

PETITION FOR ZONING VARIANCE 84-260-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 238.2 to permit side and rear yard setback of 1 foot instead of the required 30 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
Property is zoned B.R. but due to size and configuration is not susceptible for commercial use without variance of the 30' set-backs as requested and shown on attached Plat.

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 bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of 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:
Vince Julio
(Type or Print Name)
Signature
8711 Liberty Road
Address
Baltimore, Maryland 21133
City and State

Legal Owner(s):
Henry L. Scheder
(Type or Print Name)
Signature
Arthur J. Scheder
(Type or Print Name)
Signature
400 Baldwin Pk. Drive
Address
Westminster, Maryland 21157
City and State

Attorney for Petitioner: CONTRACT PURCHASER
Ralph K. Rothwell, Jr.
(Type or Print Name)
Signature
7508 Eastern Avenue
Address
Baltimore, Maryland 21224
City and State
Attorney's Telephone No.: 301-282-2700

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of February, 1984, 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 3rd day of April, 1984, at 1:30 o'clock

P.M.
RESCHEDULED TO:
Wednesday, April 4, 1984
at 9:30 A.M.

Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
Date: March 15, 1984

FROM: Norman E. Gerber, Director
Office of Planning and Zoning

SUBJECT: Henry L. Scheder, et ux
84-260-A

A CRS meeting is required. A landscaping plan is required, with special attention to screening along the northeast property line. Finally, this office is opposed to the granting of the request for 1-foot yard setbacks. The plan submitted by the petitioner indicates "4' high dense evergreen screening" in an area 1' wide, and this office does not believe this is possible. Setback variances should not be granted here for any width insufficient to provide for appropriate landscaping.

NEG/JGH/sf

Norman E. Gerber, Director
Office of Planning and Zoning

PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

March 27, 1984

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

Re: Item #202 (1983-1984)
Property Owner: Henry J. Scheder, et ux
E/S Burmont Avenue, 238' N. Liberty Ad.
Acres: 0.1725 District: 2nd

Dear Mr. Jablon:

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:

Burmont Avenue, an existing public road, is proposed to be further improved in the future as a 40-foot closed section roadway on a 60-foot right-of-way.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

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 Drainage:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent overabundant 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.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 23, 1984

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

cc: Nicholas B. Conodari
Chairman

MEMORANDUM
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

Ralph K. Rothwell, Jr., Requester
7508 Eastern Avenue
Baltimore, Maryland 21224

RE: Case No. 84-260-A (Item No. 202)
Petitioner - Henry L. Scheder, et ux
Variance Petition

Dear Mr. Rothwell:

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 ensure 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.

In view of your proposal to construct the proposed building within 7' of the north and west property line, this hearing is required.

The setback of this building to the southerly property line should be dimensioned at 30' and screening must be provided along the northeast property line. These changes may require that the proposed building be located closer to Burmont Avenue. This revision as well as any other required by this Committee, may be submitted at the time of application for the building permit if your request is granted.

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,

Norman E. Gerber, Director

NICHOLAS B. CONODARI
Chairman
Zoning Plans Advisory Committee

cc: Caswell Engineering
1015 Tricking Brook Road
Cockeysville, Maryland 21130

Item #202 (1983-1984)
Property Owner: Henry J. Scheder, et ux
Page 2
March 27, 1984

Water and Sanitary Sewer:

An 8-inch public water main and 8-inch public sanitary sewerage exist in Burmont Avenue.

This property is within the Comprehensive Metropolitan Facilities Planning Area, but outside of the Baltimore County Metropolitan District.

Very truly yours,

Robert A. Norton, P.E., Chief
Bureau of Public Services

RAM:KAM:FWP:iss

P-3W Key Sheet
28 NW 37 Pos. Sheet
NW 7 J Topo
77 Tax Map

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

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

Re: Zoning Advisory Meeting of 2/17/84
Item # 202A
Property Owner: Henry L. Scheder, et ux
Location: E/S Burmont Ave., N. Liberty Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Spacing calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board.
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-76. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is sewerage.
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-76, and an conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council. "T. No. 5"
- () Additional comments:

A setback of 3' will have negative impact on adjacent residential property. This will be inadequate to provide screening.

James A. Roberts
Chief, Current Planning and Development

ARNOLD JADON
ZONING COMMISSIONER

February 15, 1984

Mr. Gerald Sisenwein
3727 Pikeswood Drive
Randallstown, Maryland 21133

RE: Item No. 148
NE corner of Liberty Road and
Burrington Avenue
Item No. 202
E/S of Burrington Avenue, 238' N
of Liberty Road
2nd Election District

Dear Mr. Sisenwein:

I am in receipt of your letter dated February 11, 1984. As I indicated to you, I would try to determine if anything is planned to the rear of Larry's Chevrolet.

Two petitions for variances from property owners on Burrington Avenue have been received. One petition (Item No. 202) requests variances to allow side and rear yard setbacks of one foot each instead of the required 30 feet in order to construct a service garage, which can be built on the B.F. zoned property as a matter of right. The other petition (Item No. 148) involves property directly in front of the first and requests variances for a side yard setback of six feet instead of the required 30 feet and 37 parking spaces instead of the required 44 spaces. This B.F. zoned property is to be used for a two-story retail building, also permitted as a matter of right.

Inasmuch as public hearings before the Zoning Commissioner are required for both petitions, they will be posted and advertised in two County newspapers. I will include your name for notification of the scheduled hearing dates, and you may appear and take part in the proceedings.

Although this office has nothing for Larry's at this time, be advised that other agencies may and that we would become involved at some point in the process, although not necessarily requiring a hearing if the prospective use is one that is permitted by right and no variances or special exceptions are required.

If I can be of further assistance, please feel free to contact me.

Sincerely,

[Signature]
ARNOLD JADON
Zoning Commissioner

Ad/srl

cc: The Honorable Gary Huddles

84-264



David Sisenwein
3727 Pikeswood Dr.
Randallstown, Md 21133
February 11, 1984

Mr. Arnold Jadon
111 West Chesapeake Ave
Towson Md 21204

Dear Mr. Jadon

It was a pleasure to meet you at Gary Huddles meeting on February 8th at the Potomac Shipyards and see appreciate your interest and concern about the matter we discussed.

To properly convey my message, we have that the development of property behind the present garage building, and below that location on Burrington Ave., and adjacent to our residence on Potomac Drive as to be developed as a motorpark with more houses or for other commercial use other than the present residential zoning, presently clamped for this property. Could you please provide us with all the particulars including who requested this zoning alteration (a change), how it will come up, whether all about, who will make decision, whether hearings will be held and when, etc. Thank you

[Signature]
David Sisenwein

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 8, 1984

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

680
Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Parks Commission

Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Ralph M. Rothwell, Jr., Esquire
7508 Eastern Avenue
Baltimore, Md. 21224

RE: Item No. 202 -
Petitioner - Henry J. Scheder, et ux
Variance Petition

Dear Mr. Rothwell:

I have reviewed the above referenced petition and have some questions concerning the site plan and/or petition forms. In order to avoid any extended delays in processing this petition, you should contact me immediately, at 494-3351, to discuss my concerns.

Very truly yours,

[Signature]
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

cc: Cassell Engineering, Inc.
1015 Tricking Brook Road
Cockeysville, Md. 21030

file

March 1, 1984
Mr. Arnold Jacobson
Zoning Commissioner
111 W Chesapeake Ave
Towson, Md

Re Item 202
3727 Pikeswood Drive
Randallstown, Md
21133

Dear Mr. Jacobson

This letter is in reference to a variance change on the above property, i.e. one seeking the property with the stipulation that a change will be approved for the buyer.

The property, with a house on it, is surrounded by all businesses and with the number of breaking entering, burglaries and vandalism in the Randallstown area, we have to keep a check on it. We also have to keep heat & electricity in the house.

(cont)

ARNOLD JADON
ZONING COMMISSIONER

April 12, 1984

Ralph K. Rothwell, Esquire
7508 Eastern Avenue
Baltimore, Maryland 21224

RE: Petition for Variance
s/s Burrington Ave., 238' N of the
center line of Liberty Rd. - 2nd
Election District
Henry L. Scheder, et ux - Petitioners
No. 84-260-A (Item No. 202)

Dear Mr. Rothwell:

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

Very truly yours,

[Signature]
JERRY M.H. JUNG
Deputy Zoning Commissioner

JMRJ/mc

Attachments

cc: People's Counsel

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

84-260-A

District: 2nd Date of Posting: 3-15-84

Posted for: Variance

Petitioner: Henry L. Scheder, et ux

Location of property: E/S of Burrington Avenue 238' N of the C/L of Liberty Road

Location of Signs: East side of Burrington Avenue in front of 3609

Remarks:

Posted by: J. J. Prater

Number of Signs: 1

Date of return: 3-22-84

Signature

Number of Signs: 1

Ralph K. Rothwell, Jr., Esquire
7508 Eastern Avenue
Baltimore, Maryland 21224

NOTICE OF HEARING

Re: Petition for Variances
E/S Burrington Ave., 238' N of the C/L
of Liberty Road
Henry L. Scheder, et ux - Petitioners
Case No. 84-260-A

TIME: 1:30 P.M.

DATE: Tuesday, April 3, 1984

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

cc: Henry L. Scheder, et ux
408 Baldwin Park Drive, Apt. B-3
Westminster, Maryland 21157

Gerald Sisenwein
3727 Pikeswood Drive
Randallstown, Maryland 21133

[Signature]
Zoning Commissioner
of Baltimore County

The original contract on the above property was around November 1, 1983, and because of errors in the property lines, it took quite a long time to straighten everything out.

Last week on checking with the zoning, we found out that a hearing will not be until about May, 1984.

Upon hearing this we felt it necessary to write you in hope that you would be able to advance the hearing date. We know that you are burdened with a number of hearings, but we would greatly appreciate anything you could do for us.

Sincerely yours,
Mr. & Mrs. Henry L. Scheder
(Return)
408 Baldwin Park Dr. Apt. B-3
Westminster, Md
21157

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 & outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: Man

Previous case:

Revised Plans:
Change in outline or description Yes
No

Map # 20

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

DATE: 1/27/84 ACCOUNT: 01-615-000

AMOUNT: \$ 100.00

RECEIVED FROM: Moslan, Moslan, R. H. Hall
FOR: Fee for Item # 202

1000 0 041*****1000000 02700

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 15, 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., before the day of April, 1984, the 1984 publication appearing on the 15th day of March, 1984.

THE JEFFERSONIAN,

Manager.

Cost of Advertisement \$ 11.00

PETITION FOR VARIANCES
2nd Election District
Beginning for a point lying on the east side of Burmont Avenue, 238 feet more or less northerly from the intersection of the center lines of Burmont Avenue and Liberty Road; thence leaving said point and running along the east side of the aforementioned Burmont Avenue (1) N 66°58'E, 125.0 feet to a point; thence (2) S 39°45'E, 154.19 feet to a point; thence (3) S 48°26'W, 75.00 feet to a point; thence (4) N 52°-02'W, 196.5 feet to the place of beginning. Containing in all 0.3725 acres more or less.

March 7, 1984

Ralph K. Rothwell, Jr., Esquire
7508 Eastern Avenue
Baltimore, Maryland 21224

**RESCHEDULED
NOTICE OF HEARING**
Re: Petition for Variances
E/S Burmont Ave., 238' N of the c/l of
Liberty Road
Henry L. Scheder, et ux - Petitioners
Case No. 84-260-A

RESCHEDULED TO:
TIME: 9:30 A.M.

DATE: Wednesday, April 4, 1984

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

cc: Henry L. Scheder, et ux
408 Baldwin Park Drive, Apt. B-3
Westminster, Maryland 21157

Gerald Sisenwein
3727 Pikeswood Drive
Randallstown, Maryland 21133

[Signature]
Zoning Commissioner
of Baltimore County

CERTIFICATE OF PUBLICATION

Pikesville, Md., Mar. 14, 1984

CERTIFY, that the annexed advertisement was published in the NORTHWEST STAR, a weekly published in Pikesville, Baltimore County, before the 4th day of March, 1984, the publication appearing on the 1st day of March, 1984, the second publication appearing on the 1st day of March, 1984, the third publication appearing on the 1st day of March, 1984.

THE NORTHWEST STAR

[Signature]
Manager

Cost of Advertisement \$20.00

PETITION FOR VARIANCES
2nd Election District
Beginning for a point lying on the east side of Burmont Avenue, 238 feet more or less northerly from the intersection of the center lines of Burmont Avenue and Liberty Road; thence leaving said point and running along the east side of the aforementioned Burmont Avenue (1) N 66°58'E, 125.0 feet to a point; thence (2) S 39°45'E, 154.19 feet to a point; thence (3) S 48°26'W, 75.00 feet to a point; thence (4) N 52°-02'W, 196.5 feet to the place of beginning. Containing in all 0.3725 acres more or less.

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

ARNOLD JABLON
ZONING COMMISSIONER

March 17, 1984

Mr. & Mrs. Henry L. Scheder
408 Baldwin Park Drive, Apt. B-3
Westminster, Maryland 21157

Re: Petition for Variances
E/S Burmont Ave., 238' N of the c/l of
Liberty Road
Henry L. Scheder, et ux - Petitioners
Case No. 84-260-A

Dear Mr. & Mrs. Scheder:

This is to advise you that \$43.00 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. 128250

DATE: 3/26/84 ACCOUNT: B-01-615-000

AMOUNT: \$43.00

RECEIVED FROM: Ralph K. Rothwell, Jr., Esquire
Advertising & Posting Case #84-260-A
(Henry L. Scheder, et ux)

128250*****430010 0270A

VALIDATION OR SIGNATURE OF CASHIER

ZONING DESCRIPTION
SCHEDER PROPERTY
3609 BURMONT AVENUE

Beginning for a point lying on the east side of Burmont Avenue said point being 238 feet more or less northerly from the intersection of the center lines of Burmont Avenue and Liberty Road; thence leaving said point and running along the east side of the aforementioned Burmont Avenue (1) N 66°58'E, 125.0 feet to a point; thence (2) S 39°45'E, 154.19 feet to a point; thence (3) S 48°26'W, 75.00 feet to a point; thence (4) N 52°-02'W, 196.5 feet to the place of beginning. Containing in all 0.3725 acres more or less.

Being the same lot which by deed dated March 23, 1974 and recorded among the land records of Baltimore County in Liber 5434 folio 726.

PETITION FOR VARIANCES

2nd Election District

ZONING: Petition for Variances
LOCATION: East side Burmont Avenue, 238 ft. North of the centerline of Liberty Road
DATE & TIME: Wednesday, April 4, 1984 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 Variances to permit side and rear yard setbacks of 1 ft. instead of the required 30 ft.

Being the property of Henry L. Scheder, et ux, 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 AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

August 14, 1984

Ralph K. Rothwell, Jr.
Maslan, Maslan and Rothwell, P.A.
7508 Eastern Avenue
Baltimore, Maryland 21224

Dear Mr. Rothwell:

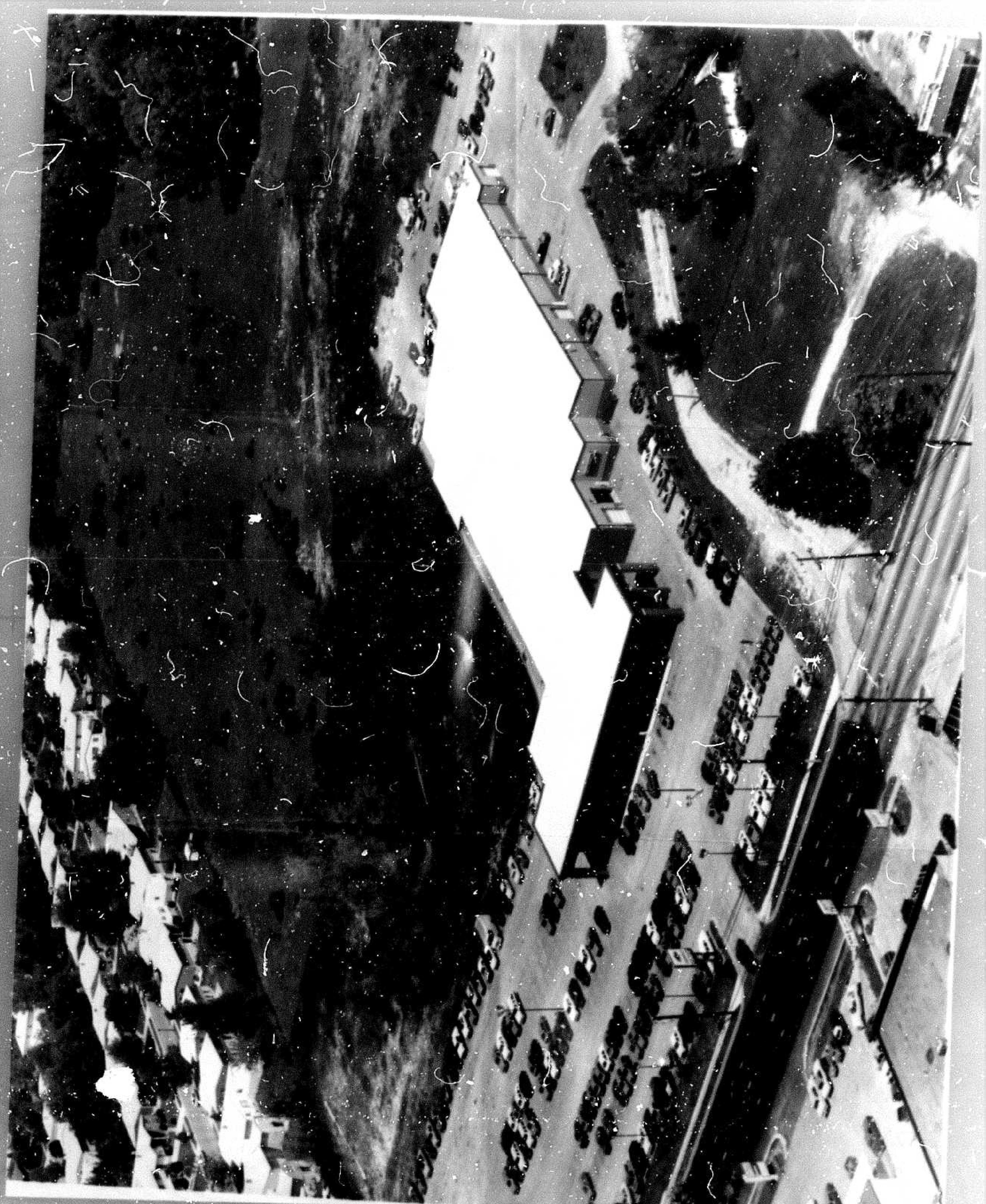
Your request for a modification to the required eight (8) foot planting area along the northeast side of your property adjacent to the building has been reviewed and approved.

The landscaping on the remainder of the site must meet all of the requirements of the Landscape Manual and a landscape plan must be approved by this office before a building permit will be issued.

Sincerely yours,
[Signature]
Norman E. Gerber
Director of Planning and Zoning

NEG:rh
cc: Arnold Jablon







NOTES:

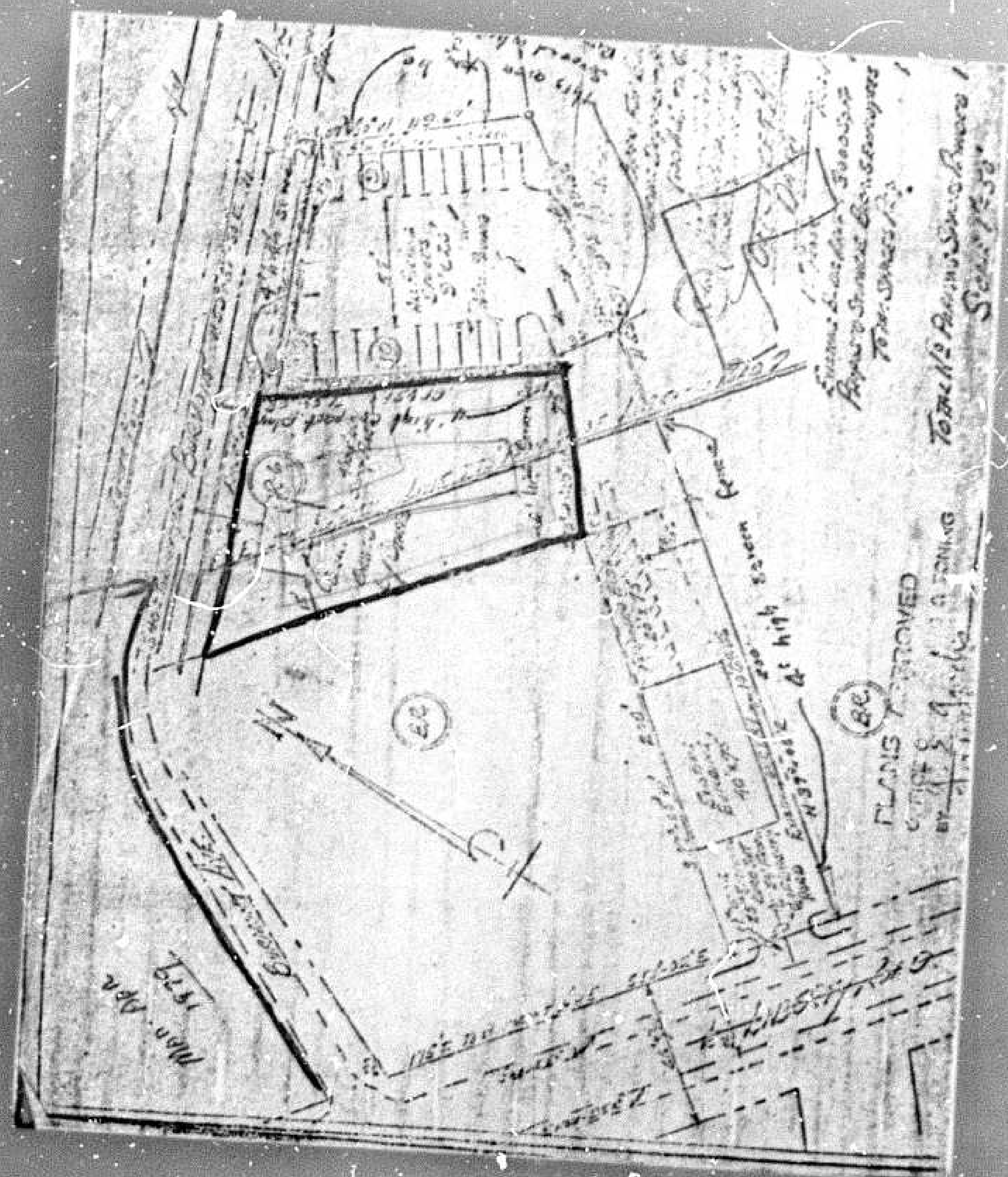
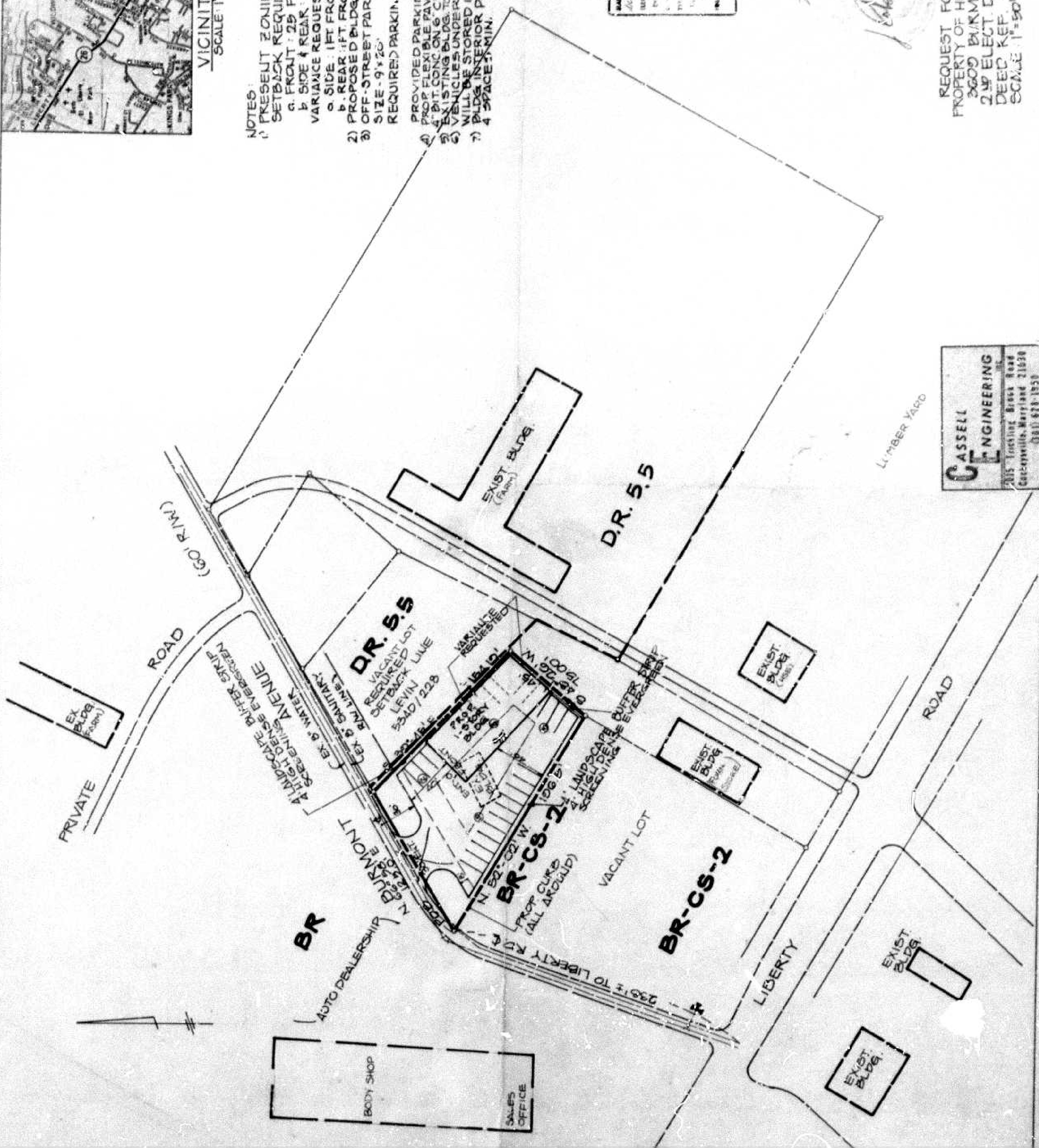
- 1) PRESENT ZONING BR-C3-2
SETBACK REQUIRED:
 - a. FRONT : 25 FT FROM R.
 - b. SIDE & REAR : 20 FT FROM R.VARIANCE REQUESTED:
 - a. SIDE : 1 FT FROM R.
 - b. REAR : 1 FT FROM R.
- 2) PROPOSED BLDG: 9'5" X 45' - VEHICLE REPAIR BLDG
- 3) OFF-STREET PARKING:
SIZE: 9' X 20'
REQUIRED PARKING: 3.45 X 9' = 4275 SQ FT / 300 SQ FT SD
: 15 SPACES
PROVIDED PARKING: 19.4 SPACES
a) PROP FLEXIBLE PAVEMENT
b) 6" BIT CONC ON 6" CR-6
- 4) EXISTING BLDG TO BE DEMOLISHED
- 5) VEHICLES UNDER REPAIR OR BROKEN DOWN
WILL BE STORED INSIDE OF BLDG
- 6) BLDG INTERIOR PARKING SHOWN GRAPHICALLY:
4 SPACE X 10 MIN.



Tom #242

1st hand

REQUEST FOR VARIANCE,
PROPERTY OF HENRY S. SCHNEIDER
3609 BAYMONT AVE.
2ND ELEC. DIST. BALTO. CO.
DEED REF. 5434/ 726
SCALE 1"=50' DATE: 1-9-84





VICINITY MAP
SCALE 1" = 2000'

NOTES

- 1) PRESENT ZONING BR-CS-2
SETBACK REQUIRED
a. FRONT: 25 FT FROM R.
b. SIDE & REAR: 30 FT FROM R.
VARIANCE REQUESTED
a. SIDE: 1 FT FROM R.
b. REAR: 1 FT FROM R.
- 2) PROPOSED BLDG: 95' x 45' - VEHICLE REPAIR BLDG.
- 3) OFF-STREET PARKING
SIZE - 9' x 20'
REQUIRED PARKING: 45' x 90' = 4275 SQ FT / 300 SQ FT SP
: 15 SPACES
PROVIDED PARKING: 19 SPACES
a) PROP FLEXIBLE PAVEMENT
b) 2" BIT. CONC. ON C/C R-6
c) EXISTING BLDG. TO BE DEMOLISHED
d) VEHICLES UNDER REPAIR OR BROKEN DOWN
WILL BE STORED INSIDE OF BLDG.
e) BLDG. INTERIOR PARKING SHOWN GRAPHICALLY:
4 SPACES MIN.

PROUTYNER'S
EXHIBIT 1

Tom Hor

[Signature]

REQUEST FOR VARIANCE
PROPERTY OF HENRY S. SCHERER
3600 BURMONT AVE.
2ND ELECT. DIST. BALTO CO.
DEED REF. 5434/726
SCALE 1" = 50' DATE 1-5-84

CASSELL
ENGINEER.
2015 Tricking Branch Rd.
Cockeysville, Maryland 21030
(301) 428-1950

