

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 102.5... To allow the enclosure of the existing porch greater than three (3) feet in height within twenty five (25) feet of the triangular area bounded by the street property lines.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

- 1) A practical difficulty in the construction of the proposed enclosure exists in that the Northwest corner of the porch can not be properly squared to the existing building without the petitioned for variance.
2) As the porch presently exists, the porch does not bring in any revenue, thereby creating a financial hardship on the remainder of the building and owner for the maintenance of the porch.
3) The porch has no practical value as a porch for the tenants of the office; whereas a library would be a practical use of the space. 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 penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Legal Owner(s): JAMES F. RIDGELY (Type or Print Name) Signature: 309 W. Pennsylvania Ave. (Type or Print Name) City and State: Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 6th day of July 1982, 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 106, County Office Building in Towson, Baltimore County, on the 21st day of September 1982, at 10:15 o'clock A.M.

Signature of Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER SE corner of Pennsylvania and Central Avenues, 9th District : OF BALTIMORE COUNTY JAMES F. RIDGELY, Petitioner : Case No. 83-81-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 therefor, and of the passage of any preliminary or final Order in connection therewith.

Signatures of Peter Max Zimmerman and John W. Hession, III

I HEREBY CERTIFY that on this 27th day of August, 1982, a copy of the foregoing Order was mailed to Mr. James F. Ridgely, 309 W. Pennsylvania Avenue, Towson, Maryland 21204, Petitioner.

John W. Hession, III

RE: PETITION FOR VARIANCE : BEFORE THE SE/corner of Pennsylvania and Central Avenues - 9th Election District : ZONING COMMISSIONER James F. Ridgely - Petitioner : OF NO. 83-81-A (Item No. 11) : BALTIMORE COUNTY

The petitioner herein seeks a variance to allow enclosure of an existing porch greater than three feet in height and which is within 25 feet of the triangular area bounded by the street property lines for the improvement known as 309 West Pennsylvania Avenue.

Pursuant to the provisions of the R-O (Residential-Office) Zone and in keeping with Section 203.5 of the Baltimore County Zoning Regulations, the petitioner secured approval of his development plan for a Class A office building on December 4, 1981. Protestants, however, argued that, in this instance, Section 102.5 is the controlling regulation and reads, in part, as follows:

"On a corner lot in any residential zone no planting, fence, wall, building or other obstruction to vision more than 3 feet in height..." (emphasis added)

In relation to the above, Section 101 defines "Residential zone" as follows:

"A zone classified as R.C., D.R., or R.A.E. 'Zoned for residential purposes.' Within a residential zone."

Since the R-O Zone, though labeled Residential-Office, is not one of the zones specified as a "residential zone", Section 102.5 does not apply.

Section 101 defines "Office building, Class A" as follows:

"A principal building that was originally constructed as a 1-family or 2-family detached dwelling and that is converted to office use without any external enlargement for the purpose of creating the office space or otherwise accommodating the office use. For the purposes of this definition, enclosure of a porch of a house does not constitute external enlargement." (emphasis added)

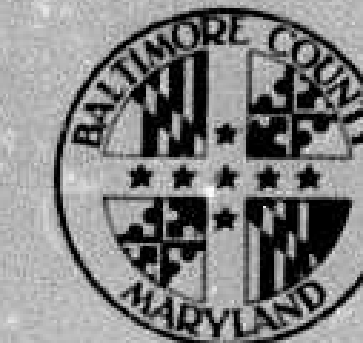
In view of the above, a variance is not required for the enclosure of the existing porch.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County,

this 6th day of May, 1983, that the Petition for Variance to allow enclosure of an existing porch greater than three feet in height and which is within 25 feet of the triangular area bounded by the street property lines is hereby DISMISSED.

Signature of Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

ORDER RECEIVED FOR FILING

DATE 22 Aug 6, 1983 BY [Signature]

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Commissioner William E. Hammond FROM: Office of Planning and Zoning Norman E. Gerber, Director SUBJECT: Zoning Petition No. 83-81-A James F. Ridgely

This office sees no particular basis for supporting the subject request.

NEG:JGH:slc

cc: Arlene January Shirley Hess

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

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 July 1982.

Signature of William E. Hammond, Zoning Commissioner

Petitioner James F. Ridgely

Petitioner's Attorney

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 15, 1982

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

Signature of Nicholas B. Commodari, Chairman

- MEMBER: 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

Mr. James F. Ridgely 309 W. Pennsylvania Avenue Towson, Maryland 21204

RE: Item No. 11 - Case No. 83-81-A Petitioner - James F. Ridgely Variance Petition

Dear Mr. Ridgely:

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.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Signature of Nicholas B. Commodari, Chairman, Zoning Plans Advisory Committee

ENC:bec Enclosures



BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

N-W Key Sheet 38 NE 2 P. a. Sheet NE 10A Topo 70 Tax Map

HARRY J. PISTEL P.E. DIRECTOR

August 11, 1982

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

Re: Item #11 (1982-1983) Property Owner: James F. Ridgely N/W cor. Pennsylvania Ave. and Central Ave. Acres: 50 x 120 District: 9th

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.

Highways:

Pennsylvania and Central Avenues, existing County streets, are proposed to be further improved in the future as 42 and 40-foot closed section roadways on 72 and 60-foot rights-of-way, respectively; with fillet areas for sight distance at their intersection.

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.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially 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 4 and 6-inch water mains in Pennsylvania and Central Avenues, respectively; and, there is 8-inch public sanitary sewerage in these streets.

Very truly yours,

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

RAM:EM:PMR:ss

STEPHEN E. COLLINS
DIRECTOR

August 25, 1982

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

RE: ZAC Meeting of July 6, 1982

Dear Mr. Hammond:

The Department of Traffic Engineering has no comment

for items number 1, 2, 3, 5, 6, 7, 9, 10, 11 and 12.

Very truly yours,

Michael S. Flanigan

Michael S. Flanigan
Engineering Associate II

MSP/rlj

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: July 27, 1982

FROM: Ian J. Forrest

SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item #237 - Raymond J. & Esther M. Krul
- Item #249 - Joao & Marie Henriques
- Item #252 - Konstantinos Diakoulas, et al
- Item #257 - C & H Mechanical Corp.
- Item #258 - Pulaski Realty Assoc.
- Item #260 - Philip Macht, et al
- Item #261 - Jack T. Pechter
- Item #262 - Gus J. Teottles, et al
- Item #263 - Sarandos A. Macris
- Item #1 - John W. & Margaret E. Harrison, Jr.
- Item #5 - Merritt Blvd. Limited Partnership
- Item #6 - Francis R. & Lillian S. Helldorfer
- Item #7 - Michael J. & Ann L. Richardson
- Item #8 - Campday Partnership
- Item #9 - St. Mary's Seminary & University
- Item #10 - James F. & Janet E. Barnes
- Item #11 - James F. Ridgely
- Item #13 - Charles R. & Mary M. Harig
- Item #15 - George S. & Josie M. McKeerrell

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

IJF/eth



PAUL H. RENCKE
CHIEF

September 1, 1982

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

Attention: Nick Comodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: James F. Ridgely

Location: NW/Cor. Pennsylvania Avenue and Central Avenue

Item No.: 11 Zoning Agenda: Meeting of July 6, 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 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 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.

REVIEWER: *Paul H. Rencke* Noted and Approved: *George M. McKeerrell*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mb/cm

TED ZALESKI, JR.
DIRECTOR

August 9, 1982

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

Dear Mr. Hammond:

Comments on Item # 11 Zoning Advisory Committee Meeting July 6, 1982 are as follows:

Property Owner: James F. Ridgely
Location: NW/Corner Pennsylvania Avenue and Central Avenue
Existing Zoning: R-0
Proposed Zoning: R-0

Address: 50 X 120
District: 9th

The items checked below are applicable:

- X 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.
- 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/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.
- E. In wood frame construction an exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 1'-0" of lot lines. A firewall is required if construction is on the lot line, see Table 101, Line 2, Section 1107 and Table 1102.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- D. 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 in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- X I. Comments See Section 312.0 for compliance to mixed uses fire fire separations. Any uses existing under previous Code prior to March 26, 1982 would not be affected.

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 may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., Towson.

Very truly yours,
Charles E. Burman
Charles E. Burman, Chief
Plans Review

CEB/rj

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: July 8, 1982

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

Z.A.C. Meeting of: July 6, 1982

RE: Item No: 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12
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

PETITION FOR VARIANCE

9th Election District

ZONING: Petition for Variance
LOCATION: Southeast corner of Pennsylvania and Central Avenues
DATE & TIME: Tuesday, September 21, 1982 at 10:15 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 meeting:

Petition for Variance to allow the enclosure of the existing porch greater than 3 ft. in height within 25 ft. of the triangular area bounded by the str. at property lines

The Zoning Regulation to be excepted as follows:
Section 102.5 - minimum height of visual obstruction within 25 ft. of triangular area bounded by street property lines

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

Being the property of James F. Ridgely, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, September 21, 1982 at 10:15 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

PROPERTY DESCRIPTION

309 W. Pennsylvania Ave.
Towson, Maryland 21204

LOCATED on the Southeast corner of Pennsylvania and Central Avenue and running the following courses and distances: Easterly fifty (50) feet, Southerly one hundred twenty (120) feet, Westerly fifty (50) feet and Northerly one hundred twenty (120) feet to the point of origin. Also known as: 309 W. Pennsylvania Avenue, Towson, Maryland 21204.

WILLIAM E. HAMMOND
ZONING COMMISSIONER

September 16, 1982

Mr. James F. Ridgely
309 W. Pennsylvania Avenue
Towson, Maryland 21204

Re: Petition for Variance
SE/Corner Pennsylvania & Central Avenues
Case #83-01-A Item #11

Dear Mr. Ridgely:

This is to advise you that \$55.67 is due for advertising and posting of the above property.

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

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

No. 108976

DATE 9-20-82 ACCOUNT 01-662

AMOUNT \$55.67

RECEIVED FROM James F. Ridgely
FOR Advertising & Posting Case #83-01-A

6 072*****556770 8208A

VALIDATION OR SIGNATURE OF CASHIER

August 25, 1982

Mr. James F. Ridgely
309 W. Pennsylvania Avenue
Towson, Maryland 21204

NOTICE OF HEARING

Re: Petition for Variance
SE/corner of Pennsylvania & Central Avenues
Case #83-81-A Item #11

TIME: 10:15 A.M.

DATE: Tuesday, September 21, 1982

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

TOWSON, MARYLAND

William E. Hammond
ZONING COMMISSIONER OF
BALTIMORE COUNTY

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 4, 1983

Mr. James F. Ridgely
309 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variance
SE/corner of Pennsylvania and Central Avenues -
9th Election District
James F. Ridgely - Petitioner
NO. 83-81-A (Item No. 11)

Dear Mr. Ridgely:

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: Mrs. Mary Ginn
606 Horncrest Road
Towson, Maryland 21204

Mrs. Catherine Turner
618 West Pennsylvania Avenue
Towson, Maryland 21204

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

83-81-A

District 9th Date of Posting Sept 3, 1982
Posted for: Variance
Petitioner: James F. Ridgely
Location of property: SE/corner of Pennsylvania and Central Avenues
Location of Signs: SE/corner of Pennsylvania and Central Avenues
Remarks:
Posted by: S.J. Prater Date of return: September 19, 1982
Number of Signs: 1

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 June, 1982

Filing Fee \$ 25.00 Received: Check
 Cash
 Other

Item # 11
CS #

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner James Ridgely Submitted by Same

Petitioner's Attorney Reviewed by uan

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

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>uan</u>	Revised Plans:		Change in outline or description		Yes		No			
Previous case: <u>80-10</u>	Map # <u>3C</u>									

Item # 11

CERTIFICATE OF PUBLICATION

TOWSON, MD. September 2, 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. ~~once~~ one time ~~before~~ before the 21st day of September, 1982, the 1st publication appearing on the 2nd day of September, 1982.

THE JEFFERSONIAN
L. Frank Strickland
Manager

Cost of Advertisement, \$

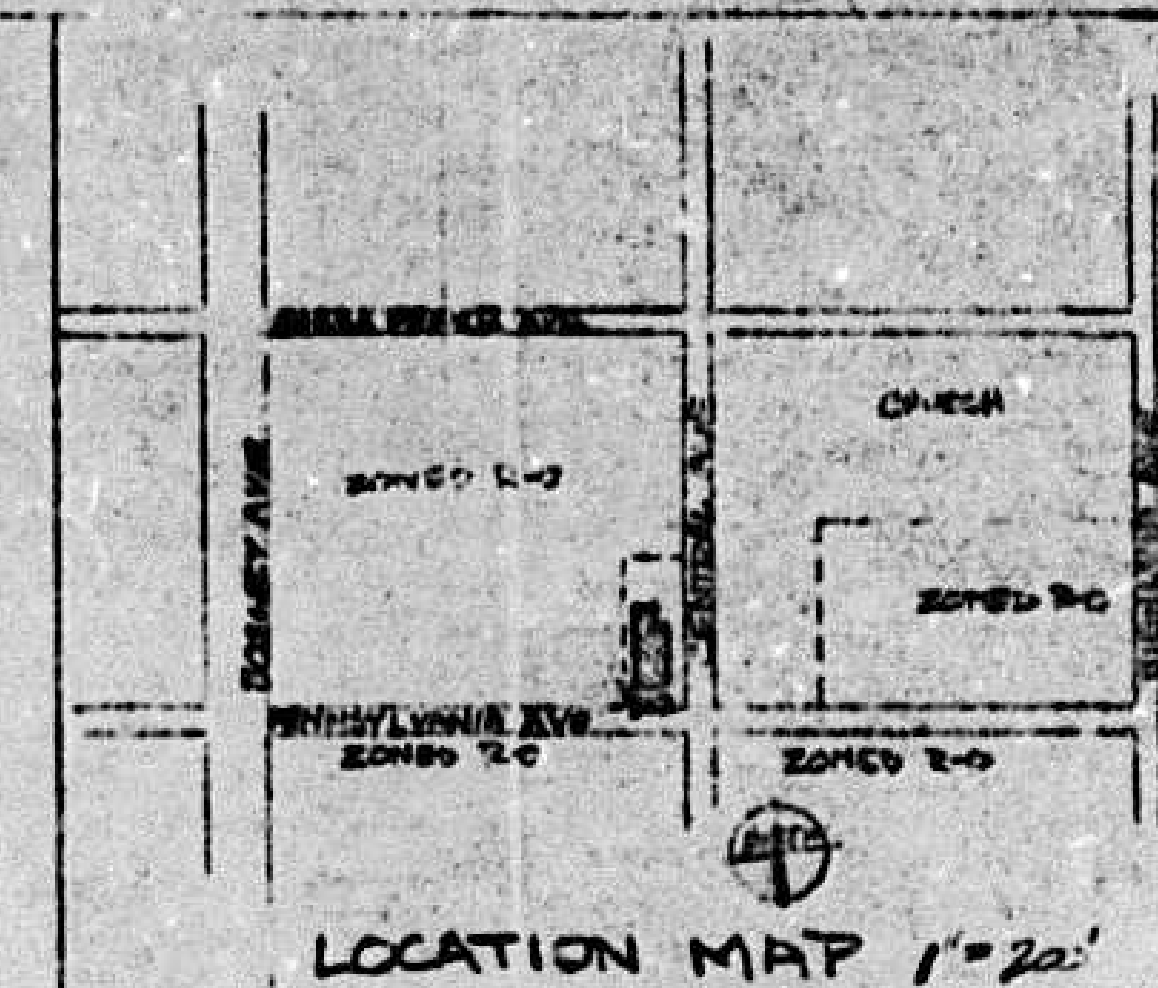
PETITION FOR VARIANCE
9th Election District
ZONING: Petition for Variance
LOCATION: Southeast corner of Pennsylvania and Central Avenues
DATE & TIME: Tuesday, September 21, 1982 at 10:15 A.M.
PUBLIC HEARING: Room 106 County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Variance to allow the extension of the existing porch greater than 3 ft. in height within 25 ft. of the triangular area bounded by the street proper & lines.
The Zoning Regulation to be excepted as follows:
Section 22.1 minimum height of visual obstruction within 25 ft. of triangular area bounded by street property lines.
All that parcel of land in the 9th District of Baltimore County Located on the Southeast corner of Pennsylvania and Central Avenues and running the following course and distance: See six fifty (50) feet, Southerly one hundred twenty (120) feet, Westerly fifty (50) feet, Northerly one hundred twenty (120) feet to the point of origin. Also known as: 309 W. Pennsylvania Avenue, Towson, Maryland 21204.
Being the property of James F. Ridgely, as shown on plat plan filed with the Zoning Department.
Hearing Date: Tuesday, September 21, 1982 at 10:15 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
Sept. 2

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 107948
DATE 6/5/82 ACCOUNT 01.662
AMOUNT 25.00
RECEIVED FROM: James Ridgely
FOR: Filing fee for Item # 11
6 113*****25901b 8288A
VALIDATION OR SIGNATURE OF CASHIER



DEVELOPMENT PLAN
R-0 ZONE
309 W PA AVE
FOR
JAMES F RIDGELY
(OWNER)

DRAFT - SIGNED & DATED
DATE - 11/30/01
SCALE - AS NOTED



ZONING INFORMATION FOR
RENOVATIONS TO 309
W. PENN AVE

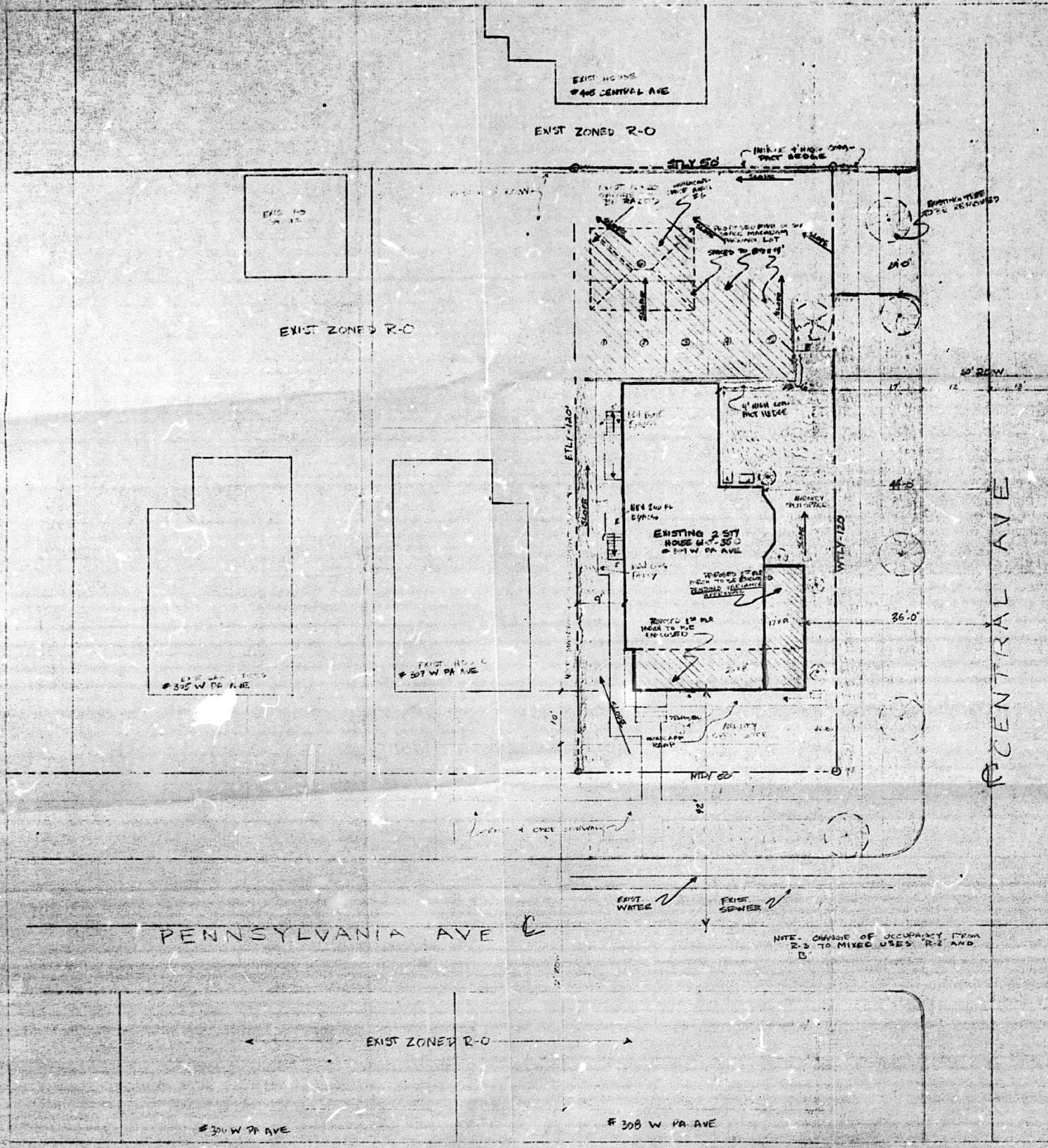
REVISED PLAN

- EXISTING UTILITIES**
- 1 ALL UTILITIES ARE AVAILABLE (SEE PROVISION WHERE REQ)
 - 2 ALL TRUNKS IMPROVED
 - 3 SIDE WALKS EXIST
 - 4 SCREEN PLANTING EXIST
- EXISTING STRUCTURE**
- 1 2 STORY FRAME CONSTRUCTION 21' X 31'
 - 2 20'0" DEPT. (SEE PLAN)
 - 3 ENCLOSED IN PER BRICK WITH 12" C&G WBS SRS
- NEW USES**
- 1 OFFICE - LAW OFFICES
 - 2 OFFICE - LAW OFFICES
 - 3 OFFICE - LAW OFFICES
 - 4 OFFICE - LAW OFFICES
- 3-LOT .11 1/2 ACRE**
- MATERIALS**
- 1 ALL FRAMING TO USE 2X4 OR 2X6 STANDARD GRADE OR BETTER
 - 2 ALL NEW INTERIOR WALLS TO USE 1/2" GYPSUM BOARD INSULATED AND FIRE-RATED ACCORDING TO CODE
 - 3 CEDAR SHINGLE ON PROPOSED - ENCLOSED OF BRICK TO MATCH EXISTING SHINGLES
 - 4 EXTERIOR WINDOW TO BE REPLACED (WHERE NEEDED) AND REPAINTED - FINISH TO BE SCRUBBED & REFINISHED
- LANDSCAPING**
- 1 ALL EXISTING SHRUBS TO BE MAINTAINED AND REPLACED AS NEEDED/REMOVED
 - 2 ENTIRE PARKING LOT TO BE 5" ROUNDED W/4" HIGH INTERLOCKING
- ZONING**
- 1 EXISTING R-0 ZONE
 - 2 CLASS A OFFICE BLDG
- PARKING DATA**
- | | | |
|-------------------------|---------------------------|----------------------------|
| 1 1 ST FLOOR | 1500 sq ft OFFICE + 300 = | 5.1 |
| 2 BASEMENT | 618 sq ft OFFICE + 300 = | 1.3 |
| 3 2 ND FLOOR | RESIDENCE = | 1.0 |
| 4 TOTAL REQUIRED | = | 7.4 SPACES |
| 5 TOTAL PROVIDED | = | 10 (PROV) (6' x 9' 0" MIN) |
| | | 5 DEFICIT |
- ADDITIONAL**
- 1 APPROX NUMBER OF EMPLOYEES BASEMENT - 3 1ST FLOOR - 7 10 TOTAL
 - 2 HOURS OF OPERATION 8:00 AM - 5:30 PM
 - 3 NO MAJOR CHANGES IN GRADE
 - 4 OWNER: JAMES F RIDGELY 309 W PA AVE TOWSON MD 21284

CHURCH PARKING



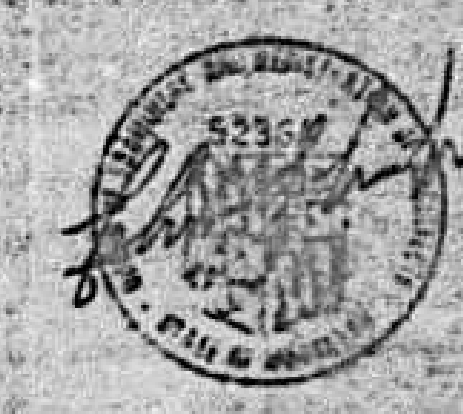
SCALE 1"=10'



NOTE - CHANGE OF OCCUPANCY FROM R-0 TO MIXED USES R-2 AND B

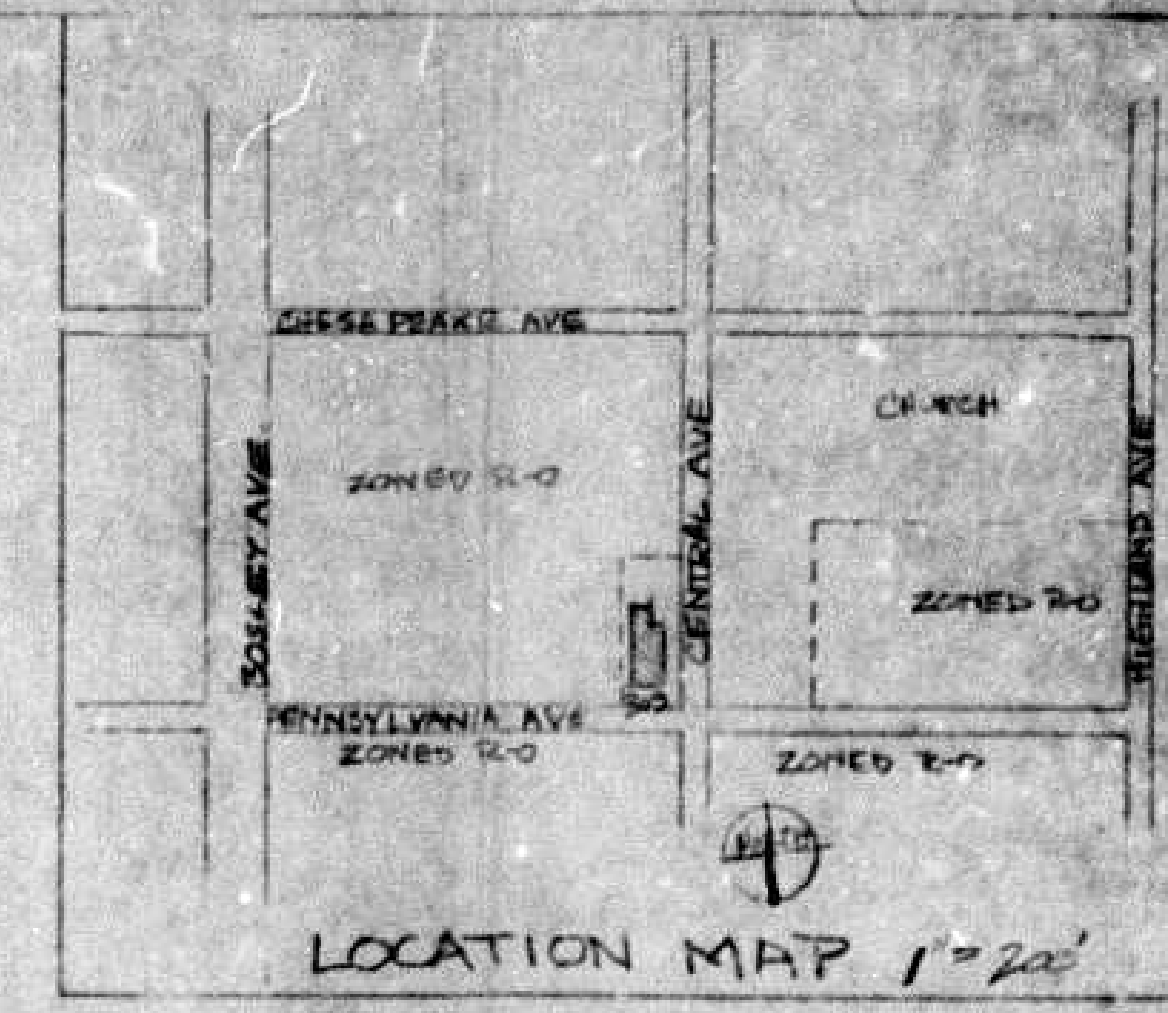
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 12/1/01

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 12/1/01



VARIANCE PLAN
R-O ZONE
309 W PA AVE
FOR
JAMES F RIDGELY
(OWNER)

DRAWN - Edward H. McFarley
DATE - 11/30/01
SCALE - AS NOTED



ZONING INFORMATION FOR
RENOVATIONS TO 309
W. PENN AVE

REVISED PLAN

From #11

JUL 13 RECD

REVISED 1/14/02

PUBLIC WORKS

1. ALL UTILITIES ARE AVAILABLE (SEE PROTECTION WHERE REQ)
2. ALL ROADS IMPROVED
3. SIDEWALKS EXIST
4. STREET PLANTING EXIST

EXISTING STRUCTURE

1. 2 STORY DRIVE CONSTRUCTION 6'6\"/>

NEW USE

1. TO REMAIN RESIDENTIAL

MATERIALS

1. ALL FRAMING TO USE 2X4 OF 2X6 SHAPES GRADE OR BETTER
2. ALL NEW INTERIOR WALLS + USE 2\"/>

LANDSCAPING

1. ALL EXISTING SHRUBS TO BE MAINTAINED AND REPLACED AS NEEDED/AZALEAS AND BURNING BUSH
2. ENTIRE PARKING LOT TO BE SURROUNDED W/4-6\"/>

ZONING

1. ZONING R-O ZONE
2. CLASS A OFFICE BLDG

PARKING DATA

1 1 ST FLOOR	1830 SF OFFICE + 300 =	5.1 SP
2 BASEMENT	649 SF OFFICE + 500 =	1.3 SP
3 2 ND FLOOR	RESIDENCE =	1 SP
4 TOTAL REQUIRED =		7.4 SPACES
5 TOTAL PROVIDED =	6 (Poss) 10 (Optional)	5 DEFINITE

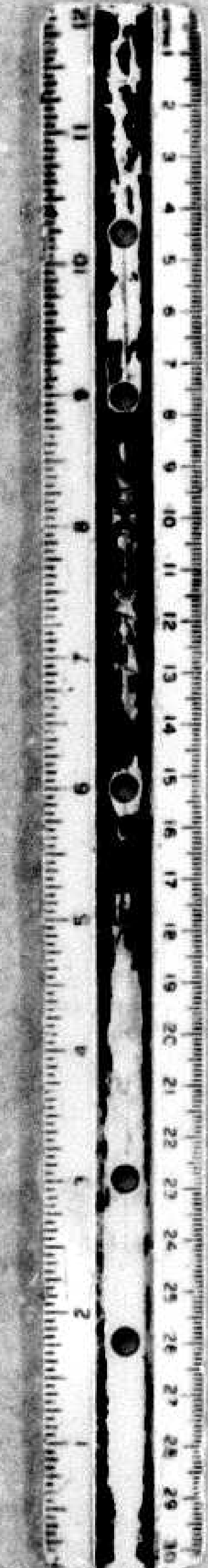
ADDITIONAL

1. APPROX NUMBER OF EMPLOYEES
BASEMENT - 32
1ST FLOOR - 7
TOTAL
2. HOURS OF OPERATION
8:00 AM - 5:30 PM
3. NO MAJOR CHANGES IN GRADE
4. OWNER: JAMES F RIDGELY
309 W PA AVE
TOWSON MD 21284

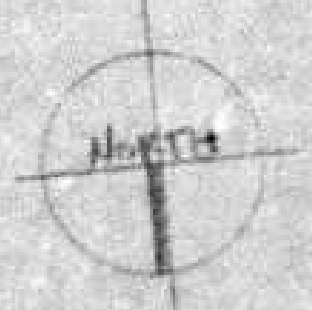
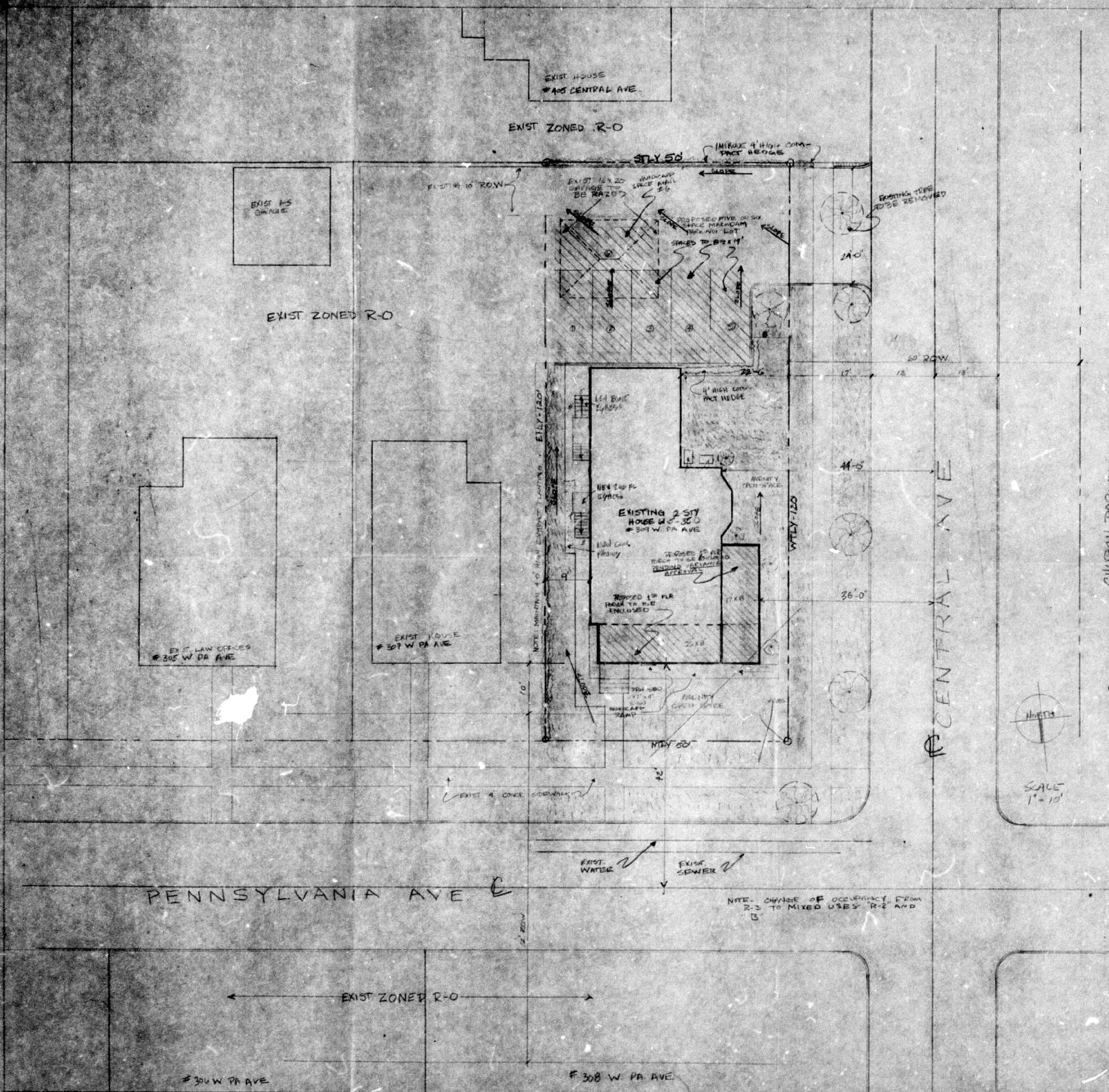
ELECTION DISTRICT # 0



PETITIONER'S
EXHIBIT



DATE 11/30/01
SCALE 1\"/>



SCALE
1\"/>