

PETITION FOR ZONING VARIANCE 84-28-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 1802.3.B (1801.2.G.5) to permit a side yard setback of 6 ft. instead of the required 8 ft.

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

- 1) to enclose existing carport to create additional room
- 2) to make house conform to style of other houses in neighborhood

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.

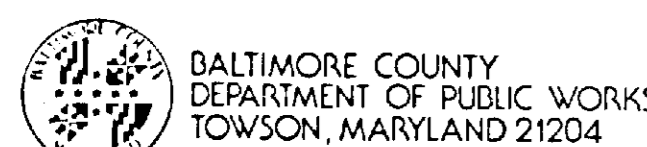
Contract Purchaser: Lawrence J. Sadowski
(Type or Print Name)
Signature: [Signature]
Address: 18 Ranger Court
City and State: Baltimore, Maryland 21234

Legal Owner(s): Lawrence J. Sadowski
(Type or Print Name)
Signature: [Signature]
Address: 18 Ranger Court
City and State: Baltimore, Maryland 21234

Attorney for Petitioner: John W. Hession, III
(Type or Print Name)
Address: 18 Ranger Court
City and State: Baltimore, Maryland 21234

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of May, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 28th day of July, 1983, at 9:30 o'clock A.M.

(over)



HARRY J. PISTEL, P.E.
DIRECTOR

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

June 16, 1983

Re: Item #243 (1982-1983)
Property Owner: Lawrence J. & Patricia A. Sadowski
E. end of Ranger Ct. 490' E. of centerline Old Harford Rd.
Acres: 70.22/68.73 x 161.68/168.37
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 and are as secured by Public Works Agreement 97704, executed in conjunction with the development of the "Ubersax Property", of which this property is a part.

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.

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.

The Petitioner is cautioned that no construction of any structure including footings is permitted within Baltimore County rights-of-way and utility easements.

Very truly yours,

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

RAM:EM:MR:iss

R-SE Key Sheet
42 NE 16 Pkw. Sheet
NE 11 E Topo
71 Tax Map

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
E/S of Ranger Ct., 490' E of the
Centerline of Old Harford Rd.,
9th District : OF BALTIMORE COUNTY

LAWRENCE J. SADOWSKI, et ux,
Petitioners : Case No. 34-23-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 thereto, and of the passage of any preliminary or final Order in connection therewith.

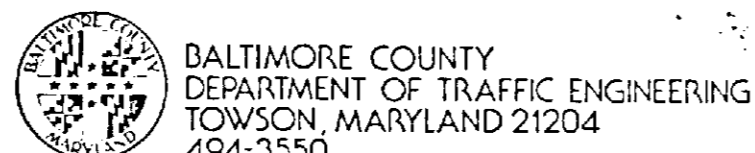
[Signature] Peter Max Zimmerman
Deputy People's Counsel

[Signature] John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2138

I HEREBY CERTIFY that on this 12th day of July, 1983, a copy of the foregoing Order was mailed to Mr. and Mrs. Lawrence J. Sadowski, 18 Ranger Court, Baltimore, MD 21234, Petitioners.

[Signature]
John W. Hession, III

Lawrence J. Sadowski, et ux
18 Ranger Ct., 490' E. of Centerline
Old Harford Road
Towson, Maryland 21204



STEPHEN E. COLLINS
DIRECTOR

June 22, 1983

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

-ZAC- Meeting of May 24, 1983
Item No. 237, 238, 239, 240, 241, 242, 243, 244, 246, 247, and 248
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

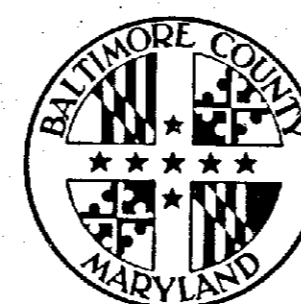
Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for items numbers 237, 238, 239, 240, 241, 242, 243, 244, 246, 247, and 248.

[Signature]
Michael S. Flanagan
Traffic Engineer Assoc. II

MSF/ccm

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE



PETITION AND SITE PLAN
EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 14, 1983

COUNTY OFFICE BLDG.
311 W. Chesapeake Ave.
Towson, Maryland 21284

Mr. & Mrs. Lawrence J. Sadowski
18 Ranger Court
Baltimore, Maryland 21234

Chairman

MEMBERS

- Bureau of Engineering
- Department of Traffic Engineering
- State Parks Commission
- Bureau of Fire Prevention
- Health Department
- Public Planning
- Building Department
- Board of Education
- Zoning Administration
- Industrial Development

RE: Item No. 243 - Case No. 84-28-A
Petitioner - Lawrence J. Sadowski, et ux
Variance Petition

Dear Mr. & Mrs. Sadowski:

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. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

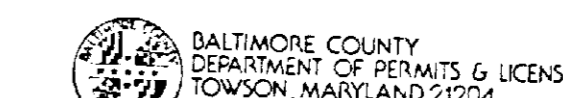
William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: May 23, 1983
FROM: Jan J. Forrest
SUBJECT: Zoning Variance Items

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

- Item # 172 - F & M Enterprises, Inc.
- Item # 178 - Joseph L. Soley
- Item # 181 - Robert H. & Mildred J. McKenny
- Item # 190 - J. N. G. Company, Inc.
- Item # 191 - Fred L. ... Sr.
- Item # 192 - Cain Brothers
- Item # 198 - Galway, Incorporated
- Item # 199 - Clarence & Irene McNeal
- Item # 204 - Robert C. Baumgartner
- Item # 207 - F & S Partnership
- Item # 210 - Edwin J. & Joan M. Corvony
- Item # 211 - Middle River Realty Company, Inc.
- Item # 224 - Barry L. & Ruth Green
- Item # 225 - Hattie Kilson
- Item # 228 - Christopher E. & Pamela L. Barrow
- Item # 230 - Richard L. & Licia M. Hilbert
- Item # 231 - James E. & Mary H. O'Meara, Jr.
- Item # 232 - Venice K. Paterakis
- Item # 233 - Merritt Blvd. Limited Partnership
- Item # 234 - Buxton Crossing Joint Venture
- Item # 236 - Owen C. & Elsie M. Smith, Jr.
- Item # 237 - Joseph W. & Donna M. Stack
- Item # 238 - John W. & Suzanne E. Diegel
- Item # 241 - Broadus B. & Ruth W. Whitlock, Jr.
- Item # 242 - Herbert L. & Patricia H. Grynes
- Item # 243 - Lawrence J. & Patricia A. Sadowski
- Item # 244 - Edwin B. & Sharyn A. Braeger
- Item # 246 - Martin Plaza, Inc.
- Item # 248 - Martin H. Feehley, Jr., et ux

LIJ/rth

[Signature]
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES



TED JAMES JR.
DIRECTOR

June 6, 1983

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

Dear Mr. Hammond:

Comments on Item #243 Zoning Advisory Committee Meeting May 24, 1983 are as follows:

Property Owner: Lawrence J. & Patricia A. Sadowski
Location: E. End of Ranger Ct. 490' E. of centerline Old Harford Road
Existing Zoning: R-1
Proposed Zoning: Variance to permit an individual sideyard of 6' in lieu of the required 8'.
Acres: 70.22/68.73 x 161.68/168.37
District: 9th

The items checked below are applicable:

1. All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 66-2 State of Maryland Code for the Handicapped and Aged and other applicable Codes.
2. A building and/or other miscellaneous permits shall be required before beginning construction.
3. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
4. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer seal is required to file a permit application.
5. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction. An opening permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 101, line 2, Section 107 and Table 102.
6. Requested variance conflicts with the Baltimore County Building Code, Section 101.
7. 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.
8. 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 complies with the height/area requirements of Table 905 and the required construction classification of Table 101.
9. Comments: Footings & foundation at least 3" below finish grade are required under the perimeter of the slab. Construction shall not obstruct the drainage easement.

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 (Plan Review) at 111 West Chesapeake Ave., 21204.

[Signature]
Charles E. Durbin, Chief
Plan Review

CSB:rsj

PAGE 01-02

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/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should/should not be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 15th day of August, 1983, that the herein Petition for Variance(s) to permit a side yard setback of 6 feet in lieu of the required 8 feet for the expressed purpose of increasing habitable space, in accordance with the site plan filed herein, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of said plan by the Department of Public Works and the Office of Planning and Zoning.

Jan M.H. Jung
Deputy Zoning Commissioner
Baltimore County

ORDER RECEIVED FOR FILING
DATE August 15, 1983
BY Mary Campbell (Clerk)
Administrative Assistant

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. RENCKE
CHIEF

September 14, 1983

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: Lawrence J. and Patricia A. Sadowski
Location: E. End of Ranger Court 4. E. of centerline Old Harford Road
Item No.: 243 Zoning Agenda: Meeting of May 24, 1983
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.

REVIEWER: *John M. Kelly* 9-14-83 *George M. Carroll*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mhj/cm
128428

Beginning at a point on the east end of Ranger Court approximately 490 feet east of the center line of Old Harford Road and known as Lot 9 of "Werner Uehersax Property" and recorded among the land records of Baltimore County in Plat Book 42 Folio 81

Also known as 18 Ranger Court

PETITION FOR VARIANCE
9th Election District

ZONING: Petition for Variance
LOCATION: East side of Ranger Court, 490 ft. East of the centerline of Old Harford Road
DATE & TIME: Thursday, July 28, 1983 at 9:30 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 a side yard setback of 6 ft. instead of the required 8 ft.

The Zoning Regulation to be excepted as follows:
Section 1B02.3.B (1B01.2.C.4) - side yard setback in a D.R. 3.5 zone
All that parcel of land in the Ninth District of Baltimore County

Being the property of Lawrence J. Sadowski, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Thursday, July 28, 1983 at 9:30 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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William Hammond
Zoning Commissioner
Date: July 21, 1983

Norman E. Gerber, Director
Office of Planning and Zoning
Lawrence J. Sadowski

SUBJECT: 84-28-A

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

Norman E. Gerber per J. Howell
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:cav

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 21, 1983

Mr. & Mrs. Lawrence J. Sadowski
18 Ranger Court
Baltimore, Maryland 21234

Re: Petition for Variance
E/S of Ranger Ct., 490' E of the
c/l of Old Harford Road
Case No. 84-28-A

Dear Mr. & Mrs. Sadowski:

This is to advise you that \$50.65 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. 119472

DATE: 8/15/83 ACCOUNT: R-01-615-000
AMOUNT: \$50.65

RECEIVED FROM: Lawrence J. Sadowski
FOR: Advertising & Posting Case #84-28-A

6 834*****50650 615-A

VALIDATION OR SIGNATURE OF CASHIER

June 29, 1983

Mr. & Mrs. Lawrence J. Sadowski
18 Ranger Court
Baltimore, Maryland 21234

NOTICE OF HEARING
Re: Petition for Variance
E/S of Ranger Court, 490' E of the
c/l of Old Harford Road
Lawrence J. Sadowski, et ux - Petitioners
Case No. 84-28-A

TIME: 9:30 A.M.
DATE: Thursday, July 28, 1983
PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,
TOWSON, MARYLAND

William E. Hammond
WILLIAM E. HAMMOND
ZONING COMMISSIONER OF BALTIMORE COUNTY

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 117903

DATE: 7-11-83 ACCOUNT: R-01-615-000
AMOUNT: 35.00

RECEIVED FROM: *Phyllis G. de...* 243 Sadowski
FOR: *...*

6 834*****35000 611-A

VALIDATION OR SIGNATURE OF CASHIER

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

WILLIAM E. HAMMOND
ZONING COMMISSIONER

August 15, 1983

Mr. and Mrs. Lawrence J. Sadowski
18 Ranger Court
Baltimore, Maryland 21234

RE: Petition for Variance
E/S of Ranger Ct., 490' E of the center
line of Old Harford Rd. - 9th Election
District
Lawrence J. Sadowski, et ux - Petitioners
NO. 84-28-A (Item No. 243)

Dear Mr. and Mrs. Sadowski:

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

Very truly yours,
Jan M.H. Jung
JAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc
Attachments
cc: John M. Hessian, III, Esquire
People's Counsel

Mr. & Mrs. Lawrence J. Sadowski
18 Ranger Court
Baltimore, Md. 21234

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 24th day of May, 19 83

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner Lawrence J. Sadowski, et ux

Petitioner's Attorney _____

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

84-28-A

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9 Date of Posting: 7/9/83
Posted for: Petition for Variance
Petitioner: Lawrence J. Sadowski, et ux
Location of property: E. 15 Ranger Ct., 740' E. of the
W. of Old Harford Rd
Location of Signs: front of property (#18 Ranger Ct.)
Remarks: _____
Posted by: *Wanda Geman* Date of return: 7/15/83
Number of Signs: 1

49817 p 48

CERTIFICATE OF PUBLICATION

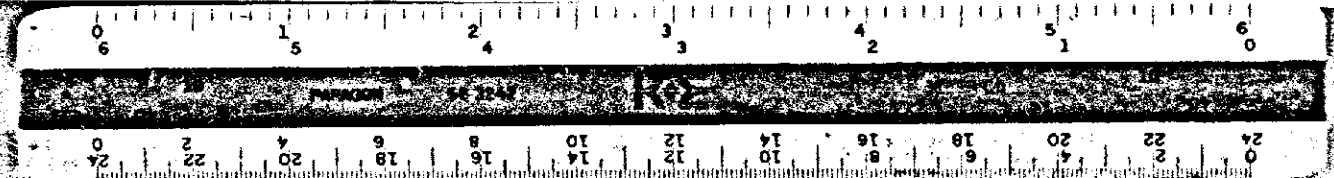
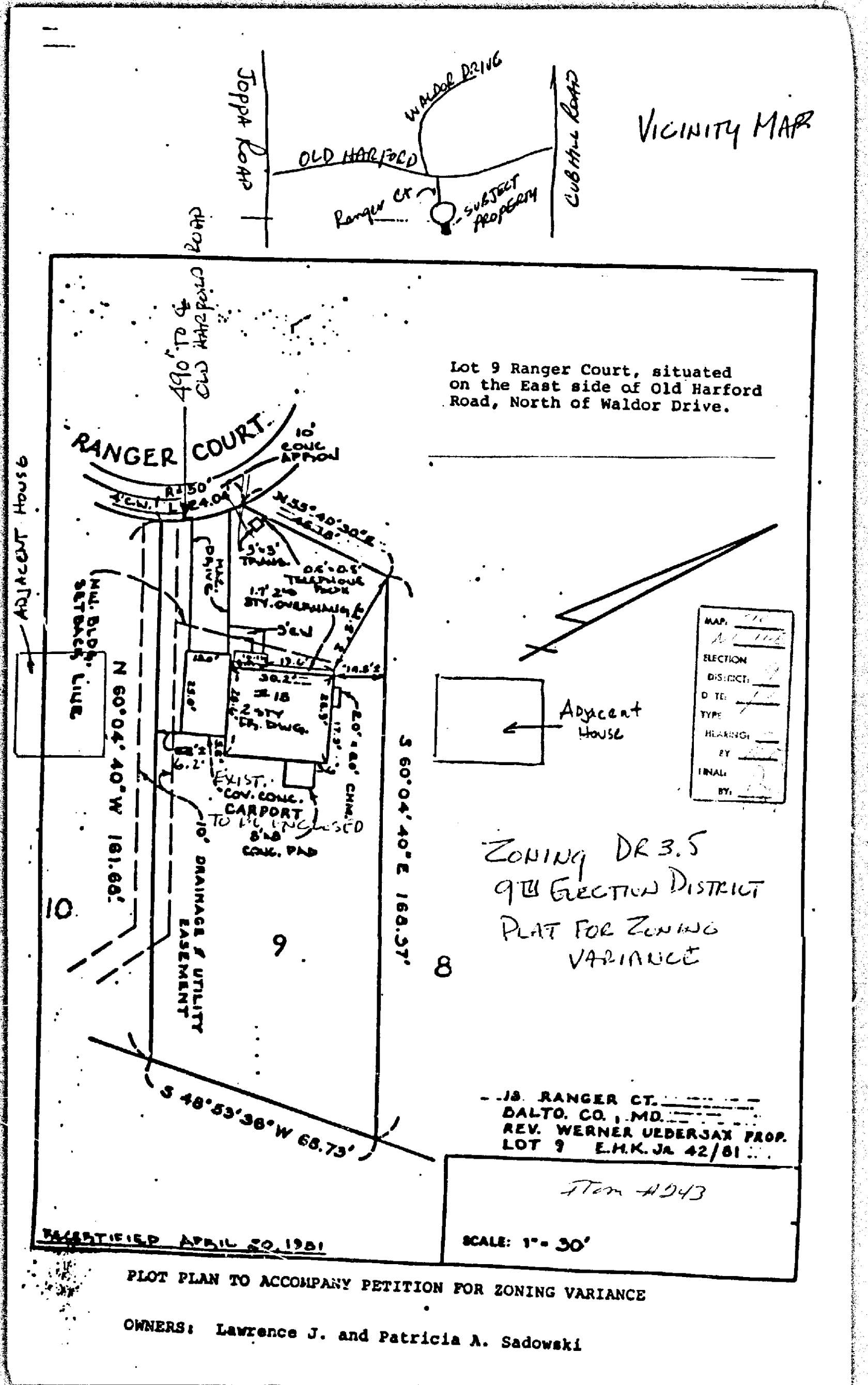
PETITION FOR VARIANCE
9th Election District
ZONING: Petition for Variance
LOCATION: East side of Ranger Court, 400
ft. East of the corner of Old Harford Road
DATE & TIME: Thursday, July 28, 1983 at 9:30
A.M.
PUBLIC HEARING: Room 106 County Office
Building, 111 W. Chesapeake Avenue,
Towson, Maryland
The 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 a side yard
setback of 8 ft. instead of the required 15 ft.
The Zoning Regulation to be amended is
Section 1202.2.B (1)(b) 2.C (4) - side
yard setback in a D.R. 3.5 zone.
All that parcel of land in the 9th District of
Baltimore County
Beginning at a point on the east end of Ranger
Court approximately 400 feet east of the
center line of Old Harford Road and known as
Lot 9 of "Werner Ueberjax Property" and re-
corded among the land records of Baltimore
County in Plat Book 42 Page 81
Also known as 18 Ranger Court
Being the property of Lawrence J. Sadowski,
et ux, as shown on plat filed with the Zoning
Department
Hearing Date: Thursday, July 28, 1983 at 9:30
A.M.
Public Hearing: Room 106 County Office
Building, 111 W. Chesapeake Avenue,
Towson, Maryland
By order of William E. Hammond Zoning Com-
missioner of Baltimore County
4883-14817

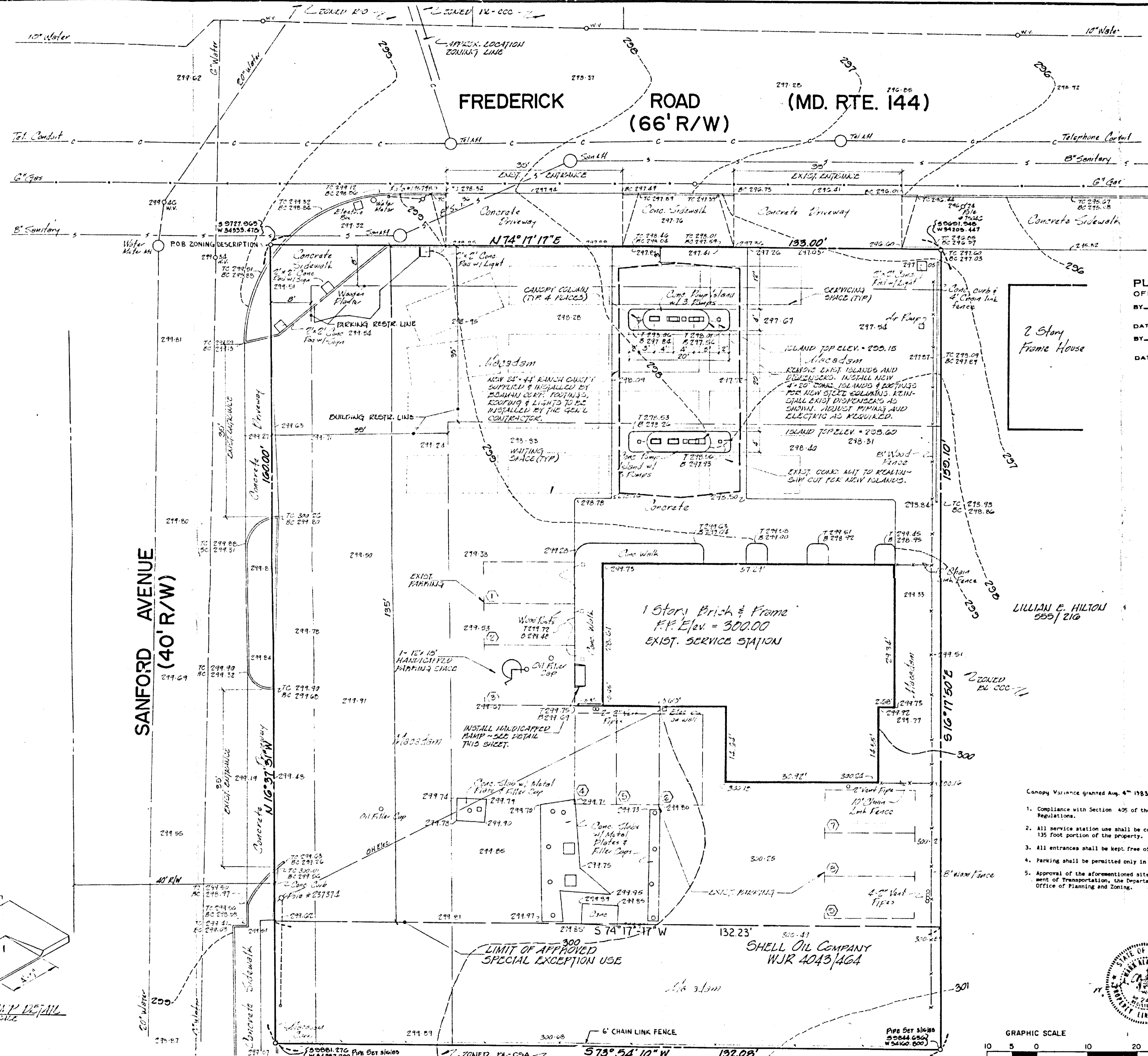
TOWSON, MD. 7/20 1983
THIS IS TO CERTIFY, that the annexed
advertisement was published in THE TOWSON
TIMES, a weekly newspaper distributed in
Towson, Baltimore County, Md., once a
week for 1 successive weeks,
the first publication appearing on the
13th day of July, 1983.
THE TOWSON TIMES
Wanda Geman
Cost of Advertisement, \$ 26.40

CERTIFICATE OF PUBLICATION

PETITION FOR VARIANCE
9th Election District
ZONING: Petition for Variance
LOCATION: East side of Ranger
Court, 400 ft. East of the center
line of Old Harford Road
DATE & TIME: Thursday, July
28, 1983 at 9:30 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 a
side yard setback of 8 ft. instead
of the required 15 ft.
The Zoning Regulation to be amended is
Section 1202.2.B (1)(b) 2.C (4) - side
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All that parcel of land in the
9th District of Baltimore County
Beginning at a point on the east
end of Ranger Court approximately
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of Old Harford Road and known
as Lot 9 of "Werner Ueberjax
Property" and recorded among the
land records of Baltimore County
in Plat Book 42 Page 81
Also known as 18 Ranger Court
Being the property of Lawrence
J. Sadowski, et ux, as shown on
plat filed with the Zoning De-
partment
Hearing Date: Thursday, July
28, 1983 at 9:30 A.M.
Public Hearing: Room 106, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland.
By order of
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
July 7,

TOWSON, MD., July 7, 19 83
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 a week~~
of one time ~~successive weeks~~ before the 28th
day of July, 1983, the ~~first~~ publication
appearing on the 7th day of July
1983.
THE JEFFERSONIAN,
S. Susan Smith
Manager.
Cost of Advertisement, \$ 19.25





PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY: Leale
 PLANNING
 DATE: 9/11/83
 BY: John H. Vetter
 PLANNING COMMISSIONER
 DATE: 9/12/83
 84-27-A
 C-999-83

ZONING NOTES:
 EXISTING ZONING: BL-CSA
 PROPOSED ZONING: NO CHANGE BUT WITH A VARIANCE FROM SECTION 405.4A(2) TO PERMIT A SETBACK OF 3 FEET IN LIEU OF THE REQUIRED 10 FEET FOR A CANOPY, AND TO PERMIT A PUMP ISLAND SETBACK OF 12 FEET IN LIEU OF THE REQUIRED 15 FEET.

AREA REQUIREMENTS:
 TWO DISPENSER ISLANDS WITH THREE DISPENSERS SERVING FOUR CARS AT ONE TIME.
 TOTAL SERVICING SPACES = 8
 TOTAL SERVICING BAYS = 3
 TOTAL SPACES AND BAYS = 11
 TOTAL AREA REQUIRED = 11 x 1,500 SF = 16,500 SF
 TOTAL WAITING SPACES = 8

ANCILLARY USES:
 VEHICLE REPAIR SERVICES
 VENDING MACHINES
 TIRE SALES AND INSTALLATION
 SALE OF SMALL AUTO PARTS AND ACC.
 MINOR ACCESSORY USES

NO ADDITIONAL SQUARE FOOTAGE REQUIRED

COMBINATION USES: NONE
 TOTAL AREA REQUIRED = 16,500 SF
 TOTAL AREA OF TRACT = 21,145 SF

ACCESS POINTS:
 NUMBER OF DRIVEWAYS ON MAJOR STREET = 2
 REQUIRED SITE WIDTH = 2 x 65' = 130'
 ACTUAL SITE WIDTH = 133.00'

LANDSCAPING:
 LANDSCAPING REQUIRED (5% OF SITE) = 1,057 SF
 LANDSCAPING PROVIDED = 145 SF

PARKING:
 PARKING SPACES REQUIRED = 3 BAYS x 3 EACH = 9
 PARKING SPACES PROVIDED = 9 (INCLUDING ONE HANDICAPPED)

AREA DISTURBED BY NEW CONSTRUCTION = 160 SF

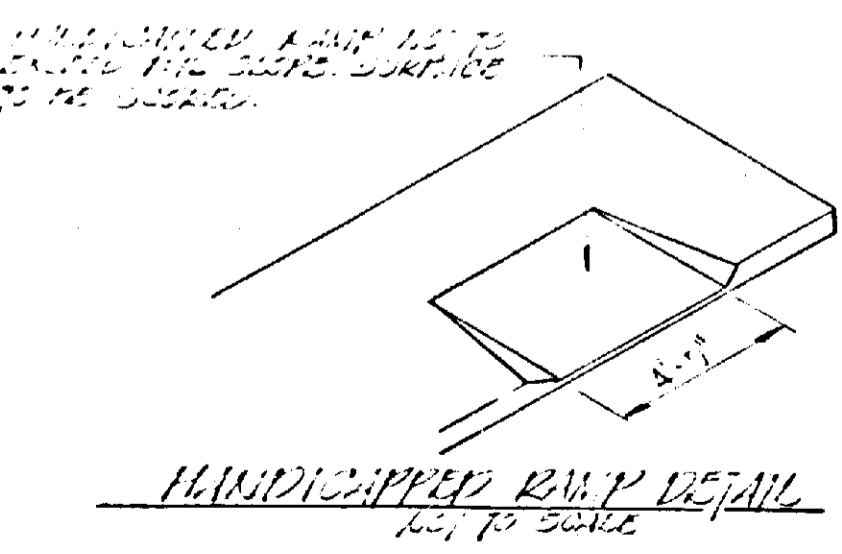
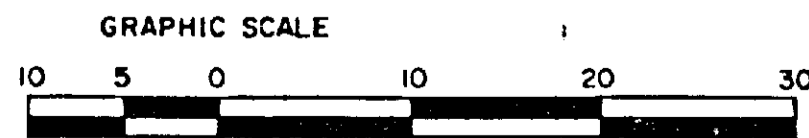
GENERAL NOTES:

- COORDINATES AND BEARINGS SHOWN ARE BASED ON BALTIMORE COUNTY TRAVELER'S DISTANCE NO. X-2007 910295.44 W 95814.82 X-8003 510411.72 W 95702.60 OWNER: SHELL OIL COMPANY WJE 4043/464 AREA = 21145.99 FT² = 0.485 Ac ± ELEVATIONS SHOWN ARE BASED ON ASSUMED M.F. ELEV. = 300.00
- UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN MADE BY ACTUAL FIELD MEASUREMENTS SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED HOWEVER, WE DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE INFORMATION GIVEN. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
- THE LINES AND GRADES OF THE PROPOSED ROADS SHOWN HAVE BEEN OBTAINED FROM PLANS OF THE LOCAL HIGHWAY AGENCIES. THEY ARE SUBJECT TO CHANGE UNTIL ACTUAL CONSTRUCTION.
- UTILITY COMPANIES: CHESAPEAKE & POTOMAC TELEPHONE COMPANY 320 ST. PAUL STREET, BALTIMORE, MD. 21202 BALTIMORE GAS & ELECTRIC COMPANY LEXINGTON & LIBERTY STREETS, BALTIMORE, MD. 21202

G ZONED: BL-CSA

Canopy Variance granted Aug. 6th 1983 subject to the following restrictions:

- Compliance with Section 405 of the Baltimore County Zoning Regulations.
- All service station use shall be contained within the front 135 foot portion of the property.
- All entrances shall be kept free of obstructions.
- Parking shall be permitted only in designated spaces.
- Approval of the aforementioned site plan by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning.



LYON ASSOCIATES, INC.
 7131 Rutherford Road, Baltimore, Maryland 21207
 Telephone: 301-944-9112

REVISIONS	
NO.	DATE DESCRIPTION
1	5/1/83 Parking & H.C. Ramp; Add Spacing Limit

SURVEYOR'S CERTIFICATION
 I, MARK A. RIDGLE, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN SURVEYED BY LYON ASSOCIATES, INC., AND TO THE BEST OF MY KNOWLEDGE MEETS ALL OF THE REQUIREMENTS AS CONTRACTED FOR BY SHELL OIL COMPANY

Mark A. Riddle
 MARK A. RIDGLE, L.S., NO. 248

PLAN PREPARATION	
DRAWN BY AK GREEN	DATE MARCH 24, 1983
DESIGNED BY A.K.G.	SCALE 1" = 10'
CHECKED BY AJ CORTEAL	DATE 5/1/83

SITE PLAN
 INSTALLATION OF NEW PUMP ISLANDS AND CANOPY
 SHELL OIL COMPANY
 925 SANFORD AVENUE
 ELECT. DIST. 1 BALTIMORE CO., MD.

DRAWING NO. 3-86-28
SHEET NO. 1 of 1