

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.2 f. to permit two double-faced free standing signs, with a total square footage of 256 sq. ft. in lieu of the permitted 100 sq. ft.

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

See Attached

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.

TENANT
Kimmel Automotive, Inc.
(Type or Print Name)
Signature
505 Kane Street
Address
Baltimore, MD 21224
City and State
Attorney for Petitioner:
N/A
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of representative to be contacted
J. W. Pearce, Kimmel Automotive, Inc.
Address
505 Kane St. Baltimore, MD 21224
Phone No. 633-3300

Legal Owner(s):
Chesapeake Federal Savings & Loan
(Type or Print Name)
Signature
Milton A. Debaugh, President
(Type or Print Name)
Signature
2001 E. Joppa Road
Address
Baltimore, MD 21234
City and State
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 27th day of November, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of January, 1985, at 10:15 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NE Corner of York & Warren
Rds., 8th District : OF BALTIMORE COUNTY
CHESAPEAKE FEDERAL SAVINGS : CASE NO. 85-187-A
AND LOAN, Petitioner : : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 19th day of December, 1984, a copy of the foregoing Entry of Appearance was mailed to William A. Debaugh, President, Chesapeake Federal Savings & Loan, 2001 E. Joppa Rd., Baltimore, MD 21234, Petitioner; and J. W. Pearce, Kimmel Automotive, Inc., 505 Kane Street, Baltimore, MD 21224, Tenant.

Peter Max Zimmerman
Peter Max Zimmerman

Case No. 85-187-A
Item No. 131
Date: February 13, 1985
NE corner of York and Warren Roads
8th Election District
Chesapeake Federal Savings and Loan - Petitioner

- ☒ 1. Copy of Petition
- ☒ 2. Copy of Description of Property
- ☒ 3. Copy of Certificate of Posting (1 sign)
- ☒ 4. Copy of Certificates of Publication
- ☒ 5. Copy of Zoning Advisory Committee Comments
- ☒ 6. Copy of Comments from the Director of Planning
- ☒ 7. Planning Board Comments and Accompanying Map
- ☒ 8. Copy of Order to Enter Appearance
- ☒ 9. Copy of Order - Zoning/Deputy Zoning Commissioner
- ☒ 10. Copy of Plat of Property
- ☒ 11. 200' Scale Location Plan
- ☒ 12. 1000' Scale Location Plan
- ☒ 13. Memorandum in Support of Petition
- ☒ 14. Letter(s) from Protestants(s)
- ☒ 15. Letter(s) from Petitioner(s)
- ☒ 16. Protestants' Exhibits 1 to 5
- ☒ 17. Petitioners' Exhibits 1 to 5
- ☒ 18. Letter of Appeal

Richard T. Rombro, Esquire
25 South Calvert Street
Baltimore, Maryland 21202
Chesapeake Federal Savings & Loan
c/o Wilton A. Debaugh, President
2001 E. Joppa Road
Baltimore, Maryland 21234
Kimmel Automotive, Inc.
c/o J. W. Pearce
505 Kane Street
Baltimore, Maryland 21224
Mary Ginn
606 Horncrest Road
Towson, Maryland 21204
Phyllis C. Friedman, Esquire
Norman E. Gerber
James Hoswell
Jean M. H. Jung
James E. Dyer

Attorney for the Petitioner
Petitioner
Tenant
Protestant
People's Counsel
Request Notification
" "
" "

County Board of Appeals of Baltimore County
Room 200 Court House (Hearing Room #218)
Towson, Maryland 21204
(301) 494-3180
March 19, 1985

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). ABSOLUTELY NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE IN ACCORDANCE WITH RULE 2(c), COUNTY COUNCIL BILL #59-77

CASE NO. 85-187-A CHESAPEAKE FEDERAL S & L
FOR VARIANCE - §413.2 f - TWO DOUBLE
FACED FREE STANDING SIGNS
NE CORNER YORK & WARREN ROADS
8th DISTRICT
1/18/85 - D.Z.C. DENIED PETITION

ASSIGNED FOR: THURSDAY, JUNE 20, 1985 at 10 a.m.

cc: Richard T. Rombro, Esquire Counsel for Petitioner
Chesapeake Federal S & L Petitioner
Kimmel Automotive, Inc. Tenant
Mary Ginn Protestants
Phyllis C. Friedman People's Counsel
Douglas T. Sachse, Esq. Office of Law
Arnold Jablon
Jean M. H. Jung
Norman E. Gerber
James G. Hoswell
James E. Dyer

Edith T. Eisenhart, Adm. Secretary

Baltimore County, Maryland

PEOPLE'S COUNSEL
RM. 223, COURT HOUSE
TOWSON, MARYLAND 21204
494-2188

PHYLLIS COLE FRIEDMAN
People's Counsel

PETER MAX ZIMMERMAN
Deputy People's Counsel

March 29, 1985

The Honorable
William T. Hackett, Chairman
County Board of Appeals
Room 200, Court House
Towson, Maryland 21204

Dear Chairman Hackett:

It has come to our attention that the Zoning Commissioner has entered his appearance in the following cases:

Christian B. Anderson, et ux - #85-170-SPH (Item 116)
Elizabeth R. Baird, et al - 85-45-XSPH (Item 346)
Vincent Bertuca, et ux - 85-183-A (Item 132)
Chesapeake Fed. S & L - 85-187-A (Item 131)
Mary M. Clark - 84-111-A (Item 249)
David L. Cole, et ux - 85-2-XA (Item 290)
Eastern Yacht Club, Inc. - 85-73-SPH (Item 337)
Haussner Family Ltd. Ptnr. - 85-83-SPHA (Item 127)
Johnson, Robert W., III - 85-185-X (Item 124)
Kubic, Melvin - 85-208-XSPH (Item 154)
McManus-Torillo Assoc., Inc. - 85-189-X (Item 127)
The Rock Rental Co. - 85-186-XA (Item 115)
Joseph H. Rosendale, et ux - 85-157-XA (Item 102)
Louis E. Tarasca, et ux - 85-232-X (Item 146)
Towson Presbyterian Church - 85-176-SPH (Item 93)

As a result of the decision in Carol Dohne, et al - #85-106-SPH (Item 43), it is clear that the Zoning Commissioner has no standing and his appearance should be struck. Please consider this letter as a Motion to Strike the Zoning Commissioner's Appearance in each of the above cases. We are enclosing a copy of this letter/Motion for each file.

Very truly yours,

Peter Max Zimmerman
Deputy People's Counsel

cc: Norman E. Gerber
Arnold Jablon, Esquire
Malcolm F. Spicer, Jr., Esquire
Douglas T. Sachse, Esquire

WZ:ish

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 28, 1984

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

Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. J. W. Pearce
Kimmel Automotive, Inc.
505 Kane Street
Baltimore, Maryland 21224

RE: Item No. 131 - Case No. 85-187-A
Chesapeake Federal Savings and Loan
Variance Petition

Dear Mr. Pearce:

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,

Nicholas B. Commodari, Jr.
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Wilton A. Debaugh, President
Chesapeake Federal Savings & Loan
Peter Max Zimmerman
Deputy People's Counsel
2001 E. Joppa Road
Baltimore, Md. 21234

Maryland Department of Transportation

State Highway Administration

William K. Hollmann
Secretary
Hal Kassoff
Administrator

November 28, 1984

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

Attention: Mr. N. Commodari

Re: ZAC Meeting of 11-27-84
ITEM: #131.
Property Owner: Chesapeake
Federal Savings & Loan
Location: NE/Cor. York Rd.
Route 45 & Warren Road
Existing Zoning: B.R.
Proposed Zoning: Variance
to permit a second free-
standing sign measuring
a total of 40 sq. ft. (one
side measured) or 80 sq. ft.
(two sides measured).
Acres: .74
District: 8th

Dear Mr. Jablon:

On review of the revised submittal of 3-29-82 for variance of a second freestanding sign, the State Highway Administration finds the variance generally acceptable with location outside the State Highway Administration Right-of-Way.

However, any additional information or comments regarding the proposed advertising structures should be through Mr. Morris Stein, Chief Outdoor Advertising at 659-1642.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw
cc: Mr. M. Stein
Mr. J. Ogle

My telephone number is _____
By: George Wittman
364-7555 Baltimore Metro - 365-0451 C.C. Metro - 1-800-492-5982 Statewide Toll Free
P.O. Box 717/707 North Calvert St., Baltimore, Maryland 21203 - 0717

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

PAUL H. REINCKE
Chief

November 23, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Chesapeake Federal Savings and Loan

Location: NE/Cor. York Road and Warren Road

Item No.: 131

Zoning Agenda: Meeting of 11/27/84

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.

() 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.

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

REVIEWED: _____ Noted and Approved: _____
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

Chesapeake Federal Savings & Loan
Case No. 85-187-A

2.

interpretation of the sign regulation portion of the Baltimore County Zoning Regulations (BCZR). For many years, that office interpreted square footage on a multifaceted sign as only the square footage on one side. Now all of the sides' square footage is counted. The net effect is, of course, to double the square footage counted on a two faced sign, such as the sign which currently faces York Road.

Counsel for the Petitioner argued that this new interpretation was incorrect. Using the old interpretation, counsel argued that the existing sign (94 sq.ft.) and proposed sign (28 sq. ft.) together equal only 122 square feet, which is below the standard of 150 feet for shopping centers (See BCZR 413.2.e). The office of the People's Counsel argued that their two stores do not constitute a shopping center as defined in the BCZR and the new interpretation by the ZC's office is correct.

Before making a determination on this argument, we must first turn our attention to the Petitioner's second argument, that is, assuming arguendo that the ZC is correct in his computations of square footage, a variance should be granted in view of the practical difficulty/unreasonable hardship test. We believe that this issue must be considered first, as the matter before the Board is the consideration of the Petition for Variance dated November 22, 1984. We are mandated to consider the substance of the matter which initiated this case, i.e. the requested variance. Additionally, we note that both the Petition and Notice of Appeal filed by the Petitioner requests relief based upon "a total square footage of 256 square feet in lieu of the permitted 100 square feet". Thus, in both this Petition and Notice of Appeal, the Petitioner's requested relief is based upon the interpretation of the ZC.

Turning to the merits of the variance, this Board heard from a number of witnesses including employees of both High's and Kimmel. Both employees testified as to the practical difficulty/unreasonable hardship that the lack of this sign would cause to their businesses. Although we are not influenced by the purported economic

Chesapeake Federal Savings & Loan
Case No. 85-187-A

3.

consequences, we are concerned with safety and traffic considerations. There was oral testimony and photographic exhibits showing unsafe traffic conditions caused by motorists' ignorance of the property entrance on Warren Road. Often, motorists will back up from the intersection to use this entrance.

On behalf of Baltimore County, only one witness appeared, James Hoswell. He testified that a variance was unnecessary and of a possible extension linking Warren Road and Interstate 83, which may alleviate the problem. However, we cannot rely upon the potential expansion.

After due consideration of the testimony and evidence presented, it is our opinion that the denial of the requested variance would result in practical difficulty and unreasonable hardship upon the Petitioner. Further, we believe that granting the petition will not adversely affect the health, safety and general welfare of the community and in fact, will help to eliminate dangerous traffic congestion. We find it unnecessary to rule on the property of the ZC's interpretation of Section 413 of the BCZR. Consequently, we approve the petition and will so order, subject to restrictions.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 10th day of July, 1985, by the County Board of Appeals, ORDERED that the Order of the Deputy Zoning Commissioner of Baltimore County, dated January 18, 1985, is hereby REVERSED, and that the herein Petition for Variance to permit two double faced free standing signs exceeding the permitted 100 square feet, is hereby GRANTED, subject to the following restrictions:

- 1) The proposed sign shall not measure more than 7 x 4 feet, or have a square footage of more than 28 feet per side.

Chesapeake Federal Savings & Loan
Case No. 85-187-A

4.

- 2) The proposed sign shall be in conformance with all appropriate regulations of the Baltimore County Zoning Regulations and concerns as expressed in the Baltimore County Zoning Plans Advisory Committee memorandums to J. W. Pearce dated December 28, 1984, and January 24, 1985.

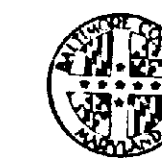
Any appeal from this decision must be in accordance with Rules B-1 thru B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Lawrence E. Schmidt
Lawrence E. Schmidt, Acting Chairman

Leroy B. Spier
Leroy B. Spier

Diana K. Vincent
Diana K. Vincent



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

ARNOLD JARLON
ZONING COMMISSIONER

January 18, 1985

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. Wilton A. Debaugh, President
Chesapeake Federal Savings & Loan
2001 East Joppa Road
Baltimore, Maryland 21234

RE: Petition for Variance
NE corner of York and Warren Roads
8th Election District
Chesapeake Federal Savings and Loan -
Petitioner
No. 85-187-A (Item No. 131)

Dear Mr. Debaugh:

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

Very truly yours,

JEAN M. H. JUNG
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

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

People's Counsel

Mr. J.W. Pearce
Kimmel Automotive, Inc.
505 Kane Street
Baltimore, Maryland 21224

Reasons for Requested Variance
For Kimmel Automotive, Inc. and High's Dairy Stores
York and Warren Roads, Cockeysville

- 1) The premises is on the corner of Warren Road and York Road, and is jointly developed by a Kimmel Tire Center facing York Road, and a High's Store, facing Warren Road. The existing sign on York Road cannot be seen when approaching from Warren Road until the viewer is close to the corner. By that time it is too late to change lanes in traffic to make the required right turn to enter Kimmel.
- 2) High's only identification on Warren Road is a wall sign. Without a freestanding sign on Warren Road, a potential shopper may not see the store until just before the entrance. This causes a potential traffic hazard. Granting this variance would warn a motorist ahead of time where to turn.
- 3) When the premises was being developed, three buildings were planned, the two now existing plus a Chesapeake Federal Savings and Loan Branch. Signing was planned under Section 413.2E for a small shopping center, allowing 150 square feet. Chesapeake subsequently postponed development of their building. With or without the future inclusion of Chesapeake, we respectfully submit that the two existing buildings constitute an "integrated group of stores" and should be allowed such additional signage as allowed for a shopping center.
- 4) When the sign permit for the existing sign was granted on September 20, 1983, the sign code was interpreted as the total square footage of one side of the sign. The current interpretation calls for considering both sides of the sign in computing area. This change in interpretation causes an addition hardship in meeting the 150 square foot shopping center signage limit as referred to in #3 above.

RE: PETITION FOR VARIANCE
NE corner of York and Warren Roads
8th Election District
Chesapeake Federal Savings and Loan -
Petitioner
No. 85-187-A (Item No. 131)

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF

BALTIMORE COUNTY

THE PETITIONER HEREIN REQUESTS A VARIANCE TO PERMIT TWO DOUBLE-FACED FREE-STANDING SIGNS WITH A TOTAL SQUARE FOOTAGE OF 256 SQUARE FEET IN LIEU OF THE PERMITTED 100 SQUARE FEET. THE EXISTING PERMITTED SIGN ON YORK ROAD IDENTIFIES BOTH BUSINESSES ON THE SITE AND PROVIDES SPACE FOR TEMPORARY MESSAGES.

The petitioner herein requests a variance to permit two double-faced free-standing signs with a total square footage of 256 square feet in lieu of the permitted 100 square feet. The existing permitted sign on York Road identifies both businesses on the site and provides space for temporary messages.

Testimony on behalf of the petitioner indicated that the second store to locate on the property (High's) anticipated that it would be allowed a Warren Road sign as a part of a shopping center. However, only two stores are on the site and thus the present petition for a variance to add a sign on Warren Road.

A protestant, representing The Alliance of Baltimore County Community Councils, Inc., testified that so extensive a variance was not needed or justified for directions nor was it within the spirit and intent of the Baltimore County Zoning Regulations in the instant case.

A review of the photographs (Petitioner's Exhibit 3 and 4) by the Deputy Zoning Commissioner show the existing free-standing sign as well as the large sign located on the High's building, which faces Warren Road. Further, a field inspection confirms the extensive size of the latter, as well as the similar existing High's sign facing York Road, and the large signs on the other building. Although the building is set back at least 45 feet from the Warren Road property line, the terrain and the trees on the adjacent property would limit the visibility and usefulness of the proposed sign.

After due consideration of the testimony and evidence presented as well as a field inspection of the property, in the opinion of the Deputy Zoning Commissioner, there already exists more than ample signs on the site for identification, direction, and marketing purposes. Further, strict compliance with the Baltimore County Zoning Regulations would not result in practical difficulty and unreasonable hardship upon the petitioner and the granting of the variance requested will adversely affect the health, safety, and general welfare of the community, and should not be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 18th day of January, 1985, that the herein Petition for Variance to permit two double-faced free-standing signs with a total square footage of 256 square feet in lieu of the permitted 100 square feet, is hereby DENIED.

JEAN M. H. JUNG
Deputy Zoning Commissioner
Baltimore County

PETITION FOR VARIANCE

8th Election District

LOCATION: Northeast corner of York and Warren Roads

DATE AND TIME: Tuesday, January 8, 1985 at 10:15 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West 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 two double-faced free-standing signs with a total square footage of 256 square feet in lieu of the permitted 100 square feet.

Being the property of Chesapeake Federal Savings and Loan as shown on the plat filed with the Zoning Office.

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 JARLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

ORDER RECEIVED FOR FILING

DATE January 18, 1985

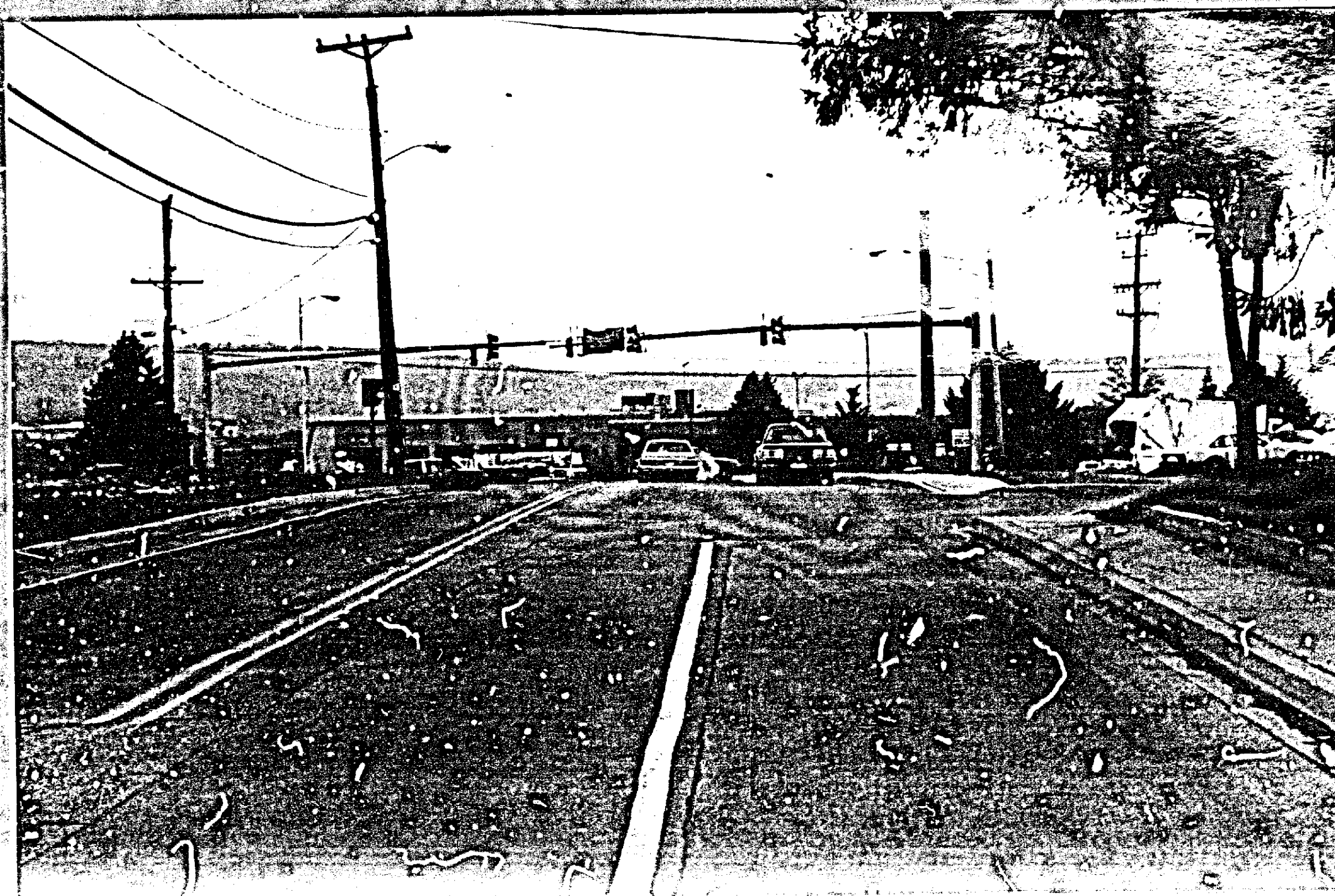
BY [Signature]

ORDER RECEIVED FOR FILING

DATE January 16, 1985

BY [Signature]





CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

85-187-H
10:35 A.M

District: 7th Date of Posting: 12/14/84

Posted for: VARIANCE TO PERMIT TWO DEATH CARE HOMES

Petitioner: CHESAPEAKE FEDERAL SAVINGS ASSN

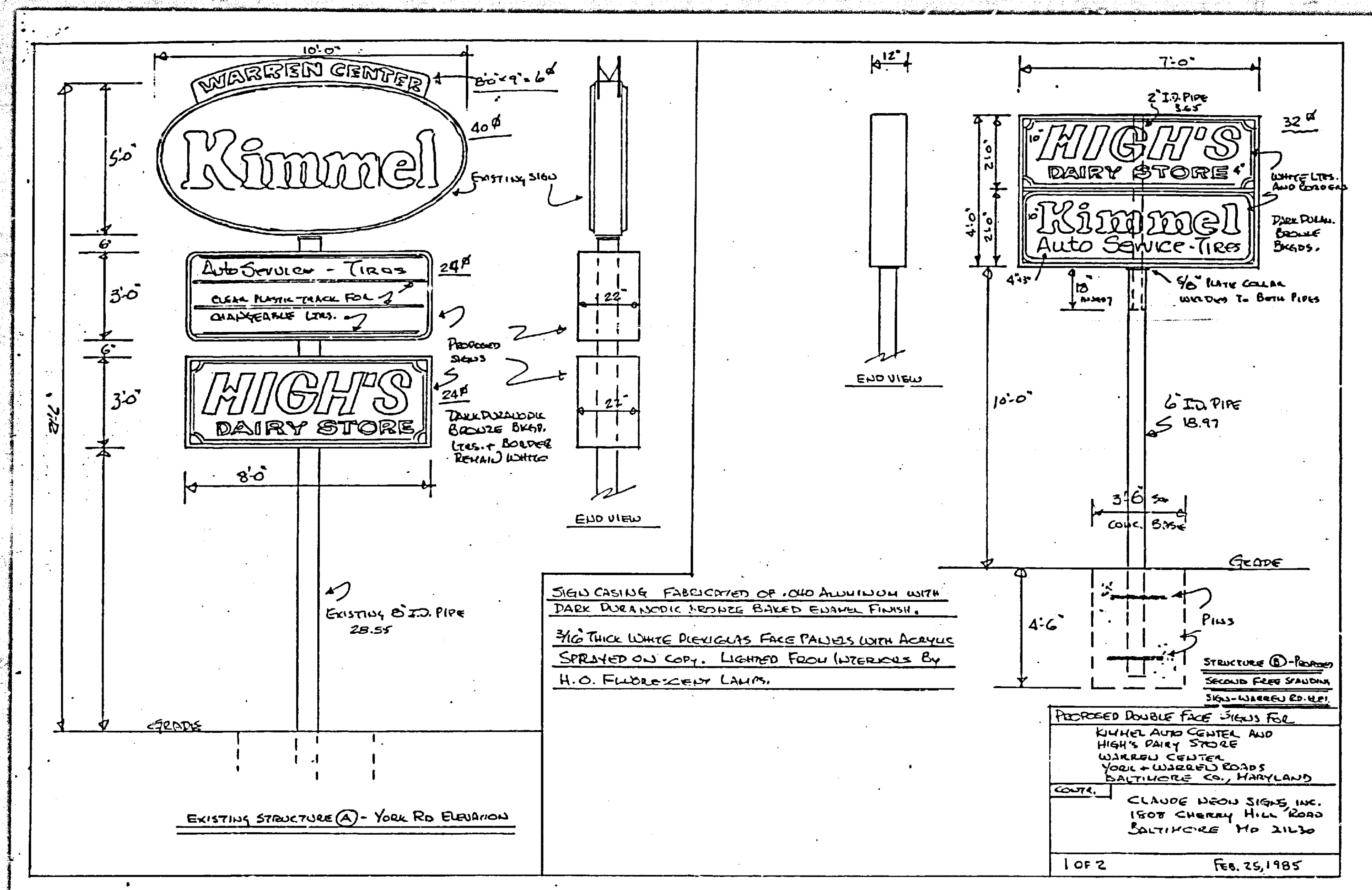
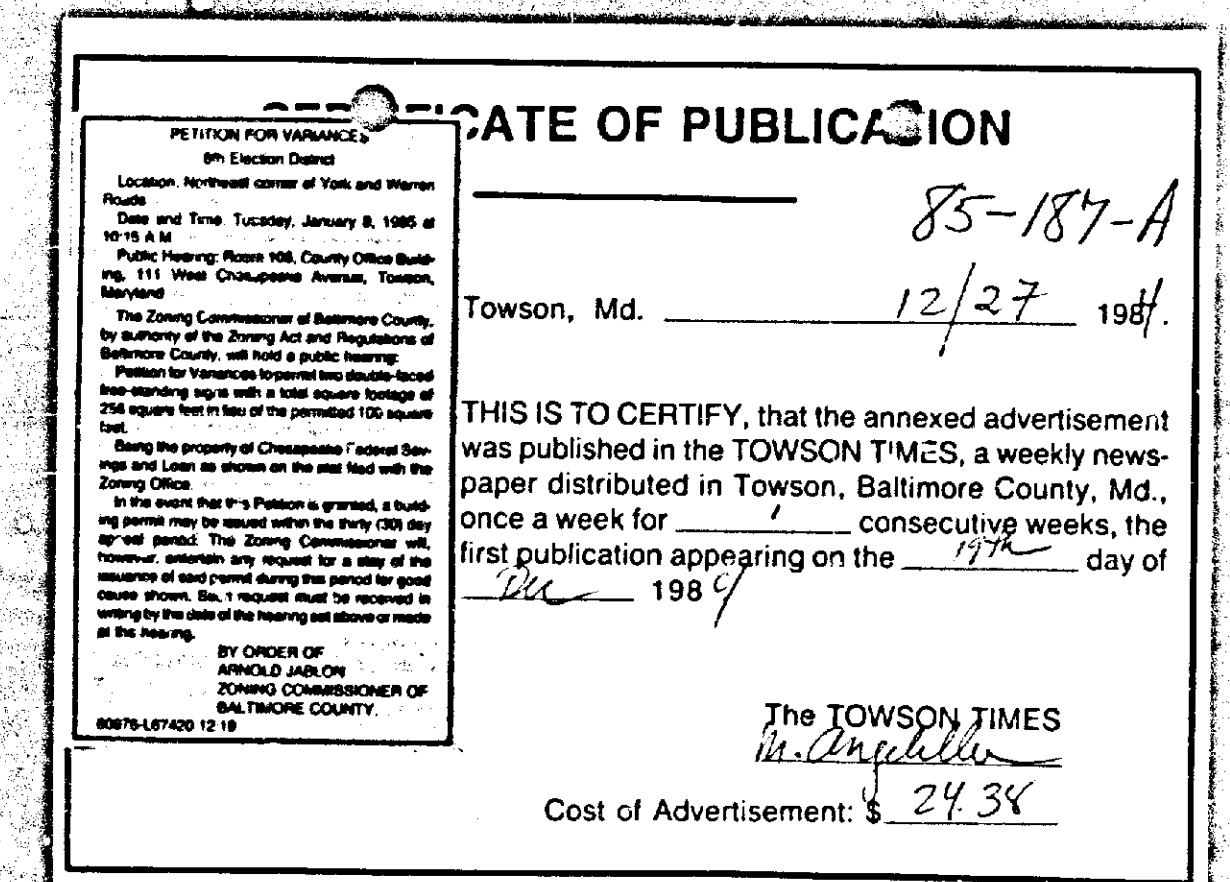
Location of property: NELCOR OF YORK & MARY RD. - 21030

Location of Signs: 15000 CRT. OF YORK & MARY RD. ROOM 5 EX. YORK WAY. ON
PROPERTY OF PETITIONER

Remarks: _____

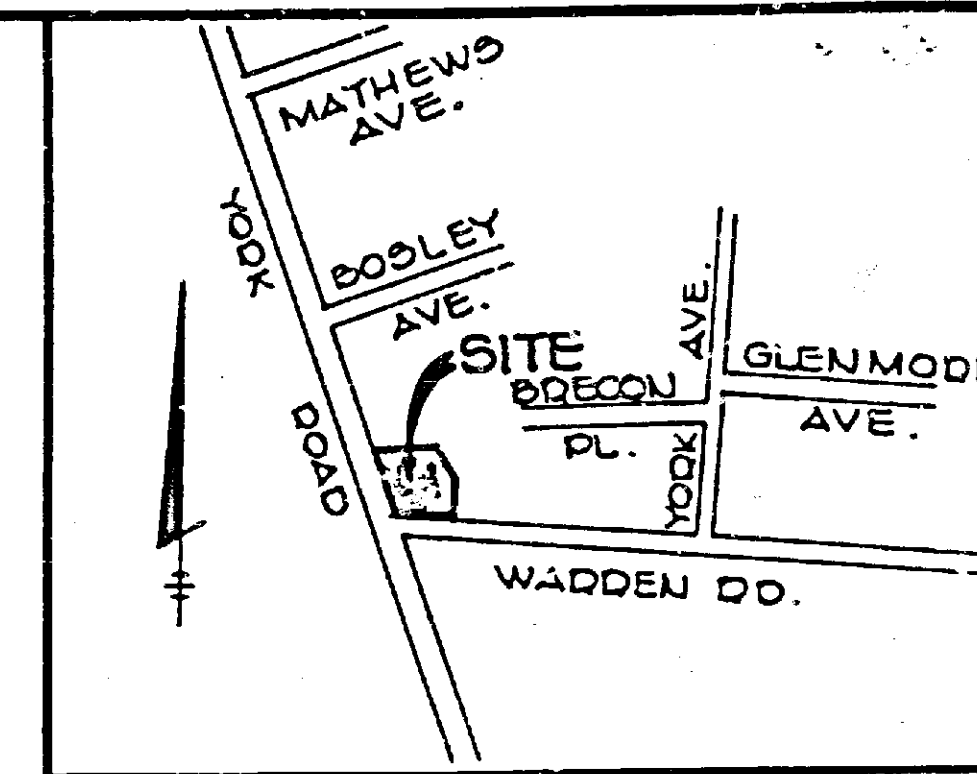
Posted by: M. L. Plesky Date of return: 12/21/84
Signature

Number of Signs: 1



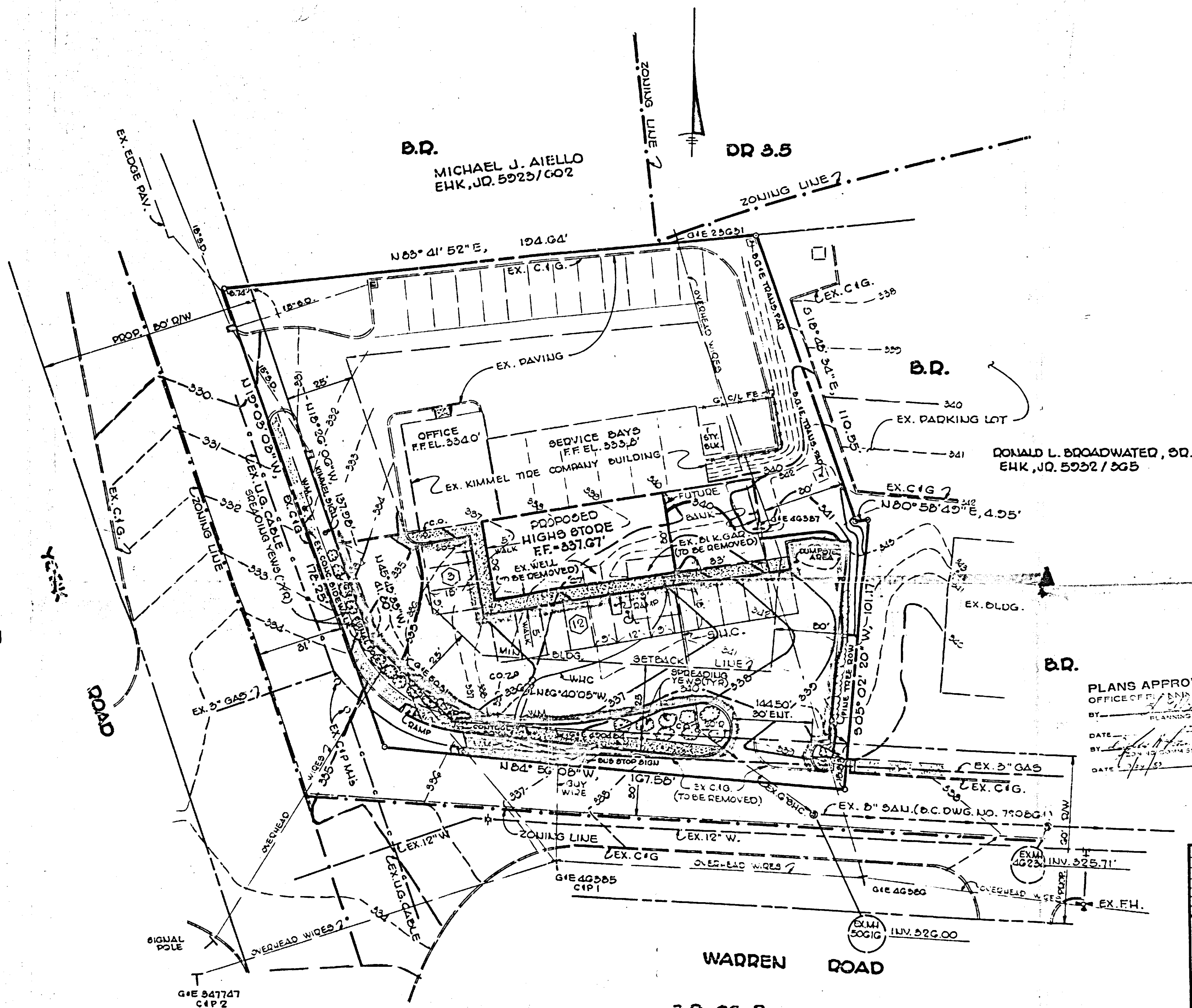
SITE ANALYSIS

EX. ZONING:	= B.D.
SITE AREA:	= 0.344 AC.
BUILDING AREA:	
HIGH5 STORE	= 2010 SQ. FT.
FUTURE BANK	= 290 SQ. FT.
TOTAL	= 3000 SQ. FT.
PARKING REQUIRED:	
HIGH5 STORE (2010 S.F. + 200)	= 10.5 SPACES
FUTURE BANK (290 S.F. + 300)	= 3.3 SPACES
KIMMEL TIRE	
OFFICE (412 S.F. + 200)	= 2 SPACES
OTHER # BAYS (2716 S.F. + 300)	= 9 SPACES
TOTAL	= 24.8 SPACES
PARKING PROVIDED	= 28.0 SPACES



VICINITY MAP
SCALE: 1"=500'

ML-1M



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: [Signature]
DATE: 11/12/83
BY: [Signature]
DATE: 11/12/83

Pet. ex 5

305-83

NO.	DATE	REVISIONS DESCRIPTION
1	3-11-83	PARKING DATA

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 110, JEFFERSON BLDG., TOWSON, MD., 21204
PHONE: 823-3535

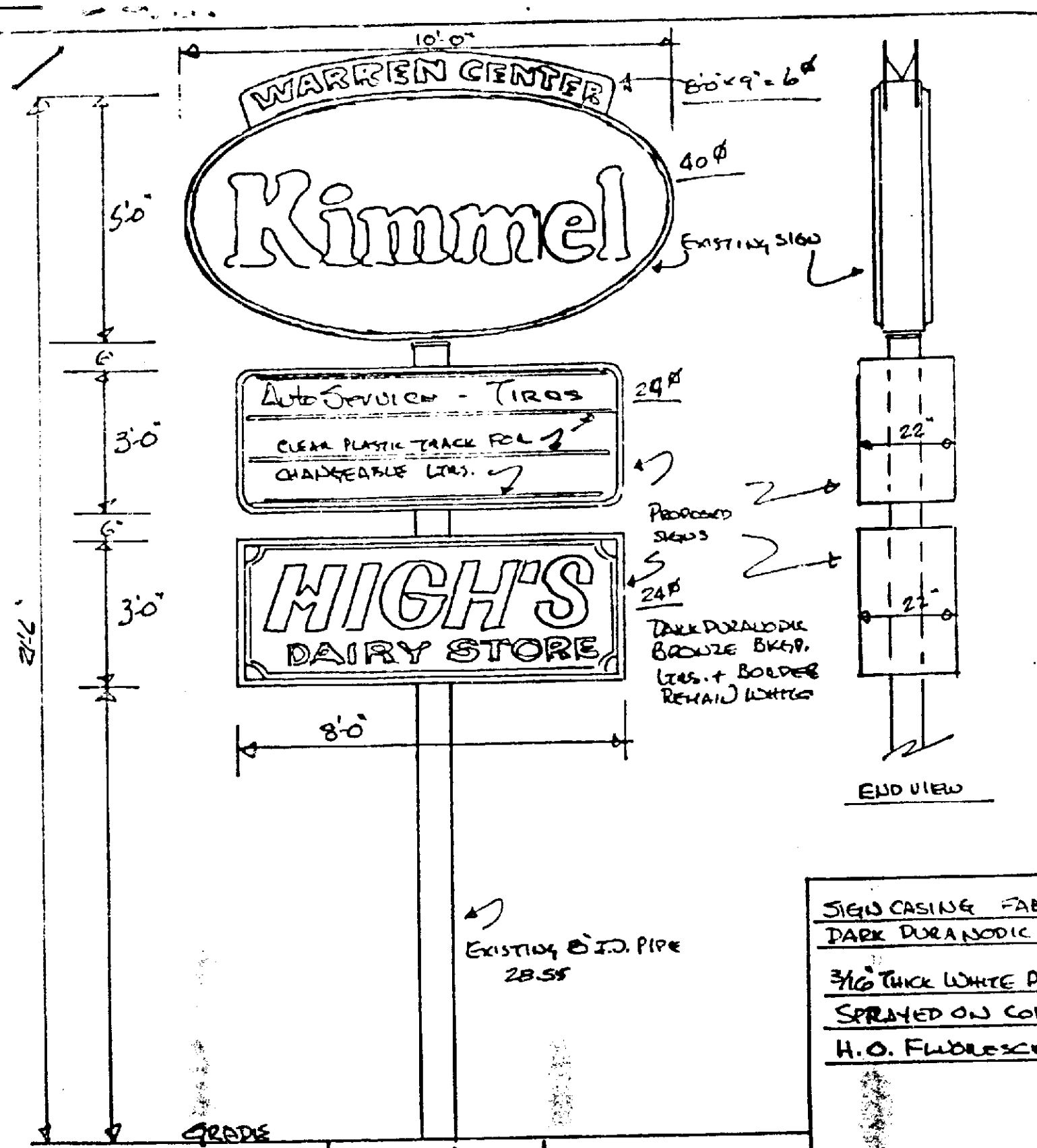
— OWNED —
CHESAPEAKE FEDERAL SAVINGS
AND LOAN ASSOCIATION
2001 EAST JOPPA RD.
BALTO., MD., 21234

— DEVELOPED —
HIGH5 OF BALTIMORE, INC.
2700 BISSON STREET
BALTO., MD., 21211

SITE PLAN
PROPOSED HIGH5 STORE

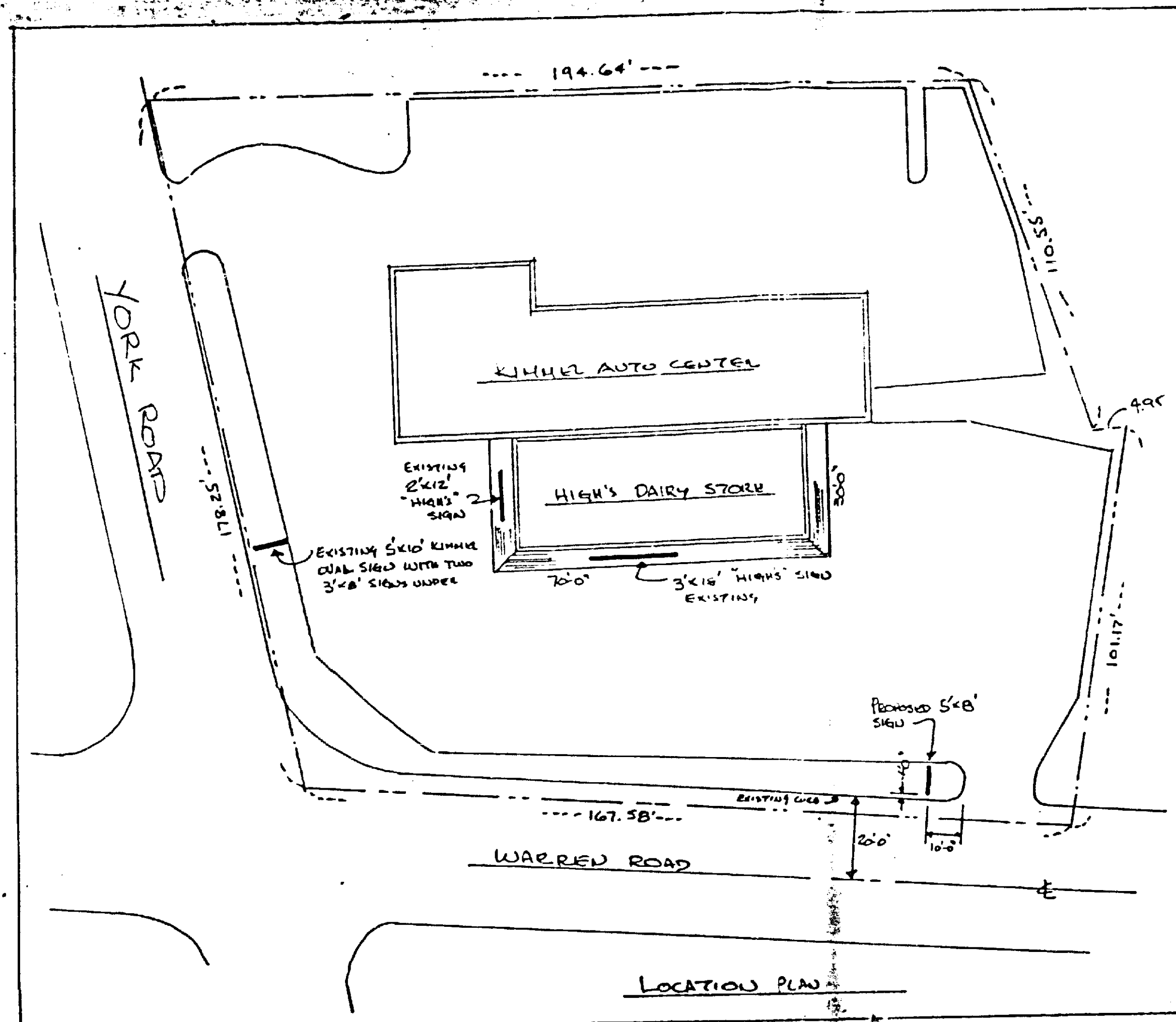
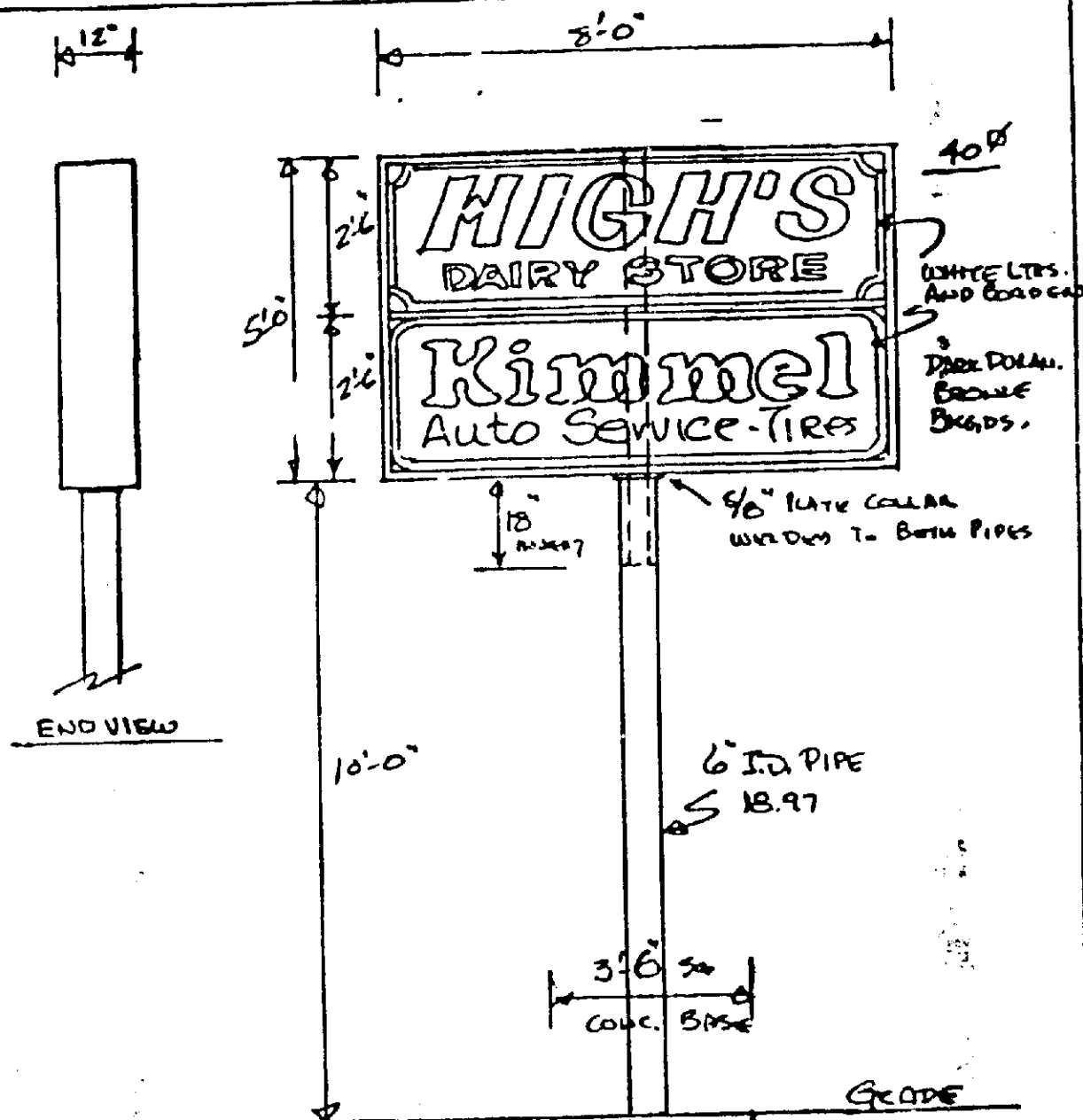
8TH ELEC. DISTRICT BALTO. CO., MD.
SCALE: 1"=20' DES. BY: AWQ
DATE: 1-10-83 DRN BY: AWQ SHT. 1 OF 1

82062

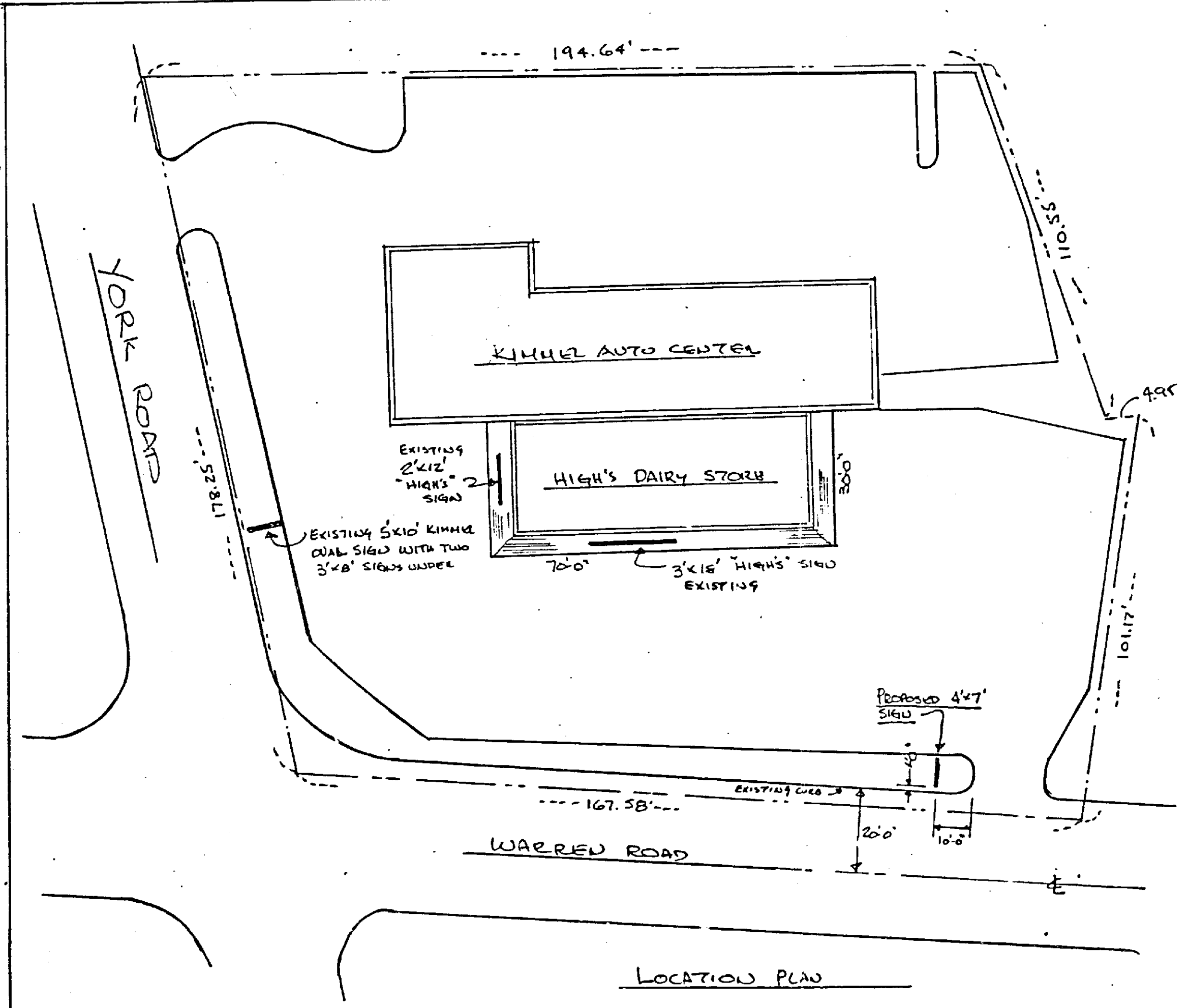


SIGN CASING - FABRICATED OF 1.010 ALUMINUM WITH
DARK DURANODIC BRONZE BAKED ENAMEL FINISH.
3/16 THICK WHITE DURIGLAS FACE PANELS WITH ACRYLIC
SPRAYED ON COPY. LIGHTED FROM INTERIORS BY
H.O. FLUORESCENT LAMPS.

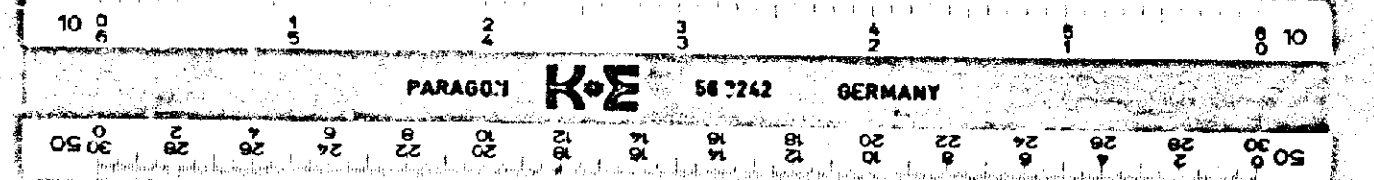
PROPOSED DOUBLE FACE SIGNS FOR
KIMMEL AUTO CENTER AND
HIGH'S DAIRY STORE
WARREN CENTER
YORK AND WARREN ROADS
BALTIMORE CO., MARYLAND
COUNTY CLAUDE NEON SIGNS INC.
1508 CHERRY HILL ROAD
BALTIMORE MD 21230
12/27/83 DEC 27 1983



PROPOSED SIGNS FOR
KIMMEL AUTO CENTER AND
HIGH'S DAIRY STORE
WARREN CENTER
YORK AND WARREN ROADS
BALTIMORE CO., MARYLAND
COUNTY CLAUDE NEON SIGNS INC.
1508 CHERRY HILL ROAD
BALTIMORE MD 21230
2 of 2 DEC 27 1983



PROPOSED SIGNS FOR
KIMMEL AUTO CENTER AND
HIGH'S DAIRY STORE
WARREN CENTER
YORK AND WARREN ROADS
BALTIMORE CO., MARYLAND
COUNTY CLAUDE NEON SIGNS INC.
1508 CHERRY HILL ROAD
BALTIMORE MD 21230
2 of 2 FEB 25 1985



SITE ANALYSIS

- THE KIMMEL TIRE COMPANY**
- TOTAL AREA 17225' - 0.3954 AC.
 - EXISTING ZONING BR
 - BUILDING SIZE 3540'
 - OFFICE SPACE 412'
 - STORAGE SPACE 413'
 - OTHER BAYS 2714'
 - PARKING REQUIRED
 - OFFICE 412' 200' 2 SPACES
 - OTHER BAYS 2714' 500' 15 SPACES
 - TOTAL PARKING REQUIRED 11 SPACES
 - PARKING PROVIDED 16 SPACES
 - TOTAL 22 SPACES

EXISTING BUILDING SCHEDULE

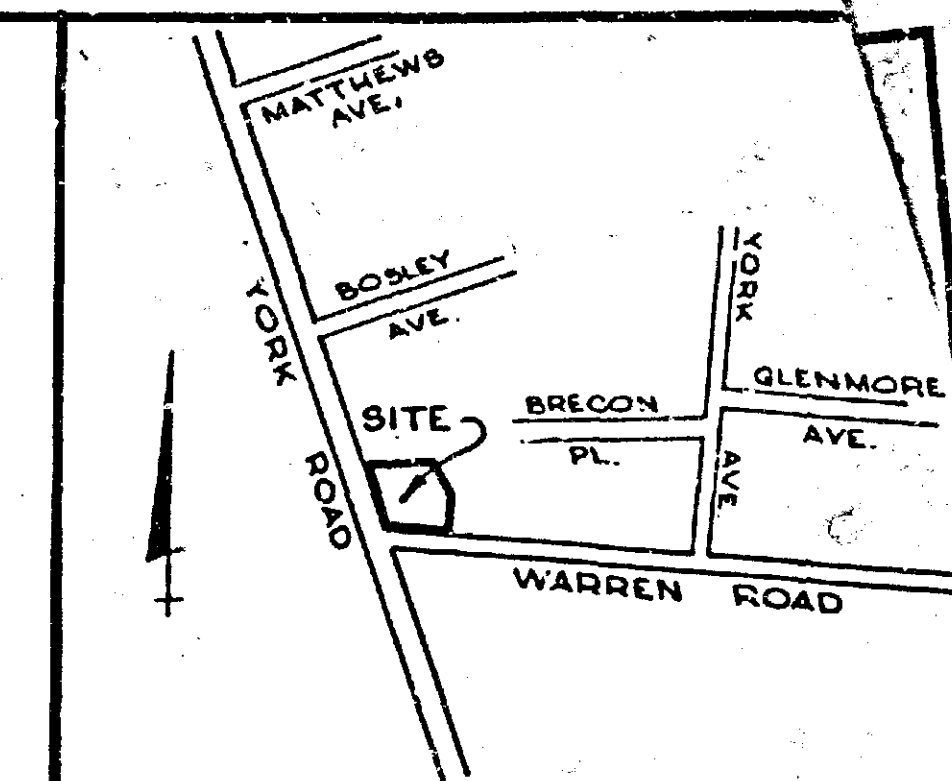
- 2 STORY FRAME DWELLING 2336'
- 2 STORY FRAME DWELLING 1709'
- 1 STORY BLOCK GARAGE 361'
- 1 STORY FRAME SHED 1401'

ML-IM

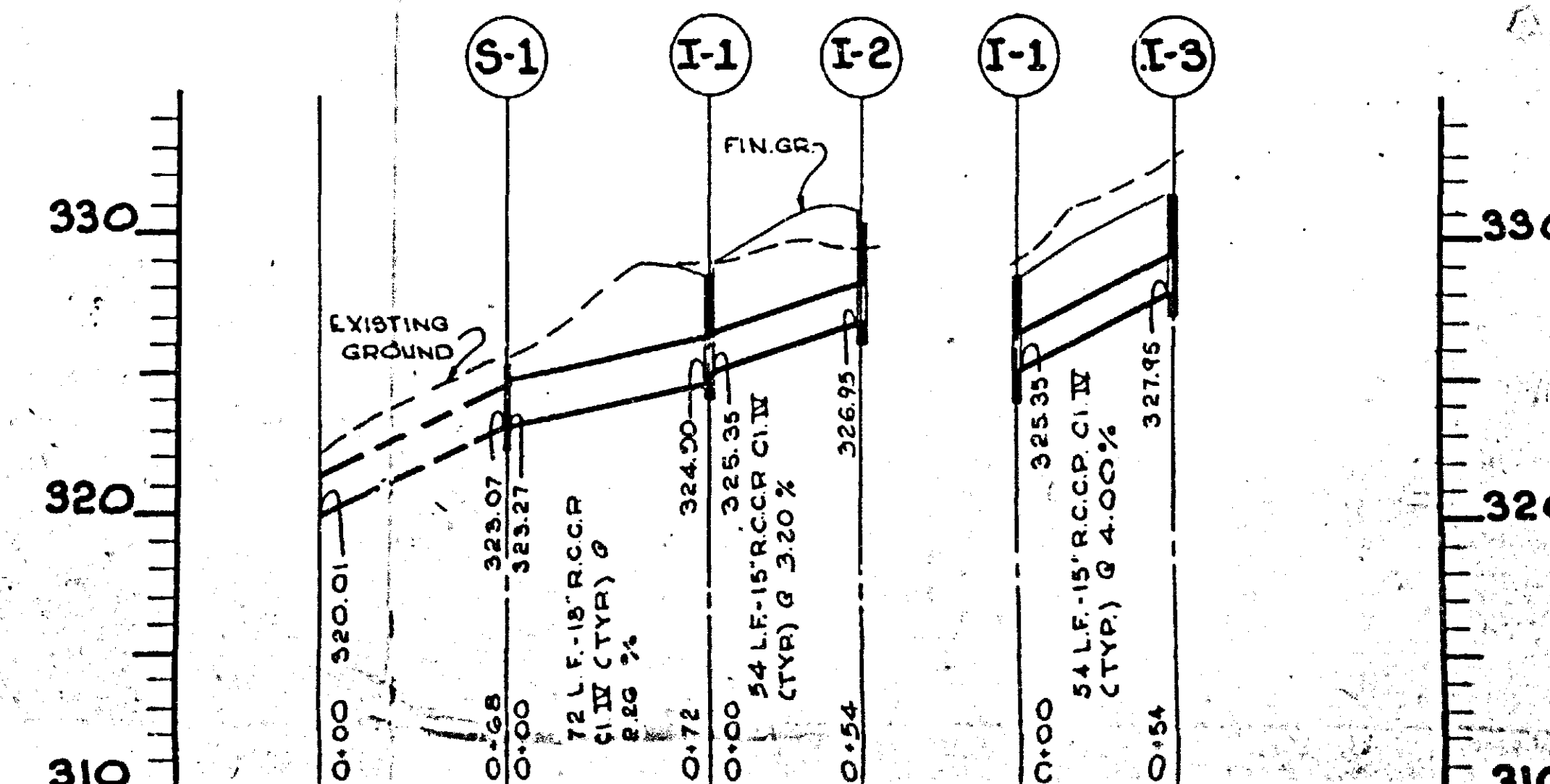
INLET SCHEDULE					
NO.	TYPE	INV. IN	INV. OUT	TOPEL.	REMARKS
I-1	STD. TYPE 'W' COMB. INLET	325.55	325.15	329.2	S.H.A. PLATE NO. 374-04
I-2	STD. TYPE 'S' COMB. INLET	-	326.95	331.0	B.C. PLATE NO. D-218
I-3	STD. TYPE 'S' COMB. INLET	-	327.95	332.0	B.C. PLATE NO. D-218
S-1	STD. CONCRETE COLLAR	323.27	323.07	325.27	B.C. PLATE NO. D-4-00

MICHAEL J. AIELLO
E.H.K. JR. 5923-202

D.R. 3.5



VICINITY MAP
SCALE 1" = 500'



SCALE H 1" = 50'
V 1" = 5'

OWNER
CHESAPEAKE FEDERAL SAVINGS
AND LOAN ASSOCIATION
2001 EAST JOPPA ROAD
BALTIMORE, MD. 21234

DEVELOPER
THE KIMMEL TIRE COMPANY
KIMMEL AUTOMOTIVE, INC.
505 KANE ST.
BALTIMORE, MD. 21224

REVISIONS		
NO.	DATE	DESCRIPTION
1	3-29-82	PER S.H.A. COMMENTS

SPELLMAN, LARSON & ASSOCIATES, INC.
CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 110, JEFFERSON BLDG., TOWSON, MD., 21204
PHONE: 823-3535

PLAN FOR
BUILDING PERMIT
FOR
THE KIMMEL TIRE COMPANY

YORK & WARREN RD
8TH ELECT. DIST. BALTO. CO., MD.

SCALE: 1" = 20' DES. BY: A.W.R.
DATE: NOV. 4, 1981 DRN BY: M.C.M. SHT. 1 OF 1

81068

BR-CS-2

D.R. 16

