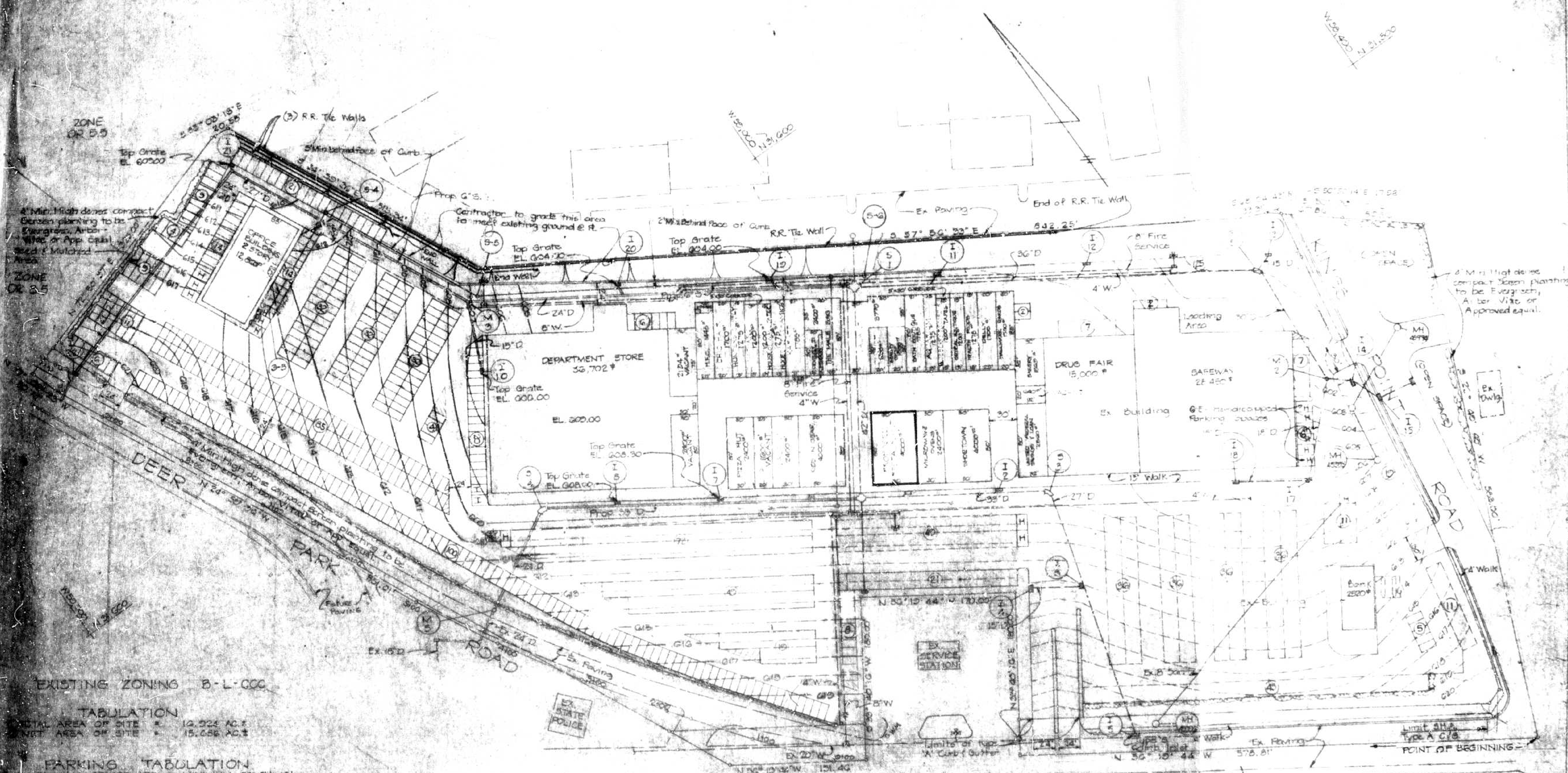
2ND ELECTION DISTRICT BALTO. CO. MD
SCALE 1"=50' AUGUST 15, 1877

AUGUST 15, 1877
Rev. Aug. 29, 1917
REV. MAY 2, 1973
REV. Nov 7, 1978
REV. JUNE 20, 1979

ZONE
OR B-5

4' Min. High dense compact
Screen planning to be
Evergreen Arbor-
Vireo or Apple Quail
Seed & Mulched
Area

ZONE
OR B-5



EXISTING ZONING B-L-CCC

TABULATION
TOTAL AREA OF SITE = 12.924 AC.
NET AREA OF SITE = 15.656 AC.

PARKING TABULATION
ALL PARKING SPACES ARE A MINIMUM OF 8'x18'.
TOTAL RETAIL FLOOR AREA = 127,224 SQ. FT. @ 200 SQ. FT.
EX. PARKING SPACES = 637 SPACES
TOTAL OFFICE FLOOR AREA = 16,100 SQ. FT. @ 300 SQ. FT. = 54 SPACES
EX. FLOOR AREA = 6400 SQ. FT. @ 500 = 13 SPACES, TOTAL OFFICE SPACES = 67
TOTAL RESTAURANT FLOOR AREA = 4740 SQ. FT. @ 50 SQ. FT.
PER PARKING SPACE = 23 SPACES
STORAGE / CORRIDOR AREA = 780 SQ. FT. @ 200 SQ. FT.
PER PARKING SPACE = 4 SPACES
MALL AREA = 17,000 SQ. FT. @ 200 SQ. FT. PER
PARKING SPACE = 85 SPACES
TOTAL PARKING SPACES / REQ'D. = 888
TOTAL PARKING SPACES PROVIDED = 890
HANDICAPPED SPACES / REQ'D. = 22 x 588 = 13
HANDICAPPED SPACES PROVIDED = 13 WHICH IS
INCORPORATED IN TOTAL SPACES FOR SITE

NOTE:
PAVING SURFACE TO BE
BITUMINOUS CONCRETE.

ENGINEERS
D. S. THALER & ASSOC.
5800 CLARK LANE
BALTO. MD. 21215

LIBERTY ROAD (MD. RTE. 26)

STAFFORDSHIRE ROAD (ABANDONED)

PLAT NO. 2
"HETTER" 10/36

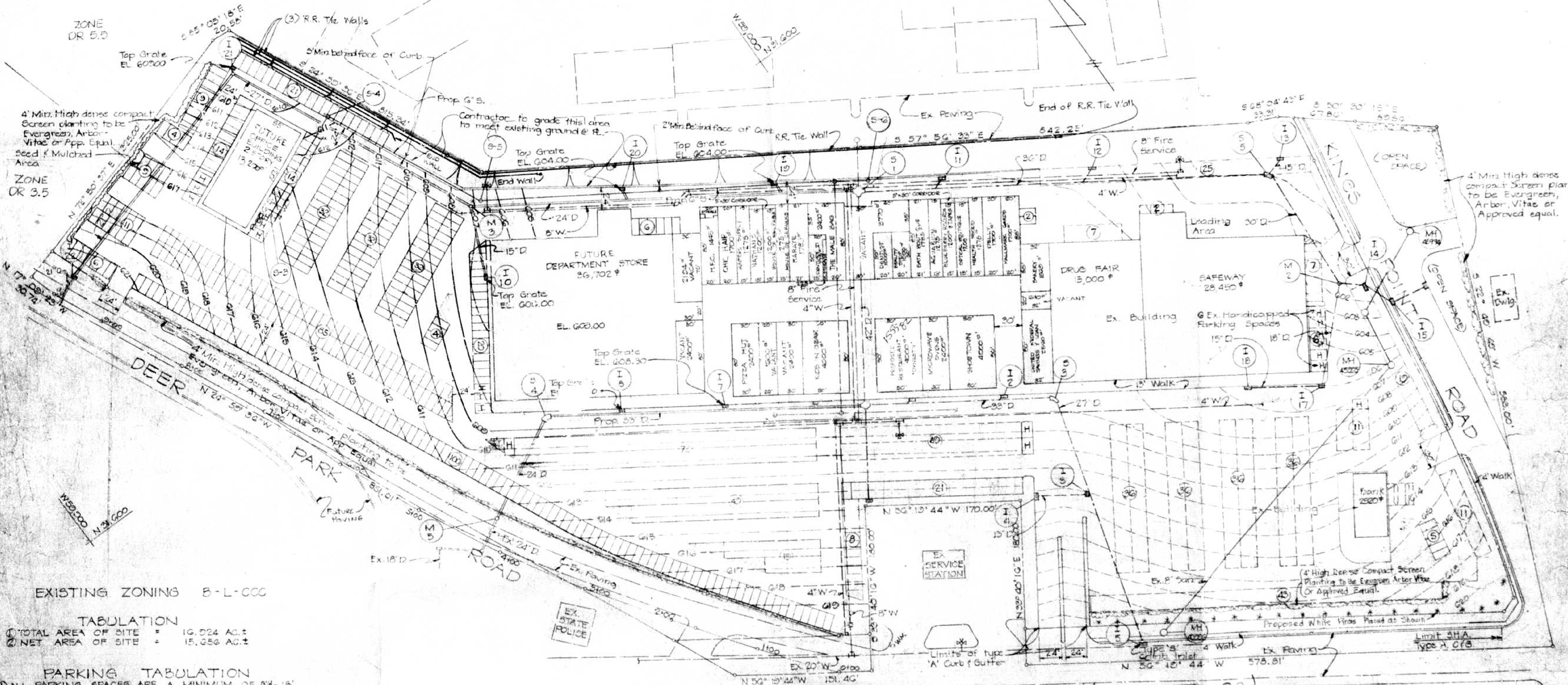
ZONED B-L-CCC
GETTY SERVICE STATION
5275 / 461

PLAT TO ACCOMPANY
PETITION FOR ZONING VARIANCE

DEER PARK PLAZA
2ND ELECTION DISTRICT BALTO. CO. MD.
SCALE: 1"=50'

AUGUST 15, 1977
Rev. Aug. 30, 1977
REV. MAY 2, 1978
REV. Nov. 7, 1978
REV. JUNE 20, 1979

REV. OCT. 16, 1979
APRIL 13, 1982



EXISTING ZONING B-L-CCC

TABULATION

- 1 TOTAL AREA OF SITE = 16,524 AC.±
- 2 NET AREA OF SITE = 15,056 AC.±

PARKING TABULATION

- 1 ALL PARKING SPACES ARE A MINIMUM OF 8' x 15'
- 2 TOTAL RETAIL FLOOR AREA = 127,075 SQ. FT. @ 200 SQ. FT. PER PARKING SPACE = 635 SPACES
- 3 TOTAL OFFICE FLOOR AREA = 14,900 SQ. FT. @ 300 SQ. FT. = 50 SPACES
- 4 TOTAL RESTAURANT FLOOR AREA = 6,400 SQ. FT. @ 50 SQ. FT. = 128 SPACES
- 5 STORAGE / CORRIDOR AREA = 780 SQ. FT. @ 200 SQ. FT. PER PARKING SPACE = 4 SPACES
- 6 MALL AREA = 17,000 SQ. FT. @ 200 SQ. FT. PER PARKING SPACE = 85 SPACES
- 7 TOTAL PARKING SPACES REQ'D. = 917
- 8 TOTAL PARKING SPACES PROVIDED = 899
- 9 HANDICAPPED SPACES REQ'D. = 2% x 917 = 18.34
- 10 HANDICAPPED SPACES PROVIDED = 19 WHICH IS INCLUDED IN TOTAL SPACES FOR SITE.

NOTE:
PAVING SURFACE TO BE
BITUMINOUS CONCRETE.

ENGINEERS
D. S. THALER & ASSOC.
3800 CLARKS LANE
BALTO. MD. 21215

LIBERTY ROAD (MD. RTE. 26)

STAFFORDSHIRE ROAD (ABANDONED)

ZONED DR 3.5

ZONED BL-CCC

GETTY SERVICE STATION 5275/461

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 12/29/82
BY: *[Signature]*
DATE: 12/29/82

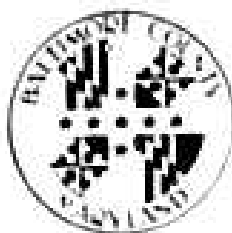
REVISED SITE PLAN

DEER PARK PLAZA
2ND ELECTION DISTRICT BALTO. CO. MD.
SCALE: 1" = 50'

AUGUST 15, 1977
Rev. Aug. 30, 1977
REV. MAY 2, 1978
REV. Nov. 7, 1978
REV. JUNE 20, 1979

REV. OCT. 16, 1979
REV. DEC. 16, 1982

C-1555-82



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 27, 1995

Judith M. Floam
Colbert Matz Rosenfelt, Inc.
3723 Old Court Road
Suite 206
Baltimore, MD 21208

RE Zoning Verification
Kings Point Square Shop. Cntr.
2nd Election District

Dear Ms. Floam

Your letter to Arnold Jablon, Director of Permits and Development Management, dated December 21, 1995, has been referred to me for reply. As stated in your letter in June of this year, you requested and received approval of the proposed changes shown on the CRG refinement plan as being within the spirit and intent of zoning case #83-6-A. On December 6, 1995, your office resubmitted the plan to the Development Review Committee (DRC) to confirm that the previous approval included a 950-square foot addition to the rear of the shopping center for a new supermarket tenant. Although this addition was shown on the earlier DRC plan, it was not clear that it was part of the request. The DRC approved this plan on December 18, 1995. In reviewing all of the aforementioned and the submitted site plan, it has been determined that your latest request meets the spirit and intent of zoning case #83-6-A.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at (410) 887-3391.

Very truly yours,

John J. Sullivan, Jr.

John J. Sullivan, Jr.
Planner II
Zoning Review

JJS:sci

Enclosure

MESSAGE CONFIRMATION
TRANSMISSION

410-271-35 MED 15:59

TERM ID: 2401

TEL NO: 410-387-5719

NO.	DATE	ST. TIME	TOTAL TIME	ABBR. SER.	ID	DEPT. CODE	HPGS
226	12-27	15:59	00:00:50		14106537953		OK-1/NO-0

Post-It brand fax transmittal memo 7671 # of pages: 1

To	From
Judith M. Floam	John J. Sullivan
Colbert Matz Rosenfelt, Inc.	
Dept	Phone
	887-3391
Fax	Fax
553-7953	887-5708

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

No. 013429

DATE 12/27/95 ACCOUNT 001-6150

AMOUNT \$ 40.00 (JJS)

RECEIVED FROM Colbert Matz Rosenfelt, Inc.

#710 - VERIFICATION
Kings Point Square

FOR

03491W0071HCHRC \$40.00
8A C002119PH12-27-95

VALIDATION OR SIGNATURE OF CASHIER
CASH - CUSTOMER PER - AGENCY YELLOW - CUSTOMER

Colbert Matz Rosenfelt, Inc.

Civil Engineers • Surveyors • Planners



December 21, 1995

Mr. Arnold Jablon, Director
Baltimore County Zoning Office
111 W. Chesapeake Avenue
Towson, Md. 21204

Re: Kings Point Square
Job No. 95084

Dear Mr. Jablon,

In June, 1995, we requested approval of proposed changes to the Kings Point Square Shopping Center as shown on the CRG Plan Refinement as being within the spirit and intent of Variance Case No. 83-6-A, which reduced the required parking by 10 spaces.

The DRC approved the Plan Refinement in June, 1995 and the Zoning Office approved it on July 3, 1995 (see attached letter from John Sullivan).

On December 6, 1995, we resubmitted the plan to the DRC to confirm that the previous approval included a 950 square foot addition to the rear of the shopping center for a new supermarket tenant. Although this addition had been on the earlier DRC plan, it was not clear that it was part of the request. The DRC approved the resubmitted plan on 12/18/95.

We hereby request confirmation that the previous Spirit and Intent approval includes the addition to the supermarket space.

Yours truly,

Judith M. Floam
Judith M. Floam

cc: Bruce Levine

3723 Old Court Road, Suite 206 Baltimore, Maryland 21208
Telephone: (410) 653-3838 / Facsimile: (410) 653-7953



KING'S POINT SQUARE

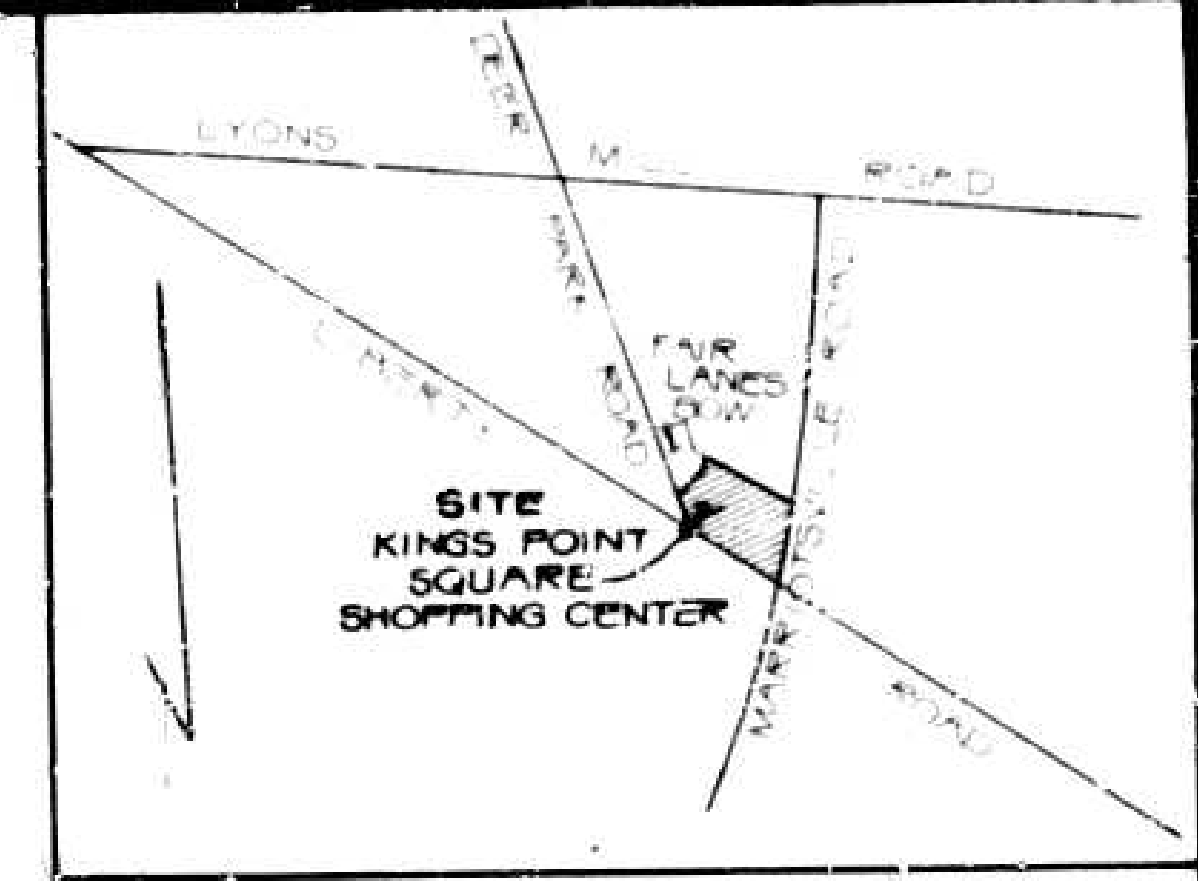
SPACE NO.	SQ. FT.	SPACE NO.	SQ. FT.
1	2,520	18	3,400
2	35,186	19	1,275
3	10,141	20	1,200
4	2,560	21	5,110
5	1,200	22	2,400
6	1,200	23	3,770
7	1,600	24	1,000
8	1,200	25	1,000
9	4,000	26	1,785
10	6,400	27	1,275
11	900	28	2,400
12	2,400	29	1,275
13	2,400	30	1,700
14	12,000	31	1,700
15	700	32	2,240
16	600	33	1,200
17	2,250		

Total Leasable Area, Existing Buildings - 107,887 Sq. Ft.
Proposed Expansion - 10,000 Sq. Ft.
Total Proposed Leasable Area - 117,887 Sq. Ft.

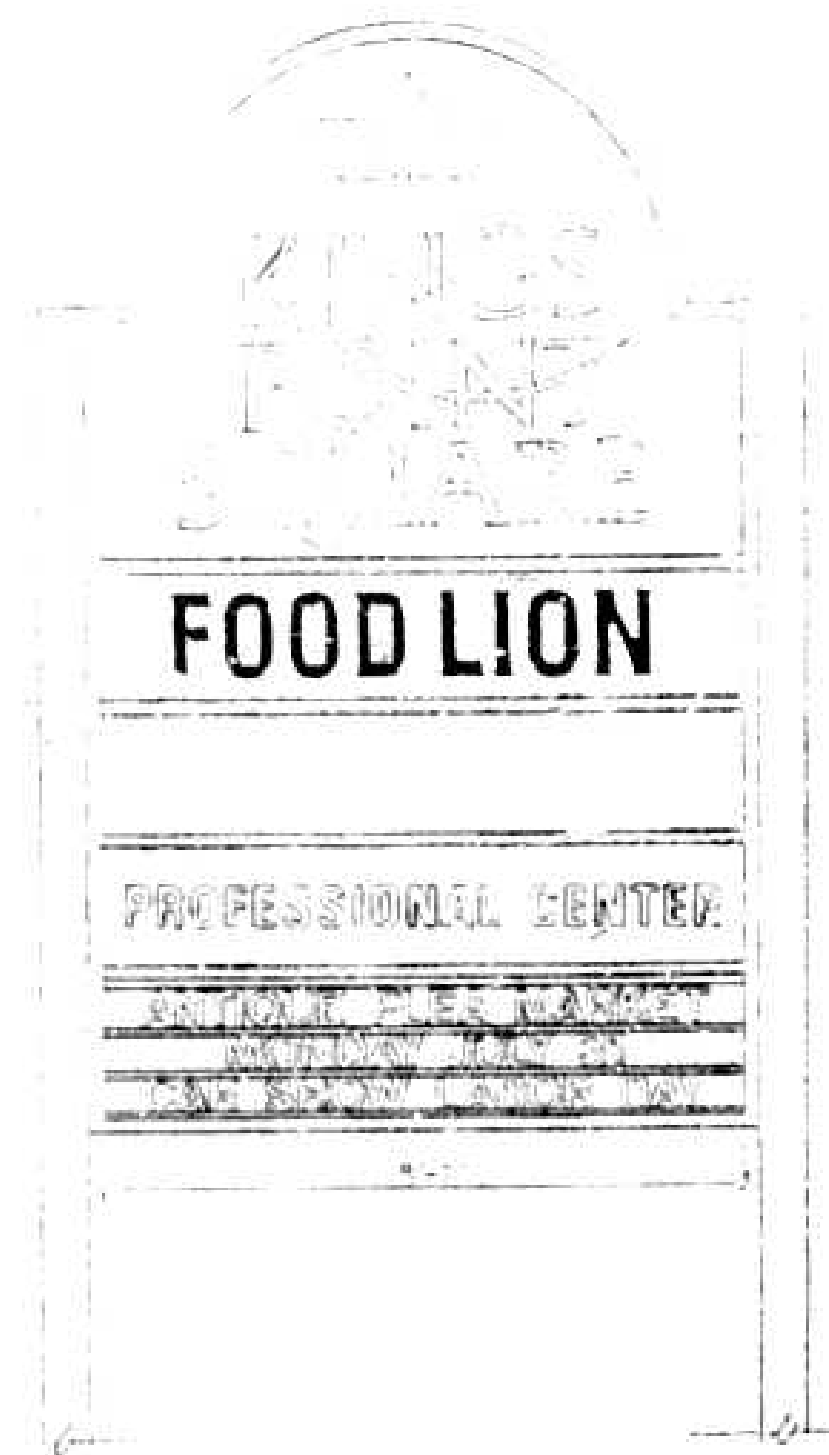
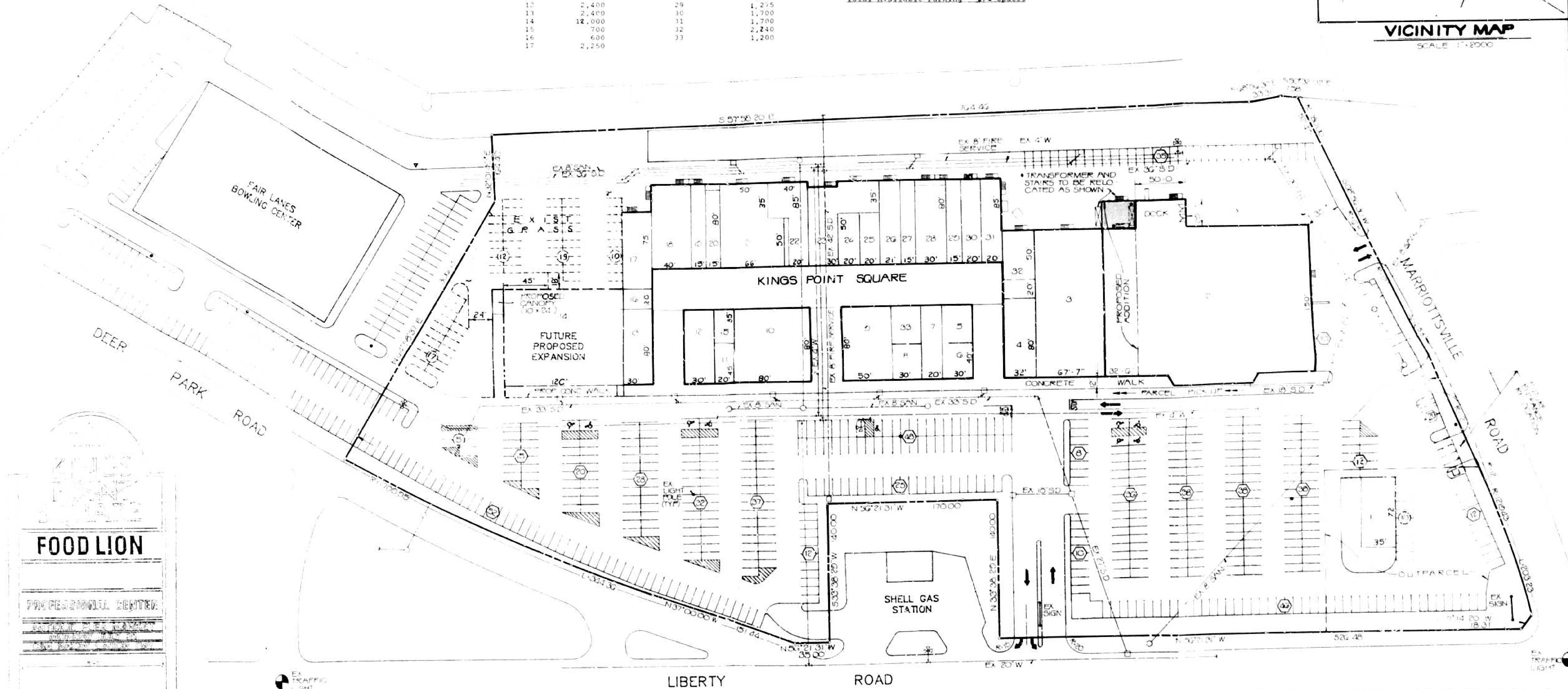
Required Parking @ 5 spaces/1,000 Sq. Ft. - 600 Spaces

Existing Parking - 572 Spaces
Available Parking per Previous Variance Hearing - 18 Spaces
Proposed Additional Parking - 73 Spaces

Total Available Parking - 673 Spaces



VICINITY MAP
SCALE 1"=2000'



Sign Elevation

Colbert Matz Rosenfelt, Inc.

Engineers • Surveyors • Planners

3723 Old Court Road, Suite 100

Baltimore, Maryland 21208

Telephone 410-653-1818

Facsimile 410-653-1953

M.E.K.



STORE # 1803
SITE PLAN
KINGS POINT SQUARE
SHOPPING CENTER

PREP. ELECT. DIST.
SCALE: 1"=50'

BALTO COUNTY, MD
MAY 12 1995

REV 6/13/95
6/26/95

PRINTED

DEC 22 1995

COLBERT MATZ ROSENFELT, INC.