

83-213-A

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 102.2(b), (3) to permit 32 parking spaces in lieu of the required 45 spaces.

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

Addition to restaurant is for dry storage to better serve customers and store needed goods in an efficient manner. Addition does not add seating as to require additional parking.

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.

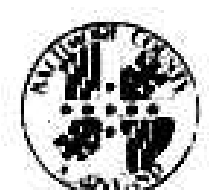
I do solemnly declare and affirm under the penalties of perjury that I am the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: N/A
 (Type or Print Name)
 Signature: N/A
 (Type or Print Name)
 City and State: N/A
 Attorney for Petitioner: N/A
 (Type or Print Name)
 Signature: N/A
 City and State: N/A
 Attorney's Telephone No.: N/A
 Address: Bethesda, MD 20814
 Phone No. 291-7010

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of January, 1983, 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 108, County Office Building in Towson, Baltimore County, on the 22nd day of March, 1983, at 9:15 o'clock A.M.

[Signature]
 Zoning Commissioner of Baltimore County.

(over)



BALTIMORE COUNTY
 DEPARTMENT OF PUBLIC WORKS
 TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
 DIRECTOR

February 1, 1983

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

Re: Item #125 (1982-1983)
 Property Owners: Joppa Joint Venture
 5/L cor. Goucher Blvd. and Prince Rd.
 Acres: 0.8428 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.

General:

Baltimore County highway and utility improvements are not directly involved.

Development of this property through striping, 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 striping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by 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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 125 (1982-1983).

Very truly yours,

[Signature]
 ROBERT A. MORTON, P.E., Chief
 Bureau of Public Services

RAM:EW:FW:SS

Encls.

N-W Key Sheet
 36 NE 6 & 7 Pos. Sheets
 NE 9 B Topo
 70 Tax Map

RE: PETITION FOR VARIANCE
 SE corner of Goucher Blvd.
 and Prince Rd., 9th District
 JOPPA JOINT VENTURE,
 Petitioner
 : BEFORE THE ZONING COMMISSIONER
 : OF BALTIMORE COUNTY
 : Case No. 83-213-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.

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 2nd day of March, 1983, a copy of the foregoing

Order was mailed to Mr. H. B. Cooper, Joppa Joint Venture, 36 S. Charles Street, Baltimore, Maryland 21201, Petitioner.

John W. Hession, III

Baltimore County, Maryland
 Department Of Public Works
 COUNTY OFFICE BUILDING
 TOWSON, MARYLAND 21204

Bureau of Engineering
 ELLSWORTH N. DIVER, P.E., CHIEF

March 18, 1975

Mr. S. Eric DiMenna
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Re: Item #150 (1975-1976)
 Property Owner: Jack Baylin & Allan L. Barman
 4/S cor. Goucher Blvd. & Prince Rd.
 District: 9th
 Proposed Zoning: Variance to allow projection of sign 13' in lieu of required 43'.
 No. of Acres: 0.843 District: 9th

Dear Mr. DiMenna:

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:

Baltimore County highway and utility improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #150 (1975-1976).

Very truly yours,

[Signature]
 ELLSWORTH N. DIVER, P.E.
 Chief, Bureau of Engineering

END:EW:FW:SS

N-W Key Sheet
 36 NE 6 & 7 Pos. Sheets
 NE 9 B Topo
 70 Tax Map



BALTIMORE COUNTY
 DEPARTMENT OF TRAFFIC ENGINEERING
 TOWSON, MARYLAND 21204
 494-3550

STEPHEN E. COLLINS
 DIRECTOR

January 25, 1983

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

ZAC - December 21, 1982
 Item Nos. 117, 118, 119, 121, 122, 124, 125.

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for Item numbers 117, 118, 119, 121, 122, 124, and 125.

[Signature]
 Michael S. Flanagan
 Traffic Engineer Associate II

NSF/cem

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 9, 1983

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

Mr. H. B. Cooper
 Joppa Joint Venture
 36 S. Charles Street
 Suite 402
 Baltimore, Maryland 21201

RE: Item No. 125 - Case No. 83-213-A
 Petitioner - Joppa Joint Venture
 Variance Petition

Dear Mr. Cooper:

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.

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]
 NICHOLAS B. CONNOCARI
 Chairman
 Zoning Plans Advisory Committee

NBC:bsc

Enclosures
 cc: Marriott Corporation
 International Headquarters
 Marriott Drive
 Washington, D. C. 20658

Dec 27, 1982
 Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
 Office of Planning and Zoning
 County Office Building
 Towson, Maryland 21204

Zoning Item # 125, Zoning Advisory Committee Meeting of Dec 21, 1982

Property Owner: Joppa Joint Venture

Location: SE cor Goucher Blvd & Prince Rd District 9

Water Supply Public Sewage Disposal Public

COMMENTS ARE AS FOLLOWS:

- (X) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 150-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreation, Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

SS 20 1082 (1)

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of March, 1983, that the Petition for Variance(s) to permit 59 parking spaces in lieu of the required 65 spaces, in accordance with the site plan revised December 9, 1982 and filed herewith, is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The proposed addition shall be used solely for storage; no additional seating or patron area shall be provided.
2. Approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

Jan. M. H. Jones
Deputy Zoning Commissioner of
Baltimore County

Zoning Item # 125
Page 2

- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- () Soil percolation tests have been conducted.
{ } The results are valid until _____
Revised plans must be submitted prior to approval of the percolation tests.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
{ } shall be valid until _____
is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- () No health hazards are anticipated.
- () Others _____

Jan J. Forrest
Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7310

PAUL H. RENCKE
CHIEF

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

January 21, 1983

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Joppa Joint Venture

Location: SE/Cor. Goucher Blvd. and Price Road

Item No.: 125

Zoning Agenda Meeting of December 21, 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.
- (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: *Paul H. Rencke* Noted and Approved: *George W. Hammond*
Planning Group Fire Prevention Bureau
Special Inspection Division

jk/mh/cv



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
894-3900

TED ZALESKI JR.
DIRECTOR

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

Re: Mr. Hammond

Comments on Item #125 Zoning Advisory Committee Meeting

are as follows:

Property Owner: Joppa Joint Venture
Location: SE/Cor. Goucher Blvd. & Prince Road
Building Number: 825-7310
Proposed Change: Variance to permit 59 parking spaces in lieu of the required 65 spaces.

Access: 0.8428
Mileage: 9th

The items checked below are applicable:

- A. All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 State of Maryland Code for the Unincorporated Areas and other applicable Codes.
- B. A building and/or other miscellaneous permits 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 Seal shall be required to file a permit application.
- E. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'0" of lot lines. A firewall is required if construction is on the lot line. See Table 401, Item 1, Section 1407 and Table 1402.
- F. Proposed variance conflicts with the Baltimore County Building Code, Section 4.
- G. A stamp of occupancy shall be applied for, along with an alteration permit application, and these 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, plans have the owner, then 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 comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- X. Comments: An increase in area of the building automatically will require that it be made to comply with the State and Local Handicapped Code requirements. Please show Handicapped parking, curb cuts, signs, ramps, etc., on plat plans. "Toilet facilities" and building "use" shall also comply if not in compliance now.

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) on 111 West Chesapeake Ave., 21204.

Very truly yours,

Charles E. Hammond
Charles E. Hammond, Chief
Plans Review

CHL:mvj
FPM 01-82

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 83-213-A
Joppa Joint Venture

Date: March 16, 1983

There are no comprehensive planning factors requiring comment on this petition.

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

NEG:JGHalc

cc: A. ne January
Shirley Hess

PROPERTY DESCRIPTION for 901 GOUCHER BOULEVARD, TOWSON, MD

Located on the South East corner of Goucher Boulevard and Prince Road and running the following courses and distances.

- (1) N 70° 45'57"E 40.86 feet,
- (2) Northeastly by a curve to the left with a radius of 340.67 feet, the distance of 280.18 feet to a point for a corner;
- (3) Thence extending S 23° 38'33"W 497.71 feet;
- (4) S 07° 22'07"W 95.98 feet to a point for corner on the east side of said Goucher Boulevard.
- (5) Thence binding thereon, northerly by a curve to the left with a radius of 1965.00 feet, the distance of 289.02 feet to a point for a corner.
- (6) Thence extending N 26° 40'43"E 79.00 feet to the first mentioned point and place of beginning.

Containing 0.8428 of an acre of land.

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert V. Dubel, Superintendent
Towson, Maryland - 21204

Date: January 4, 1983

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

Z.A.C. Meeting of: December 21, 1982

RE: Item No: 117, 118, 119, 120, 121, 122, 123, 124, 125
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,
W. A. Petrovich
Mr. Nick Petrovich, Assistant
Department of Planning

WNP/bp

PETITION FOR VARIANCE

9th Election District

ZONING: Petition for Variance
LOCATION: Southeast corner of Goucher Boulevard and Prince Road
DATE & TIME: Tuesday, March 22, 1983 at 9:15 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 permit 59 parking spaces in lieu of the required 65 spaces

The Zoning Regulation to be excepted as follows:
Section 409.2, b. (3) - parking requirements for a restaurant

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

Being the property of Joppa Joint Venture, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, March 22, 1983 at 9:15 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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 14, 1983

Joppe Joint Venture
c/o H. B. Cooper
36 S. Charles Street, Suite 402
Baltimore, Maryland 21201

Re: Petition for Variance
SE/corner Goucher Blvd. & Prince Rd.
Joppe Joint Venture - Petitioners
Case No. 83-213-A

Dear Sir:

This is to advise you that \$55.20 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
Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 115060

DATE 3/21/83 ACCOUNT R-01-615-000

AMOUNT \$55.20

RECEIVED FROM Joppe Joint Venture
FOR Advertising & Posting Case #83-213-A

8 0471*****552010 2210A

VALIDATION OR SIGNATURE OF CASHIER

WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 24, 1983

Mr. Bill Dietrich
Marriott Corporation
Marriott Drive
Washington, D.C. 20058

RE: Petition for Variance
SE/corner of Goucher Boulevard and Prince
Road - 9th Election District
Joppe Joint Venture - Petitioner
NO. 83-213-A (Item No. 125)

Dear Mr. Dietrich:

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

Very truly yours,

JEAN M.H. JUNG
Deputy Zoning Commissioner

JMH3/srl

Attachments

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

A & C DEPT.
RECEIVED
DEC 15 1982
LAW OFFICES
IRWIN M. SUSSMAN, P.A.
1001 FIDELITY BUILDING
705 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201
(301) 685-2800

December 13, 1982

Mr. Hal Johnson
Marriott Corporation
Department 934.30
A and C Department
1 #1 Marriott Drive
Washington, D.C. 20058

Re: Joppe Joint Venture

Dear Mr. Johnson:

Mr. Harry B. Cooper advised me that you have recently made application on behalf of Marriott to add a small storage shed to the back of the property at Joppe Road and that the County was questioning Mr. Cooper's authority. Please be advised that as an executor of the estate of Allan L. Berman, we ratify Mr. Cooper's signature together with Mr. Baylin which, in effect, provides two signatures necessary to bind that partnership.

If required, I will countersign any document on behalf of the estate that the County may deem necessary to allow you permission for the construction intended.

Very truly yours,

Irwin M. Sussman

IMS:lw
CC: Mr. Harry B. Cooper

February 23, 1983

Joppe Joint Venture
c/o H. B. Cooper
36 S. Charles Street
Suite 402
Baltimore, Maryland 21201

NOTICE OF HEARING

Re: Petition for Variance
SE/corner of Goucher Blvd. and Prince Road
Joppe Joint Venture - Petitioner
Case No. 83-213-A

TIME: 9:15 A.M.

DATE: Tuesday, March 22, 1983

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 111942

DATE 12/10/82 ACCOUNT 01-615-000

AMOUNT 100.00

RECEIVED FROM Harry B. Cooper
FOR 100.00 for Item #125

8 075*****1000010 2130A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 1, 1983

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time, before the 22nd day of March, 1983, the 1st publication appearing on the 1st day of March, 1983.

THE JEFFERSONIAN

Cost of Advertisement \$

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9 Date of Posting 3/16/83
Posted for Joppe Joint Venture
Petitioner Joppe Joint Venture
Location of property SE/corner of Goucher Blvd. and Prince Rd.
Location of Signage SE/corner of Goucher Blvd. and Prince Rd.
Remarks
Posted by [Signature] Date of return 3/16/83
Number of Signs 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 3/2 1983

THIS IS TO CERTIFY that the annexed advertisement was published in THE TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for 1 successive weeks, the first publication appearing on the 1st day of March 1983.

THE TOWSON TIMES

Cost of Advertisement, \$27.45

Mr. H. B. Cooper
Joppe Joint Venture
36 S. Charles Street
Suite 402
Baltimore, MD. 21201

Marriott Corporation
International Headquarters
Marriott Drive
Washington, D. C. 20058

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 25th day of January, 1983

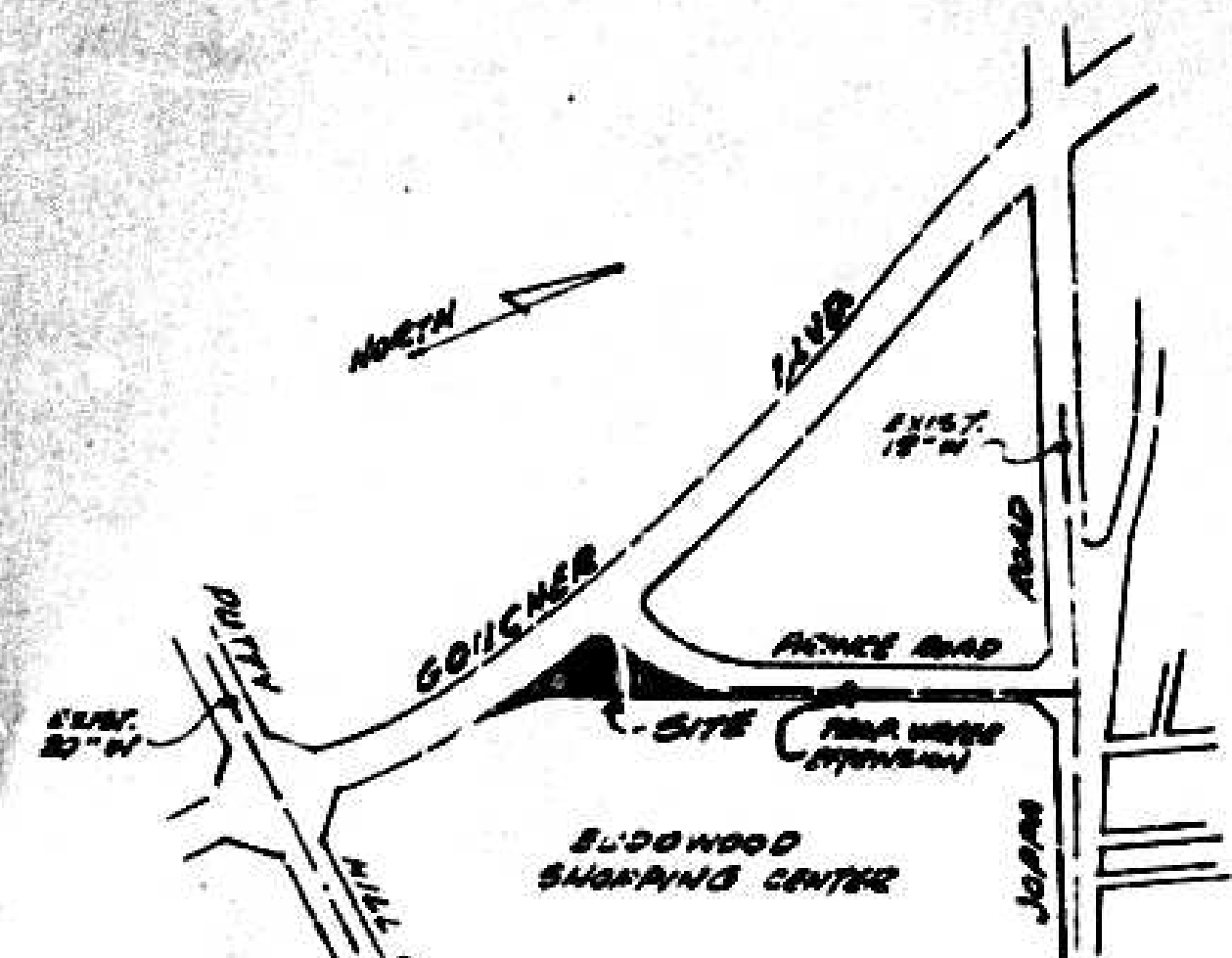
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Joppe Joint Venture

Petitioner's Attorney

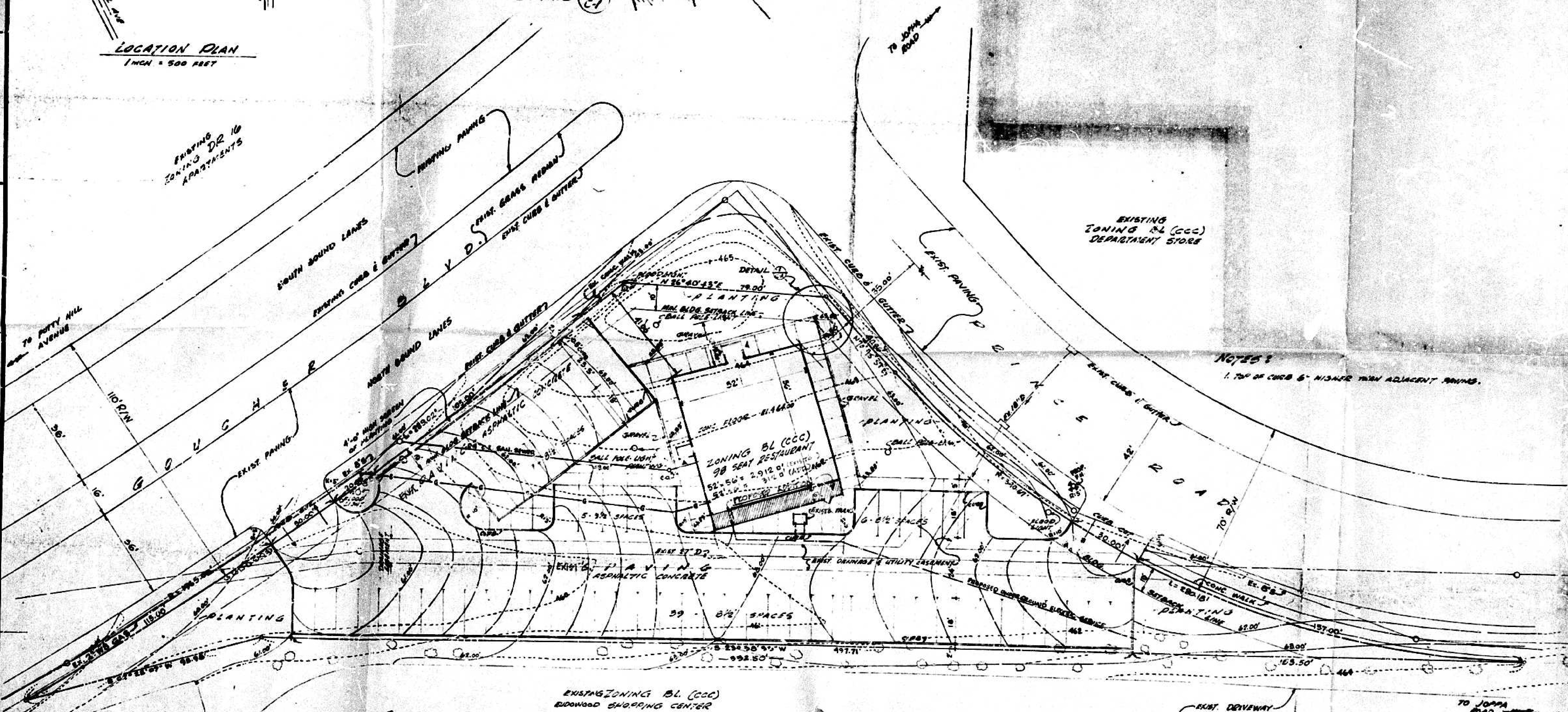
Reviewed by [Signature]

Nicholas E. Commodari
Chairman, Zoning Plans
Advisory Committee



LOCATION PLAN
1 INCH = 500 FEET

DETAIL (1)



NORTH
SCALE 1 INCH = 20 FEET

PLATT FOR ZONING VARIANCE

- AREA OF LAND = 0.8428 ACRES
- EXIST'G AREA OF BUILDING = 2,912 SQ. FT., NEW ADDITION = 312 SQ. FT.
- OFF-STREET PARKING REQUIRED
- EXIST'G 2,912 SQ. FT. ÷ 50 SQ. FT. = 59 SPACES, ADDITION 312 ÷ 50 SQ. FT. = 6 SPACES
- OFF-STREET PARKING PROVIDED = 59 SPACES (MIN. 8 1/2 FT X 10 FT)
- TOTAL REQUIRED = 65 SPACE, PARKING VARIANCE REQ'D

TOPOGRAPHY SHOWN IS "FIELD RUN" WITH A 1'-0" CONTOUR INTERVAL
NOTE: REPRINT STRIPING AS SHOWN

for MARRIOTT CORP RESTAURANT
901 GOUCHER BLVD. & PRINCE ROAD
ELECT. DIST 9 BALTO. CO., MD

DEVELOPER
MARRIOTT CORPORATION
1 MARRIOTT DRIVE
WASHINGTON, D.C. 20005

- EXISTING ZONING OF PROPERTY "B-L, CCC"
- EXISTING USE "RESTAURANT"
- PROPOSED USE "RESTAURANT"

EXISTING ZONING BL (CCC)
DEPARTMENT STORE

NOTES:
1. TOP OF CURB 6" HIGHER THAN ADJACENT PAVING.

NO.	DESCRIPTION	DATE
1	REVISIONS	
ALL REVISIONS MUST BE SHOWN ON THE JOB BY THE CONTRACTOR		
ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF THE OWNER AND MUST BE RETURNED UPON COMPLETION OF THE JOB		

RESTAURANT ARCHITECTURE
DEPT. 934-50

INTERNATIONAL HEADQUARTERS
MARRIOTT DRIVE
WASHINGTON, D.C. 20005

PHONE: 202-897-7135

SHEET TITLE
PLATT FOR ZONING VARIANCE
(SITE PLAN)

DATE: 10/1/65
SCALE: 1" = 20'-0"

BY: A-187
CHECKED: R-43

C-1