

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 ~~not~~ be granted.

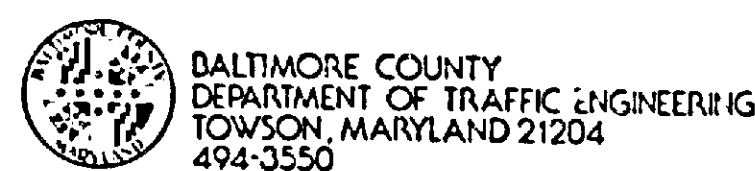
Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 16th day of February, 1984, that the herein Petition for Variance(s) to permit a front yard setback of zero feet in lieu of the required 25 feet and a distance to the center line of the street of 25 feet in lieu of the required 50 feet, in accordance with the site plan prepared by Browne, Worrall & Johnson, revised December 20, 1983, and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following:

1. The screening of the adjacent residential premises and the paving of the parking areas shall be indicated on the site plan.
2. A landscaping plan shall be submitted to and approved by the Current Planning Development Division.
3. A revised site plan, incorporating the above applicable restrictions, shall be submitted for approval by the Office of Planning and Zoning.

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

ORDER RECEIVED FOR FILING

DATE: January 14, 1984
BY: Mary Compaque (Clerk)



STEPHEN E. COLLINS
DIRECTOR

January 16, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 116 -ZAC- Meeting of November 29, 1983
Property Owner: Steeltin Can Corporation
Location: SW/S Todds Lane 149.32' S/E Pulaski Highway
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a front yard setback of 25' in lieu of the required 50' from the centerline of the street.

Acres: 5.85
District: 15th

Dear Mr. Jablon:

This plan should be revised to show all proposed loading areas and service areas.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 116, Zoning Advisory Committee Meeting of Nov. 29, 1983

Property Owner: Steeltin Can Corporation

Location: SW/S Todds Lane District 15

Water Supply public Sewage Disposal public

COMMENTS ARE AS FOLLOWS:

- () 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, 494-3775, 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 charcoal 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 Recreational 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.

2/4
61-198-A

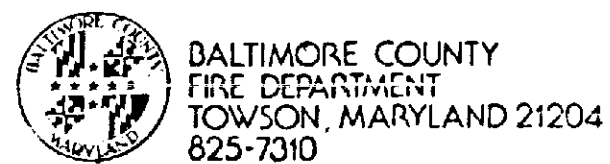
SS 20 1082 (1)

Zoning Item # 116 Zoning Advisory Committee Meeting of Nov. 29, 1983
Page 2

- () Prior to raising of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned 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. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
 - () The results are valid until _____ have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until _____ shall be acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others: Prior to approval of a Building Permit for the proposed addition, owner must contact the Division of Water Quality and Waste Management at 494-3768, regarding proper storage and disposal of drums and steam cleaning operations. This Division has been notified of the above conditions.
The Division of Air Pollution Control has been notified regarding lead processing operations at this facility. The operations involving lead are in various part of the facility from that involved in this zoning request and will be treated separately by the Div. of Air Pollution Control.

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

SS 20 1283 (2) R



PAUL H. REINCKE
CHIEF

January 31, 1984

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: Steeltin Can Corporation

Location: SW/S Todds Lane 149.32' S/E Pulaski Highway

Item No.: 116 Zoning Agenda: November 29, 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.

- (x) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

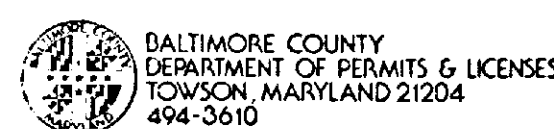
- () 6. Site plans are approved, as drawn.

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

REVIEWED BY: *Paul H. Reincke* 1-31-84
Planned by: *Paul H. Reincke*
Special Inspection Division
Fire Prevention Bureau

/mb

(2/4) 84-198-A



TED ZALESKI JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 116 Zoning Advisory Committee Meeting are as follows:

Property Owner: Steeltin Can Corporation
Location: SW/S Todds Lane 149.32' S/E Pulaski Highway
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a front yard setback of 25' in lieu of the required 50' from the centerline of the street.

Acres: 5.85
District: 15th.

The items checked below are applicable:

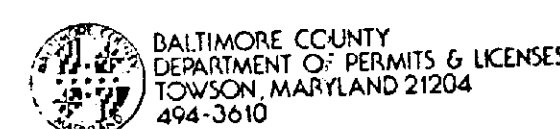
- X A. All structures shall conform to the Baltimore County Building Code 1981/Council Bill 4-82 State of Maryland Code for the Handicapped and Aged; and other applicable Codes.
- X B. A building/ other permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- X D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an 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 101, line 2, Section 1407 and Table 1402, also Section 503.2.
- F. Requested variance appears to conflict 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 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 - The architect has been in to discuss the height and area concerns with me. As a result the one line indicated as a property line will be revised. The structure is sprinkled and subdivided with fire walls, as permitted by previous codes.

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 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:es



TED ZALESKI JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

January 23, 1984

(REVISED)

Dear Mr. Jablon:

Comments on Item # 116 Zoning Advisory Committee Meeting are as follows:

Property Owner: Steeltin Can Corporation
Location: SW/S Todds Lane 149.32' S/E Pulaski Highway
Existing Zoning: M.L.
Proposed Zoning: Variance to permit a front yard setback of 25' in lieu of the required 50' from the centerline of the street.

Acres: 5.85
District: 15th.

The items checked below are applicable:

- X A. All structures 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/are not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- X E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an 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 101, line 2, Section 1407 and Table 1402, also Section 503.2.
- F. Requested variance appears to conflict 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 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 - Firewalls in Buildings for Industrial Use up to S-1 Use Moderate Hazard storage require a 3 hour fire grading. See Table 1402. It is possible the walls shown can meet this requirement. Please have Architect verify the height and area requirements of the Code will be reviewed for compliance when the Building and Alteration permits are filed. Show handicapped parking, building access, signs, curb cuts, etc.

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 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:es



Steelitin Can Corporation

1001 Todds Lane Baltimore, Maryland 21237 (301) 686-6363
Incorporated 1912

PROPERTY DESCRIPTION

The property is presently occupied by Steelitin Can Corporation.

Beginning on the Southwest side of Todds Lane, at a point 149.32 feet southeasterly from Pulaski Highway running thence South 62° 56' east 512.54 feet to Northwest side of B & O right-of-way, thence, South 61° 24' West 807.00 feet, thence, North 24° 04' West 264.62 feet, thence, North 66° 00' East 163.40 feet, thence, North 24° 04' West, thence, North 66° 00' East 318.48 feet to the place beginning.

steelitin

PETITION FOR VARIANCES

15th Election District

ZONING: Petition for Variances
 LOCATION: Southwest side Todds Lane, 149.32 ft. Southeast of Pulaski Highway (1101 Todds Lane)
 DATE & TIME: Tuesday, February 14, 1984 at 10:45 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 Variances to permit a front yard setback of 0 ft. instead of the required 25 ft. and a distance to centerline of street of 25 ft. in lieu of the required 50 ft.

Being the property of Steeltin Can Corporation, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY



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

ARNOLD JABLON
 ZONING COMMISSIONER

February 2, 1984

Steeltin Can Corporation
 c/o Leigh Reichel
 1101 Todds Lane
 Baltimore, Maryland 21237

Re: Petition for Variances
 SW/S Todds Lane, 149.32' SE of Pulaski Hwy., (1101 Todds Lane)
 Steeltin Can Corporation - Petitioner
 Case No. 84-198-A

Dear Sir:

This is to advise you that \$53.00 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

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

Sincerely,

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

No. 126857

ARNOLD JABLON
 Zoning Commissioner

DATE: 2/10/84 ACCOUNT: R-01-615-000

AMOUNT: \$53.00

RECEIVED FROM: Steeltin Can Corporation
 FOR: Advertising & Posting Case #84-198-A

C 023*****530010 1484

VALIDATION OR SIGNATURE OF CASHIER

Browne, Worrall & Johnson, Inc./Architects

December 30, 1983

Mr. Nicholas B. Commodari, Chairman
 Baltimore County Zoning Plans Advisory Committee
 County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

RE: Item No. 116
 Petitioner - Steeltin Can Corporation
 Variance Petition

Dear Mr. Commodari:

Enclosed please find ten (10) revised copies of the 50th scale site plan that is part of our zoning variance petition. The plan was revised per Mr. Planigan's comments. These changes have been reviewed with Mr. Planigan and he has expressed his approval.

Should you have any questions, please contact either Prentiss Browne or Martin Miller at 467-3760

Sincerely,

BROWNE, WORRALL & JOHNSON, INC./ARCHITECTS

J.P.B. Brown
 JPB:pam
 Enclosures
 cc: Mr. Leigh Reichel (w/1 enclosure)

2435 North Calvert Street Baltimore, Maryland 21218 301-467-3760



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

ARNOLD JABLON
 ZONING COMMISSIONER

February 16, 1984

Mr. Leigh K. Reichel
 Steeltin Can Corporation
 1101 Todds Lane
 Baltimore, Maryland 21237

RE: Petition for Variances
 SW/S Todds Lane, 149.32' SE of Pulaski Highway (1101 Todds Lane)
 15th Election District
 Steeltin Can Corporation - Petitioner
 Case No. 84-198-A (Item No. 116)

Dear Sir:

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

Very truly yours,

JEAN M.H. JUNG
 Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: People's Counsel

Steelitin Can Corporation
 c/o Leigh Reichel
 1101 Todds Lane
 Baltimore, Maryland 21237

NOTICE OF HEARING

Re: Petition for Variances
 SW/S Todds Lane, 149.32' SE of Pulaski Highway (1101 Todds Lane)
 Steeltin Can Corporation - Petitioner
 Case No. 84-198-A

TIME: 10:45 A.M.

DATE: Tuesday, February 14, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

ARNOLD JABLON
 Zoning Commissioner
 of Baltimore County

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

No. 122928

DATE: 11/14/83 ACCOUNT: R-01-615-000

AMOUNT: 100.00

RECEIVED FROM: Steeltin Can Corporation - Reichel
 FOR: Leigh Reichel 116

Cash 100.00
 C 023*****100010 1484

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: 1/29/84
 Posted for: Petition for Variances
 Petitioner: Steeltin Can Corp.
 Location of property: SW/S Todds Lane, 149.32' SE of Pulaski Hwy.
 Location of Signs: at entrance to property (1101 Todds Lane)
 Remarks: none
 Posted by: Brian D. Coleman
 Number of Signs: 1 Date of return: 2/2/84

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 26, 1984

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 before the 11th day of February, 1984, the said publication appearing on the 26th day of January 1984.

Cost of Advertisement, \$ 18.00

THE JEFFERSONIAN
 Frank Sturges
 Manager

PETITION FOR VARIANCES
 15th Election District
 ZONING: Petition for Variances
 LOCATION: Southwest side Todds Lane, 149.32' SE of Pulaski Highway (1101 Todds Lane)
 DATE & TIME: Tuesday, February 14, 1984 at 10:45 A.M.
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 ARNOLD JABLON
 Zoning Commissioner
 of Baltimore County

PETITION FOR VARIANCES

15th Election District

ZONING: Petition for Variances
 LOCATION: Southwest side Todds Lane, 149.32' SE of Pulaski Highway (1101 Todds Lane)
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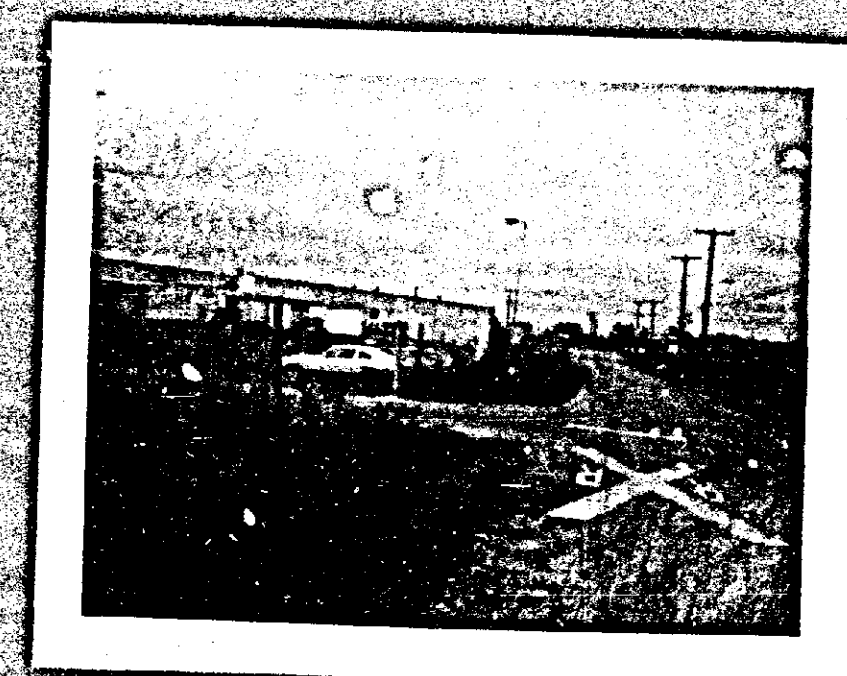
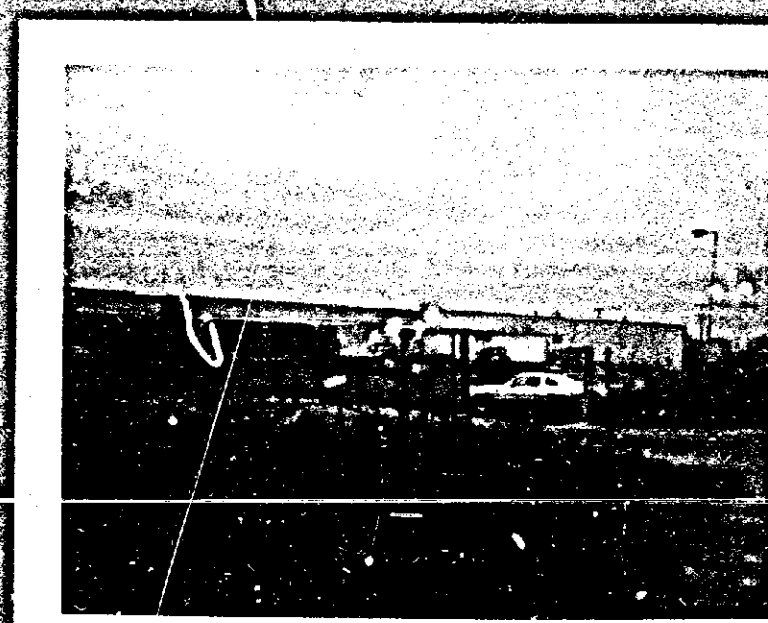
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BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY



Mr. Leigh Reichel, Vice President
 Steeltin Can Corporation
 1101 Todds Lane
 Baltimore, Md. 21237

Browne, Worrall & Johnson, Inc.
 2435 North Calvert Street
 Baltimore, Md. 21218

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 4th day of January, 1984.

Petitioner Steeltin Can Corp.
 Petitioner's Attorney

ARNOLD JABLON
 Zoning Commissioner

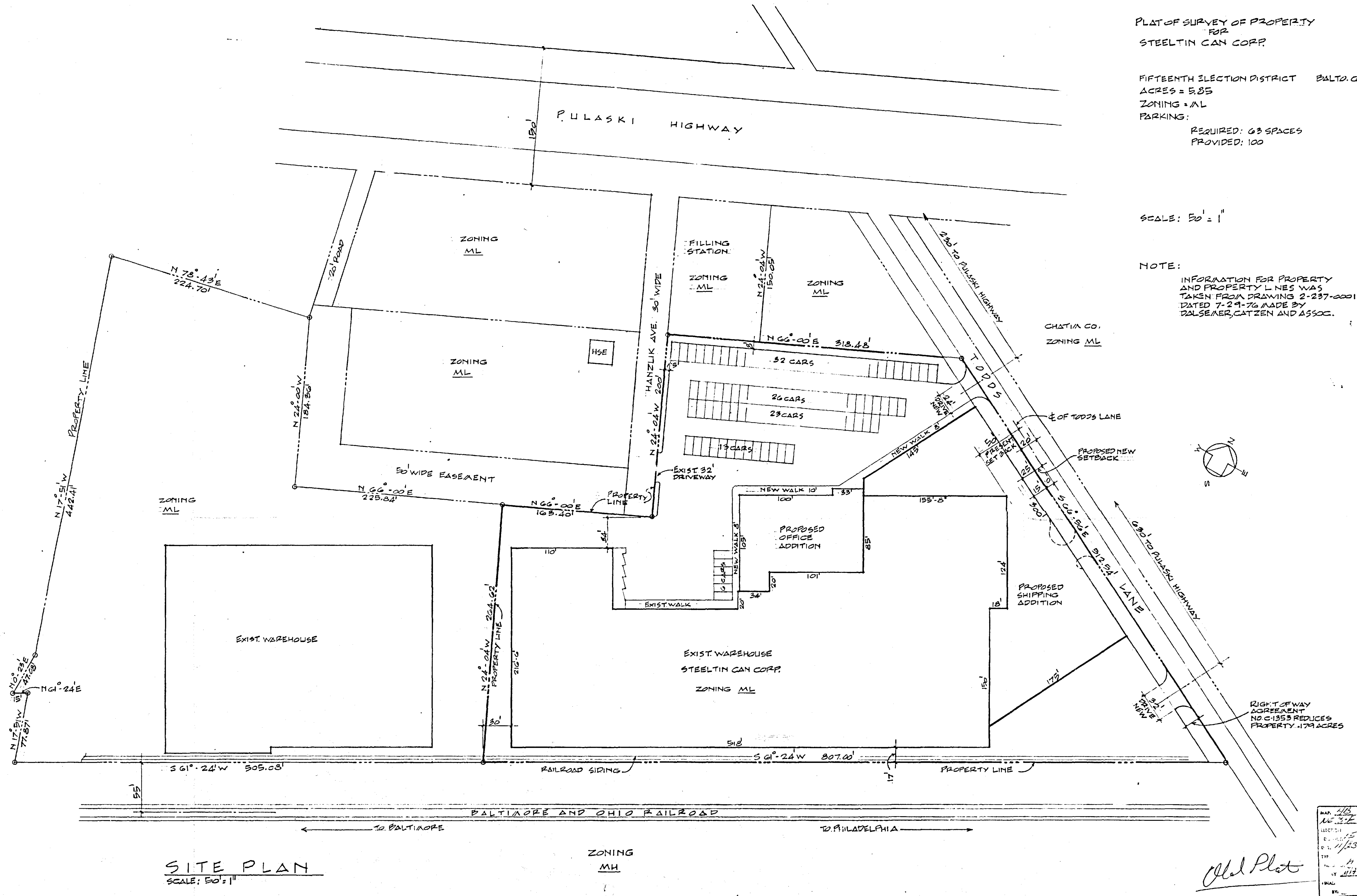
Received by: Nicholas B. Commodari
 Chairman, Zoning Plans Advisory Committee

PLAT OF SURVEY OF PROPERTY
FOR
STEELTIN CAN CORP.

FIFTEENTH ELECTION DISTRICT BALTO. COUNTY, MD.
ACRES = 5.85
ZONING = ML
PARKING:
REQUIRED: 63 SPACES
PROVIDED: 100

SCALE: 50' = 1"

NOTE:
INFORMATION FOR PROPERTY
AND PROPERTY LINES WAS
TAKEN FROM DRAWING 2-237-0001
DATED 7-29-76 MADE BY
DULSENER, CATZEN AND ASSOC.

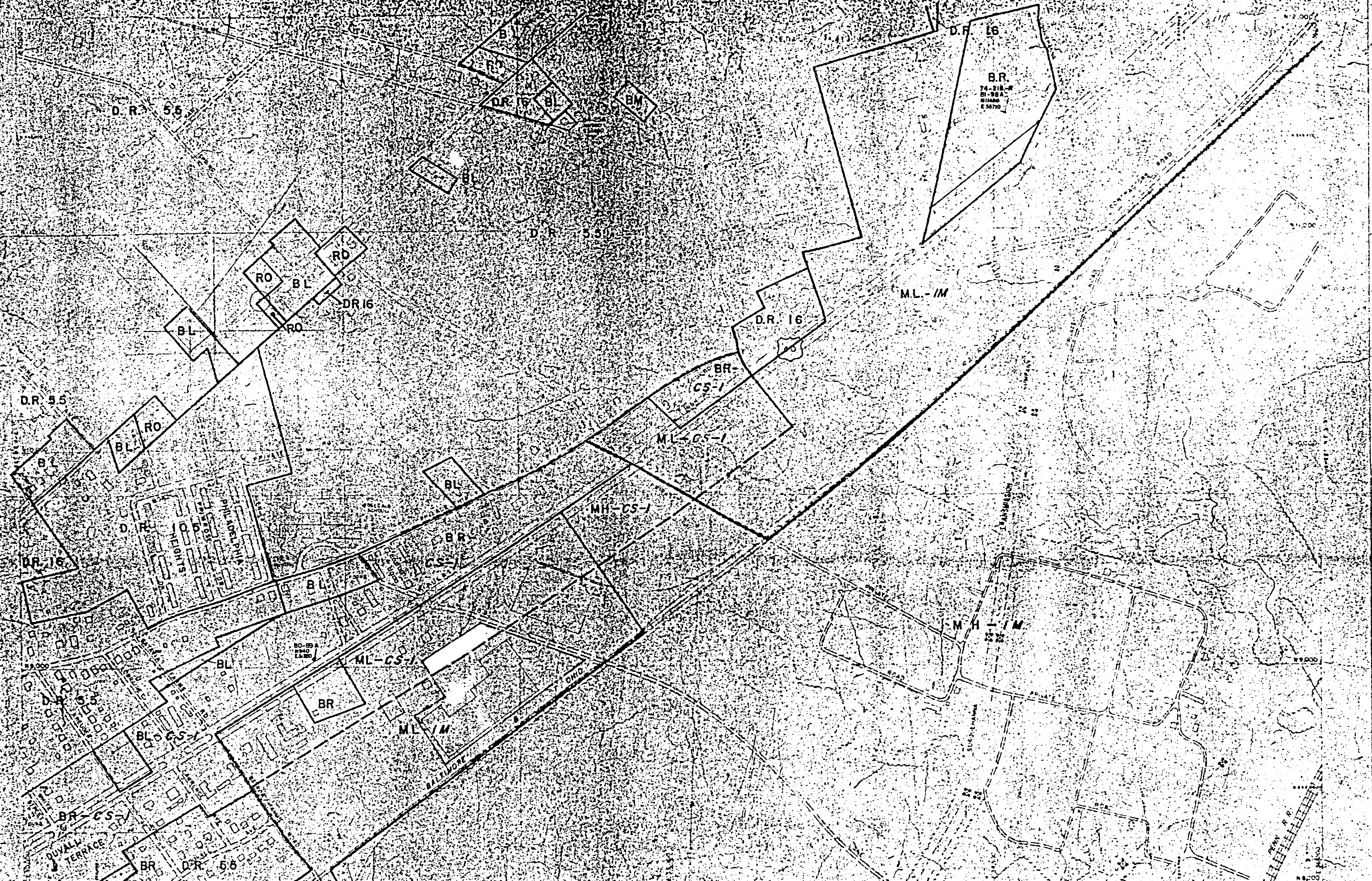


SITE PLAN
SCALE: 50' = 1"

ZONING
MH

Plot

STEELTIN CAN CORP.		DATE
TODDS LANE AT PULASKI HWY. BALTO.		11-8-85
SITE PLAN		
PROJ. NO.	DRAWN BY	SCALE
8343	A.E.A.	50' = 1"
Browne, Worrall & Johnson Architects		OF
3430 North Calvert Street Baltimore, Maryland 21218		DATE
		11-8-85



1980 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
OCT. 14, 1980
BILL NOS. 184 80, 185 80, 186 80,
187 80, 188 80, 189 80 AND 190 80
CHAIRMAN, COUNTY COUNCIL

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA OFFICIAL ZONING MAP

REVISIONS
BY DATE
SCALE
1" = 200'
DATE
PHOTOGRAPHY
APRIL 1955
AEROSPACE CORPORATION-PHILADELPHIA, PA.

LOCATION
ROSEDALE
SHEET
3



PLAT OF SURVEY OF PROPERTY
FOR
STEELTIN CAN CORP.

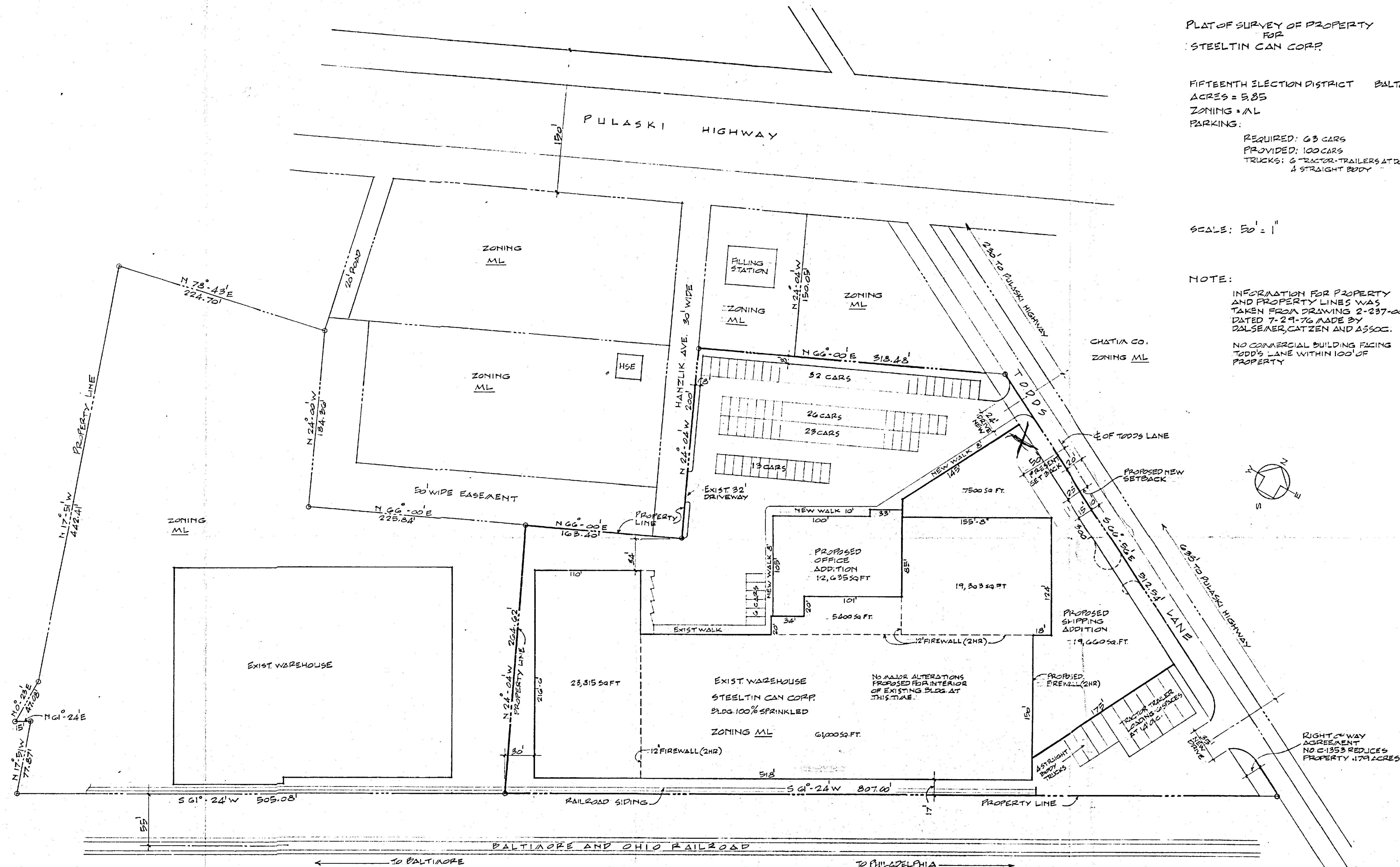
FIFTEENTH ELECTION DISTRICT BALTO. COUNTY, MD.
ACRES = 5.85
ZONING = ML
PARKING:

REQUIRED: 63 CARS
PROVIDED: 100 CARS
TRUCKS: 6 TRACTOR-TRAILERS AT DOCK
A STRAIGHT BODY

SCALE: 50' = 1"

NOTE:

INFORMATION FOR PROPERTY
AND PROPERTY LINES WAS
TAKEN FROM DRAWING 2-237-0001
DATED 7-29-76 MADE BY
DALSEMER, CATZEN AND ASSOC.
NO COMMERCIAL BUILDING FACING
TODD'S LANE WITHIN 100' OF
PROPERTY



SITE PLAN
SCALE: 50' = 1"

ZONING
MH

PETITIONER'S
EXHIBIT 1

OFFICE COPY

REVISED PLAN

JAN 4 RECD

Item #116

REVISED-12/20/83

STEELTIN CAN CORP.		DATE
TODD'S LANE AT PULASKI HWY. BALTO. CO.		11-8-83
SITE PLAN		DRAWING
PROJ. NO.	DRAWN BY	SCALE
8343	A.E.A.	50' = 1"
Browne, Worrall & Johnson		Architects
2435 North Calvert Street Baltimore, Maryland 21218		Baltimore: 301 467-3760 Annapolis: 301 268-7171