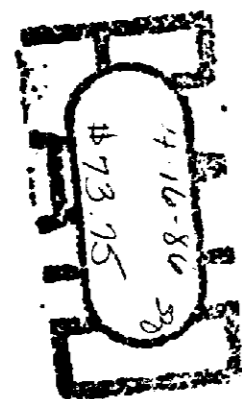


MAP FILE NO. 86-415-X
 E. D. 9
 DATE 2-2-87
 200 C.F.
 1000 1/2
 DP

86-415-X
 273
 Stephen G. Heaver
 Deputy Zoning Commissioner
 1301 York Road
 Towson, Maryland 21204
 9th Elec. Dist.



IN RE: PETITION SPECIAL EXCEPTION
 E/S of York Road, 152' S of
 Lambourne Rd. (715 York Rd.) -
 9th Election District
 Stephen G. Heaver,
 Petitioner

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 86-415-X

The Petitioner herein requests a special exception for a used motor vehicle outdoor sales area separated from the sales agency building.

Testimony on behalf of the Petitioner indicated that the existing building was built in the early 1960's and has been utilized as a service garage. The current lessee, which has an automobile dealership on the property immediately to the northwest, has needed to expand its sales area for the last 18 months. It proposes to utilize the first floor of the building for a used car dealership with display for about five cars and an office, and for the continuation of a service area with six bays. The exterior area will include 23 spaces for display as well as the required parking for customers. There were no protestants.

Pursuant to the advertisement, posting of property and public hearing, in the opinion of the Deputy Zoning Commissioner, the requirements of Section 502.1, Baltimore County Zoning Regulations have been met, and the health, safety and general welfare of the community will not be adversely affected, and, therefore, the Special Exception should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 16th day of May, 1986, that the herein Petition for Special Exception for a used motor vehicle outdoor sales area separated from the sales agency building, in accordance with the plan submitted and filed herein, is hereby GRANTED, from and after the date of this Order, subject, however, to the following:

- Landscaping, for the eight-foot strip adjacent to York Road and the strip between the old and used car dealerships, shall include two trees along York Road and one tree on the side between the wood steps and the road and shall be installed within fourteen (14) months.

Jean M. Jung
 Deputy Zoning Commissioner
 of Baltimore County

JMH:bjg

ORDER RECEIVED FOR FILING
 DATE May 16, 1986
 BY *Arthur C. Bellard*
 ADMINISTRATIVE ASSISTANT

ORDER RECEIVED FOR FILING
 DATE May 16, 1986
 BY *Arthur C. Bellard*
 ADMINISTRATIVE ASSISTANT

PETITION FOR SPECIAL EXCEPTION 86-415-X

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 Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a Used Motor Vehicle outdoor sales area, separated from sales agency building (Section 236.4)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception 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 Lessee: Key Oldsmobile, Inc.
 (Type or Print Name)
Jeffrey B. Hazard
 Signature
 717 York Road
 Address
 Towson, Maryland 21204
 City and State

Legal Owner(s): of 715 York Road
 Stephen C. Heaver
 (Type or Print Name)
Stephen C. Heaver
 Signature

Attorney for Petitioner:
 None
 (Type or Print Name)
 Signature
 Address
 City and State

1301 York Road
 Address
 Lutherville, Maryland 21093
 City and State
 301-321-7501
 Phone No.

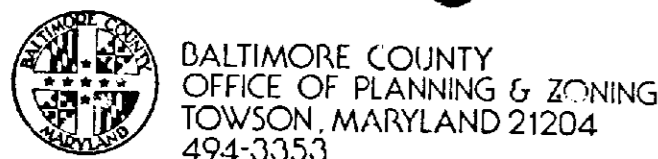
Name, address and phone number of person to be contacted:
 Lessee
 Jeffrey B. Hazard
 Name
 717 York Rd., Towson, Md. 21204
 Address
 301-828-8800
 Phone No.

Attorney's Telephone No.:
 Address
 City and State

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of March, 1986, 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 16th day of April, 1986 at 9:30 o'clock

Arnold Jablon
 Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
 DATE May 16, 1986
 BY *Arthur C. Bellard*
 ADMINISTRATIVE ASSISTANT



ARNOLD JABLON
 ZONING COMMISSIONER

JEAN M. H. JUNG
 DEPUTY ZONING COMMISSIONER

May 16, 1986

Mr. Stephen G. Heaver
 1301 York Road
 Lutherville, Maryland 21093

RE: PETITION SPECIAL EXCEPTION
 E/S of York Road, 152' S of
 Lambourne Rd. (715 York Rd.) -
 9th Election District
 Stephen G. Heaver, Petitioner
 Case No. 86-415-X

Dear Mr. Heaver:

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

JMH:bjg
 Attachments
 cc: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: March 31, 1986

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

SUBJECT: Zoning Petition No. 86-415-X

This office is not opposed to the granting of the subject request.

Norman E. Gerber
 NORMAN E. GERBER, Director
 Office of Planning and Zoning

NEG/JGH/dai

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

March 21, 1986

Mr. Stephen G. Heaver
 1301 York Road
 Lutherville, Maryland 21093

RE: Item No. 273 - Case No. 86-415-X
 Petitioner - Stephen G. Heaver
 Special Exception Petition

Dear Mr. Heaver:

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 or 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,
James E. Dyer
 JAMES E. DYER
 Chairman
 Zoning Plans Advisory Committee

JED:nr
 Enclosures

cc: Development Engineering Consultants, Inc.
 1503 York Road
 Baltimore, Maryland 21212

Mr. Jeffrey B. Hazard
 717 York Road
 Towson, Maryland 21204

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 13th day of March, 1986.

Arnold Jablon
 ARNOLD JABLON
 Zoning Commissioner

Petitioner Stephen G. Heaver
 Petitioner's Attorney

Received by: *James E. Dyer*
 Chairman, Zoning Plans Advisory Committee

February 19, 1986

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

Re: ZAC Meeting of 2-11-86
ITEM: 273.
Property Owner: Key Oldsmobile, Inc.
Location: E/S York Road,
Route 45, 152 feet S of Lambourne
Road
Existing Zoning: B.R.
Proposed Zoning: Special
Exception for a used motor
vehicle outdoor sales area,
separated from sales agency
building
Acres: 0.5934
District: 9th Election District

Attn: Mr. James Dyer

Dear Mr. Jablon:

On review of the submittal of 1-10-86 showing all display areas outside the State Highway Administration Right-of-Way, the State Highway Administration finds the plan generally acceptable.

Very truly yours,
Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

By: George Wittman

cc: Mr. J. Ogle

My telephone number is (301) 659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 465-0451 D.C. Metro - 1-800-462-5982 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

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

MARCH 24, 1986

Re: Zoning Advisory Meeting of FEBRUARY 11, 1986
Item # 273
Property Owner: KEY OLDSMOBILE, INC.
Location: E/S YORK RD. 152' S OF
LAMBOURNE 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.
- Parking 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 22-99 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 on _____.
- The property is located in a deficient service area as defined by Sill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- The property is located in a traffic area controlled by a "D" level intersection as defined by Sill 178-79, and as conditions change the re-evaluated annually by the County Council.
- Additional comments: _____

cc: James Hoswell

Europe A. Sober
Chief, Current Planning and Development

PAUL H. REINCKE
CHIEF

February 20, 1986

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

Attention: Nick Conmodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Key Oldsmobile, Inc.

Location: E/S York Road, 152' S of Lambourne Road

Item No.: 273 Zoning Agenda: Meeting of 2-11-86

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 or _____ 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.

REVIEWER: *John F. O'Neill*
Planning Group
Special Inspection Division

Noted and

Approved: *John F. O'Neill*
Fire Prevention Bureau

/mb

February 11, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 273 Zoning Advisory Committee Meeting are as follows:

Property Owner: Key Oldsmobile, Inc.
Location: E/S York Road, 152 feet S of Lambourne Road
District: 9th.

APPLICABLE ITEMS ARE CHECKED:

- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85, the Maryland Code for the Handicapped and Aged (A.S.P.A. #11-1 - 1980) and other applicable Codes and Standards.
- A building and other miscellaneous permits shall be required before the start of any construction.
- Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
- Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Approved seals are not acceptable.
- All Use Groups except B-4 Single Family Detached Dwelling require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built at an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.
- The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
- The requested variance appears to conflict with Section(a) _____ of the Baltimore County Building Code.
- When filing for a required Change of Use/Occupancy Permit, an attention permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____ See Section 312 of the Building Code.
- The proposed project appears to be located in a Flood Plain, Flood Hazard Area. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

Comments: If there is any change of use of the existing buildings to accompany the requested exception a change of use permit may be necessary. The first floor is not now considered for servicing vehicles. See Section 609.0 including 609.2, 3 and alterations may be required. If new structures are to be constructed, Items A, B, D also apply to them. Contact this office if additional information is needed. These abbreviated comments reflect only on the information provided by the drawings submitted to the office needed. The applicant should obtain additional information by visiting Room 122 of the County Office Building at 111 Signs shall comply with Article 19 of the Chesapeake Avenue, Towson, Maryland 21204.

Charles Lee
By: C. E. Burman, Chief
Building Plans Review

L7/7/86

NO. 715 YORK ROAD

BEGINNING for the same on the Northeast side of York Road, 66 feet wide, at a point distant 152.05 feet Southeasterly from the corner formed by the intersection of said Northeast side of York Road with the Southeast side of Lambourne Road, 50 feet wide, and running thence, parallel with said Lambourne Road, North 58 degrees, 28 minutes and 53 seconds East 170.00 feet, thence parallel with York Road South 31 degrees, 31 minutes and 07 seconds East 152.05 feet to a point in the second line of the parcel of land described in a deed from William McKeown, widower, to Winifred C. Little, dated November 8, 1937 and recorded among the Land Records of Baltimore County in Liber C.W.B.Jr. No. 1015 folio 493 etc., thence binding reversely on a portion of said last mentioned line South 58 degrees, 28 minutes, and 53 seconds West 170.00 feet to the Northeast side of York Road and thence, binding on said Northeast side of said road North 31 degrees, 31 minutes and 07 seconds West 152.05 feet to the place of beginning.

OFFICE COPY

Containing 25,848 Square Feet or 0.59 of an Acre of land, more or less.

Being part of the land firstly described and part of the land secondly described in a deed from Towson Motor Hotel Corporation to the Lambourne Corporation dated June 30, 1961 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3861 folio 35 etc.

Together with an easement or right-of-way 25 feet wide across a portion of other lands owned by the said Lambourne Corporation and bounded and described as follows:

BEGINNING for the same at the end of the first line of the land hereinabove described and running thence in a prolongation of said first line North 58 degrees, 28 minutes and 53 seconds East 55.00 feet, thence parallel with York Road North 31 degrees, 31 minutes and 07 seconds West 152.05 feet to the Southeast side of Lambourne Road, thence binding on said Southeast side of said road North 58 degrees, 28 minutes and 53 seconds East 25 feet to the Northeasternmost outline of the whole tract of land owned by said Lambourne Corporation, thence binding reversely on a portion of said outline, South 31 degrees, 31 minutes and 07 seconds East 177.05 feet, thence parallel with Lambourne Road South 58 degrees, 28 minutes and 53 seconds West 80 feet to a point in the second line of the land hereinabove described at the

distance of 25 feet from the beginning thereof and thence, binding reversely on a portion of said second line North 31 degrees, 31 minutes and 07 seconds West 25 feet to the place of beginning.

The courses in the above descriptions are referred to the True Meridian as the same is described in the above-mentioned deed from Towson Motor Hotel Corporation to The Lambourne Corporation.

PETITION FOR SPECIAL EXCEPTION
9th Election District

LOCATION: East Side of York Road, 152 feet South of Lambourne Road (715 York Road)
DATE AND TIME: Wednesday, April 16, 1986, 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 Special Exception for a used motor vehicle outdoor sales area separated from the sales agency building

Being the property of Stephen G. Heaver, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) 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

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
E/S York Rd., 152' S of Lambourne Rd. (715 York Rd.) : OF BALTIMORE COUNTY
9th District :

STEPHEN G. HEAVER, : Case No. 86-415-X
Petitioner(s) :

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
Room 223, Court House
Towson, Maryland 21204
(301) 494 - 2188

I HEREBY CERTIFY that on this 26th day of March, 1986, a copy of the foregoing Entry of Appearance was mailed to Stephen G. Heaver, 1301 York Rd., Lutherville, MD 21093, Petitioner; and Jeffrey B. Hazard, Esquire, Key Oldsmobile, Inc., 717 York Rd., Towson, MD 21204, Lessee.

Peter Max Zimmerman
Peter Max Zimmerman

5304
5305



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

April 9, 1986

Mr. Stephen G. Heaver
1301 York Road
Lutherville, Maryland 21093

RE: PETITION FOR SPECIAL EXCEPTION
E/S York Rd., 152' S of Lambourne Rd.
(715 York Rd.)
9th Election District
Stephen G. Heaver - Petitioner
Case No. 86-415-X

Dear Mr. Heaver:

This is to advise you that \$73.75 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 018592
County, Maryland, and remit
ing, Towson, Maryland

DATE: 4/15/86 ACCOUNT: R-01-615-000
SIGN & POST RETURNED
4/16/86 AMOUNT: \$ 73.75
RECEIVED FROM: Key Oldsmobile, Inc.
FOR: Advertising & Posting re Case 86-415-X
B 8017*****73754 3164F
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 974 Date of Posting: 3/21/86
Posted for: Special Education
Petitioner: Stephen G. Heaver
Location of property: E/S York Rd., 152' S of Lambourne Rd.
715 York Rd.
Location of Sign: Key Oldsmobile, Inc., 717 York Rd.,
Towson, Md.
Remarks:
Posted by: [Signature] Date of return: 3/25/86
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 27 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 27 1986

THE JEFFERSONIAN
[Signature]

Publisher
Cost of Advertising

24.75

86-415-X

Mr. Stephen G. Heaver
1301 York Road
Lutherville, Maryland 21093

March 14, 1986

NOTICE OF HEARING

RE: PETITION FOR SPECIAL EXCEPTION
E/S York Rd., 152' S of Lambourne Rd.
(715 York Rd.)
9th Election District
Stephen G. Heaver - Petitioner
Case No. 86-415-X

TIME: 9:30 a.m.

DATE: Wednesday, Apr. 16, 1986

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

[Signature]
Zoning Commissioner
Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
ITEM 273 No. 018332
DATE: 4/2/86 ACCOUNT: 01-615-000
AMOUNT: \$ 100.00
RECEIVED FROM: Key Oldsmobile
FOR: SPECIFIC EX. USED CARS
B 8107*****100000 8255F
VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 26 1986

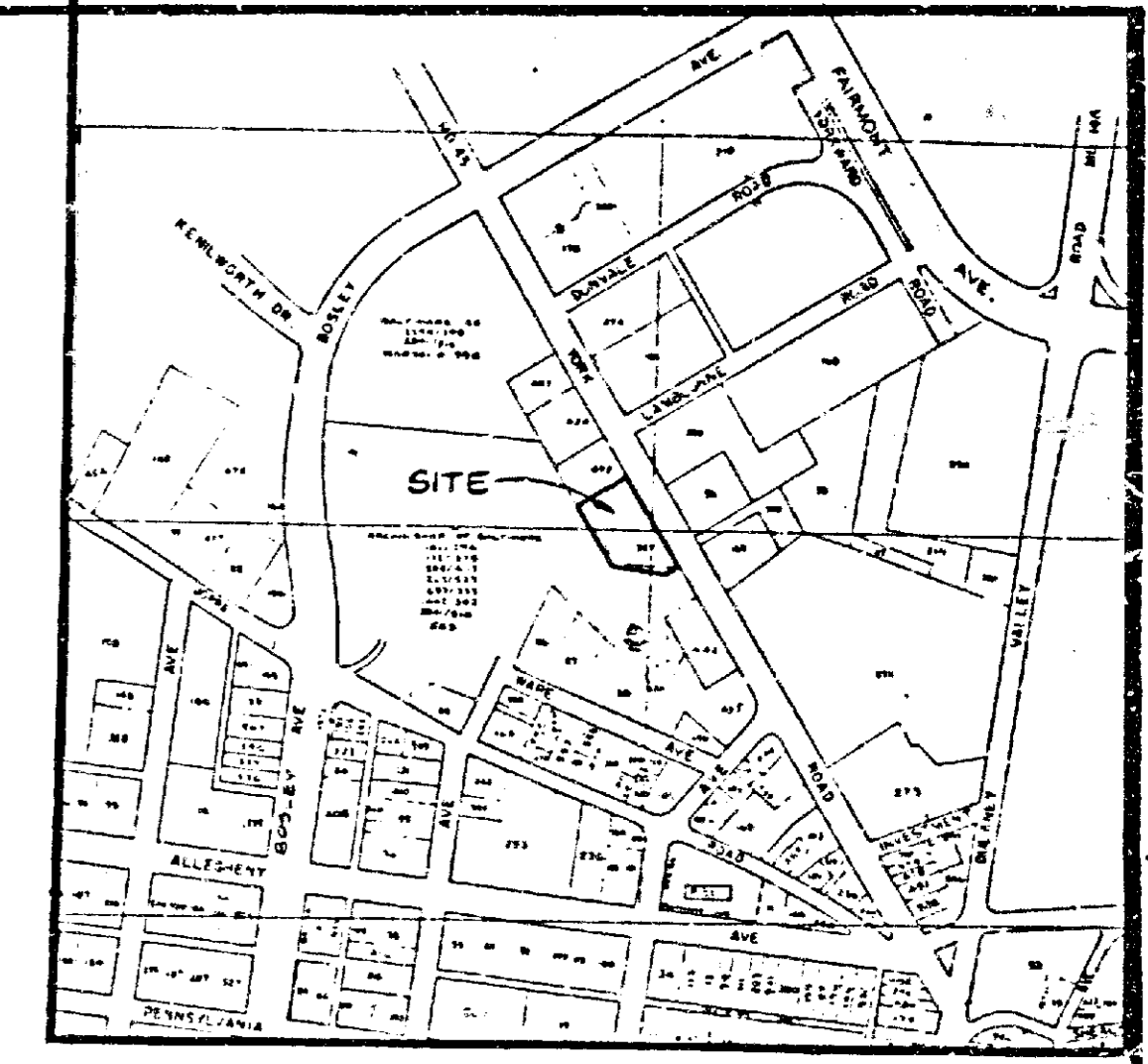
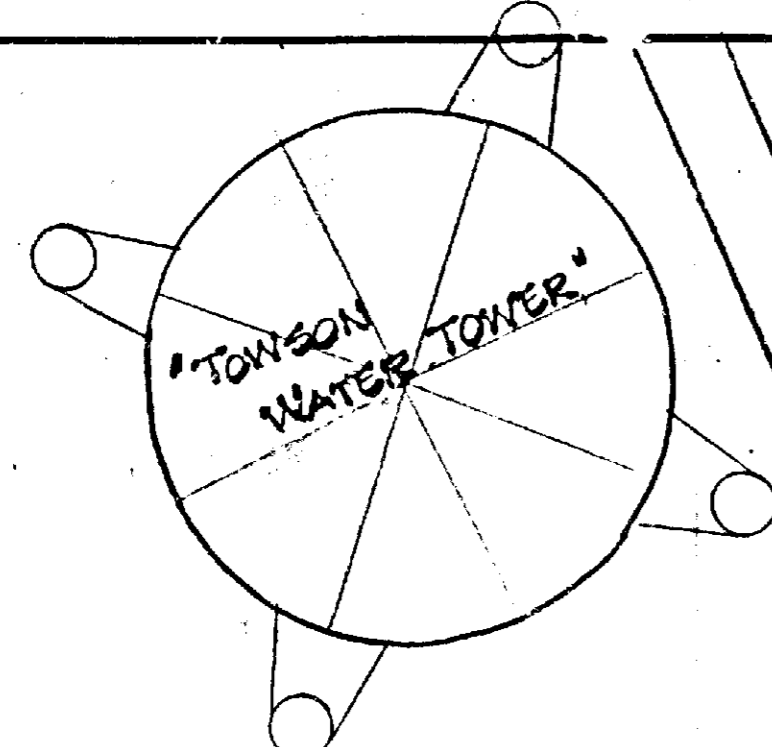
THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on March 26 1986

TOWSON TIMES,
[Signature]
Publisher

34.00

86-415-X

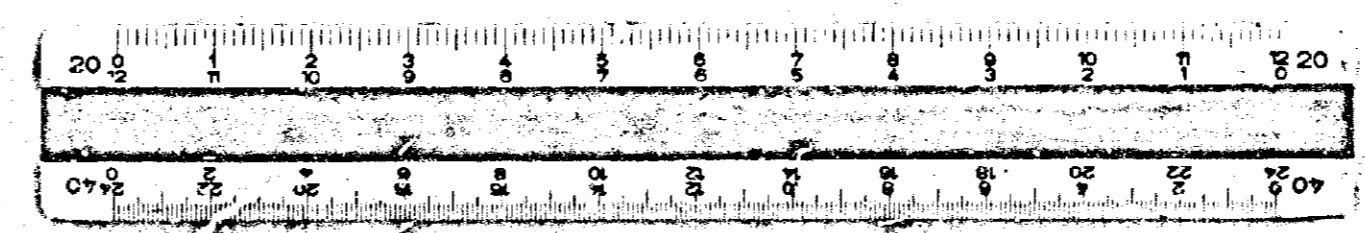
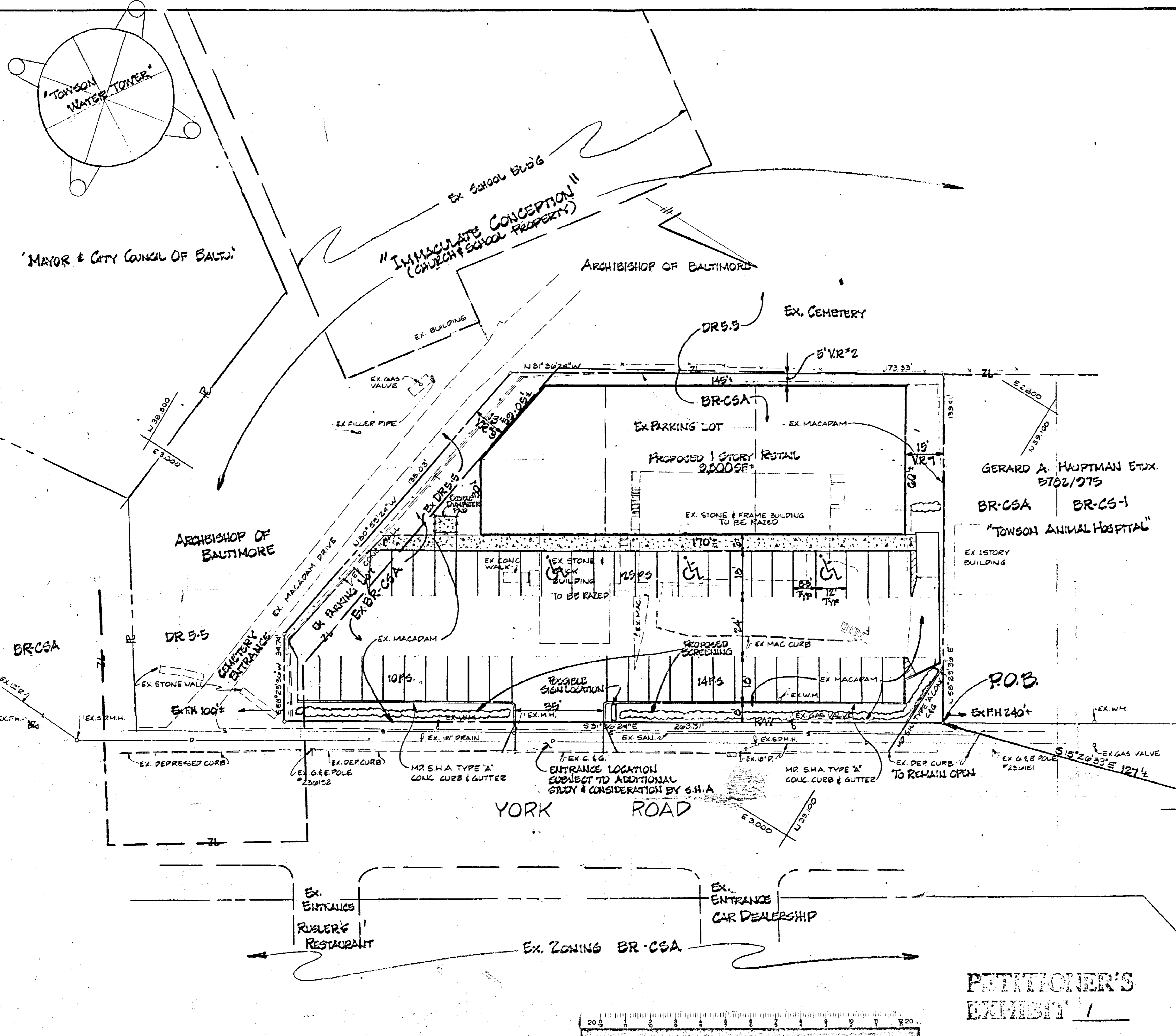
PETITION FOR SPECIAL EXCEPTION
9th Election District
LOCATION: East Side of York Road, 152 feet South of Lambourne Road (715 York Rd.)
DATE AND TIME: Wednesday, April 16, 1986, at 9:30 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for special exception for a used motor vehicle outdoor sales area separated from the sales agency building.
Being the property of Stephen G. Heaver, as shown on the plan 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 appeal 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
75391-487600 March 26



VICINITY MAP
SCALE: 1"=500'

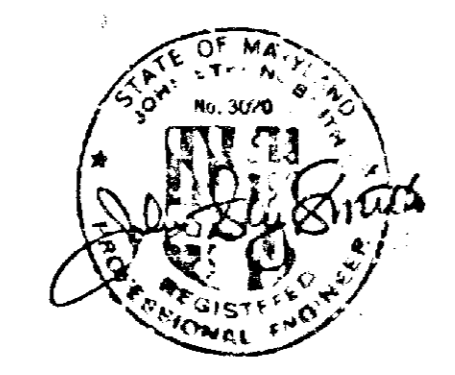
GENERAL NOTES

1. AREA OF SITE ----- 0.73 AC
2. EX. USE ----- OFFICE & PARKING LOT
3. PROPOSED USE ----- RETAIL
4. EX. ZONING
DR 5.5 ----- 0.03 AC
BR-CSA ----- 0.68 AC = 20,320 SF
5. FLOOR AREA RATIO
9,800 SF / 20,320 SF ----- 0.33
6. PARKING REQUIRED
3,800 + 200 ----- 4,000 PS
7. PARKING PROPOSED
4,000 PS *
(INCLUDES 3 HANDICAP)
8. SITE TO BE LANDSCAPED PER LANDSCAPE MANUAL WITH MODIFICATIONS REQUESTED (SECT 22-105 BALTO CO CODE)
9. CRG W/AVR (W-89-105) GRANTED JULY 7, 1989
10. VARIANCES REQUESTED FROM (B.C.T.R.) SECTION 238.2
VR#1 - TO PERMIT A SIDE YARD SETBACK OF 15' IN LIEU OF THE REQUIRED 30'
VR#2 - TO PERMIT A REAR YARD SETBACK OF 5' IN LIEU OF THE REQUIRED 30'
VR#3 - TO PERMIT A SIDE YARD SETBACK OF 15' IN LIEU OF THE REQUIRED 30'
11. NO ADJOINING RESIDENTIAL LOT EXIST, BUT LIGHTING WILL BE DIRECTED AWAY FROM RESIDENTIAL ZONE
12. PROPOSED MACADAM PARKING LOT WILL BE DRAINED INTO EX. SYSTEM IN YORK RD AND WELL SCREENED.
13. EX. WATER 10"W - DWG (84-293) TO (30-520)
20"W - DWG (84-293)
14. EX. SEWER 6" S - DWG (82-441) & (82-442)
15. VARIANCE TO SECTION 409
A PARKING VARIANCE IS REQUESTED TO PERMIT A REDUCTION TO 43 PS. IN LIEU OF THE REQUIRED 49 PS. AS PROPOSED TO OVERCOME ANY PHYSICAL RESTRAINTS THAT MAY OCCUR.



PETITIONER'S EXHIBIT 1

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
303 ALLEGHENY AVENUE
TOWSON, MARYLAND 21204
(301) 825-8120



OWNER
714 ASSOCIATES
c/o J.H.P. DEVELOPMENT CO., INC.
908 YORK ROAD
TOWSON, MD 21204

Note:
FOR VARIANCES SEE
GENERAL NOTES #10 & 15

PLAT TO ACCOMPANY A PETITION FOR VARIANCES TO SECTION 238.2 1409 AND A SPECIAL HEARING FOR #714 YORK ROAD
BALTIMORE CO. MD.
SCALE: 1"=20'
ELECT. DIST. # 0
SEPT. 7, 1989

REV 12/4/89 TO SHOW
SHA COMMENTS

