

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 409.2b.3 to permit 30 parking spaces in lieu of the required 38 parking spaces.

1. That the subject property is a long established donut shop which is in the process of being expanded and the expansion will require the use of the required spaces for parking.

2. That many customers and employees walk or use public transit, and without the requested variance, the petitioners will sustain practical difficulty and unreasonable hardship, and the requested variance is in harmony with the spirit and intent of the regulations.

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

1. or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further free 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.

Legal Owner(s):
DUNKIN' DONUTS OF MARYLAND, INCORPORATED
(Type or Print Name)
Signature: *[Signature]*
Post Office Box 317
Address
City and State (1617)931-4000 ext. 412
Randolph, Massachusetts 02168

Attorney for Petitioner:
NEWTON A. WILLIAMS, ESQUIRE
NEWMAN, PARKER & WILLIAMS, CHARTERED
(Type or Print Name)
Signature: *[Signature]*
204 West Pennsylvania Avenue
Towson, Maryland 21204
City and State

Attorney's Telephone No.: 821-7800
Address
City and State
Towson, MD

Name, address and phone number of legal owner, contact purchaser or representative to be contacted
Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, MD 21204
City and State

Name
Address
City and State
Towson, MD

Name
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City and State
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Case No. 86-439-A

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 26th day of March, 1986.

Petitioner
Development Company
Petitioner's
Attorney
Newton A. Williams, Esquire

ANNOLD JABLON
Zoning Commissioner

Received by: *[Signature]*
Chairman, Zoning Plans' Advisory Committee

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner Date: April 15, 1986

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

SUBJECT: Zoning Petition Nos. 86-439-A & 86-439-B

Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office is not opposed to the granting of the subject request.

NEG/JGH/dsl

[Signature]
NORMAN E. GERBER, AICP, Director
Office of Planning & Zoning



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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

May 13, 1986

Newton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
SW/S of Reisterstown Road,
122' SE of the centerline of
Chestnut Hill Lane West
(11814 Reisterstown Road) -
4th Election District
Chestnut Hill Development Co.,
Petitioner
Case No. 86-439-A

Dear Mr. Williams:

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

Very truly yours,
[Signature]
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bg

Attachments

cc: People's Counsel

IN RE: PETITION FOR VARIANCE
SW/S of Reisterstown Road,
122' SE of the centerline of
Chestnut Hill Lane West
(11814 Reisterstown Road) -
4th Election District
Chestnut Hill Development Co.,
Petitioner

BEFORE THE
DEPUTY ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-439-A

The Petitioner herein requests a variance to permit 30 parking spaces in lieu of the required 38 parking spaces.

Counsel for the Petitioner proffered that the donut shop in question was built in the 1960's and has recently become a company store. In order to increase efficiency, the lessee desires to construct a 266.6 square foot storage addition on the rear of the building as well as modify the entrance with a 35 square foot addition. The storage addition is a standard company design whose shape is dictated by the size and shape of the storage racks utilized. The seating capacity will be reduced one seat and the parking spaces by three. Eighty-five per cent of the business is carry-out. Existing landscaping includes the area between the two entrances, the area at the base and front of the sign, and a planter box at the front of the building. There were no protestants.

After due consideration of the testimony and evidence presented, and it appearing that strict compliance with the Baltimore County Zoning Regulations (BCZ) would result in practical difficulty and unreasonable hardship upon the Petitioner, and the granting of the variance requested would not adversely affect the health, safety, and general welfare of the community, and, therefore, the variance should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 13th day of May, 1986, that the herein Petition for Variance

to permit 30 parking spaces in lieu of the required 38 parking spaces, in accordance with the plan prepared by Paul Lee Engineering, Inc., dated February 6, 1986 and marked Petitioner's Exhibit 1, is hereby GRANTED, from and after the date of this Order, subject, however, to the following:

1. Landscaping shall be approved by the Baltimore County Office of Current Planning.

[Signature]
Deputy Zoning Commissioner
of Baltimore County

JMHJ:bg

ORDER RECEIVED FOR FILING

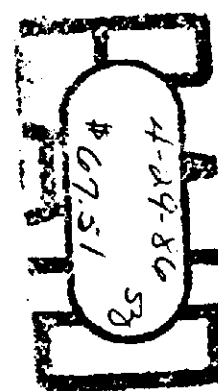
DATE May 13 1986

BY *[Signature]*
CLERK

ORDER RECEIVED FOR FILING

DATE May 13 1986

BY *[Signature]*
CLERK



Chestnut Hill Development Co.,
SW/S of Reisterstown Rd., 122' SE of
the C/L of Chestnut Hill Lane West
(11814 Reisterstown Rd.) -
4th Election District

86-439-A
1-531-73

MAP 86-139-A
E.D. 4
DATE 2-3-87
200
1000
OP

86-439-A
1-531-73

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

April 9, 1986

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

000

Chairman

MEMBERS

Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Project Planning
Building Department
Ward of Education
Zoning Administration
Industrial
DevelopmentNewton A. Williams, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204RE: Item No. 293 - Case No. 86-439-A
Chestnut Hill Development Company -
Petitioner
Variance Petition

Dear Mr. Williams:

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,

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

JED:nr

Enclosures

cc: Paul Lee Engineering, Inc.
304 West Pennsylvania Avenue
Towson, Maryland 21204

Maryland Department of Transportation

State Highway Administration

William K. Hollmann
Secretary
Hal Kasseff
Administrator

March 3, 1986

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

Att: James Dyer

Re: Baltimore County
Item No. 293
Property Owner: Chestnut
Hill Development Co.
Location: SW/S Reisterstown
Rd, (Rte 140) 122' SE
of the centerline of
Chestnut Hill Lane West
Existing Zoning: B.L.
Proposed Zoning: Var.
to permit 30 parking
spaces in lieu of the
required 38 parking spaces
Acres: .379
District: 4th

Dear Mr. Dyer:

On review of the submittal of 2/6/86, and a field inspection, the State Highway Administration finds the plan with variance of eight (8) parking spaces generally acceptable.

On the day of inspection, it was noted that approximately one third (1/3) of the parking spaces were unoccupied.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
P.O. Box 717/707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GENDER
DIRECTORMr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

April 10, 1986

Re: Zoning Advisory Meeting of February 25, 1986
Item # 293
Property Owner: CHESTNUT HILL DEVELOPMENT CO.
Location: SW/S REISTERSTOWN RD. 122' SE
OF THE E. OF CHESTNUT HILL LANE WEST.

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.
- ☒ Forward 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.
- ☒ 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 22-59 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 _____.
- ☒ Landscaping: Must comply with Baltimore County Landscape Manual, 8111 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 8111 178-79, and as conditions change are re-evaluated annually by the County Council.
- ☒ Comments: _____

SEC. 22-59 OF THE LANDSCAPE MANUAL STATES:
"IN COMMERCIAL ZONES, LANDSCAPING IN THE FRONT YARD
DEVELOPMENT SHALL BE LIMITED TO THE STANDARDS IN
THIS MANUAL."

cc: James Hoswell

Eugene A. Bober
Chief, Current Planning and Development

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550STEPHEN E. COLLINS
DIRECTOR

March 14, 1986

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

Item No. 293 -ZAC- Meeting of February 25, 1986
Property Owner: Chestnut Hill Development Company
Location: SW/S Reisterstown Road, 122 feet SE of the center-
line of Chestnut
Existing Zoning: B.L.
Proposed Zoning: Variance to permit 30 parking spaces in lieu of
the required 38

Acres: .379
District: 4th

Dear Mr. Jablon:

The access to this site will be required to meet all state requirements.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Associate II

MSF/bld

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204-2586
494-4500PAUL H. REINCKE
CHIEF

Mr. Arnold Jablon
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: Chestnut Hill Development Co.

Location: SW/S Reisterstown Road, 122' SE of centerline of Chestnut Hill Lane West

Item No.: 293 Zoning Agenda: Meeting of 2-25-86

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.

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

REVIEWER: *Paul H. Reincke* 2-25-86
Planning Group
Special Inspection Division

Noted and

John F. O'Neill
Approved: Fire Prevention Bureau

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610TED ZALCOW, JR.
DIRECTOR

February 28, 1986

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

Dear Mr. Jablon:

Comments on Item # 293 Zoning Advisory Committee Meeting are as follows:

Property Owner: Chestnut Hill Development Company
Location: SW/S Reisterstown Road, 122 feet SE of the c/l of Chestnut Hill Lane W.
District: 4th.

APPLICABLE ITEMS ARE CIRCLED:

- ☒ 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.B.S.I. #117-1 - 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/is 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. Reproduced seals are not acceptable.
- ☒ All Use Groups except B-4 Single Family Detached Dwellings 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 on an interior lot line shall require a fire or party wall. See Table 401, Section 1107, Section 1106.2 and Table 1105. No openings are permitted in an 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 401 and 505 and have your Architect/Engineer contact this department.
- ☒ The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
- ☒ When filing for a required Change of Use/Occupancy Permit, an alteration 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.

NOTE:

- ☒ Comments: By reason of Section 505.2, parking and building access and usability to the State Handicapped Code are required. Code of Maryland regulations 05.01.07 Section 03.A(2) also requires compliance. Show parking signs, ramps, curb cuts, etc.
- ☒ These abbreviated 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 the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

By: C. E. Burman, C.E.
Building Plans Review

L/22/86

Paul Lee P.E.

Paul Lee Engineering, Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
301-321-5941

DESCRIPTION

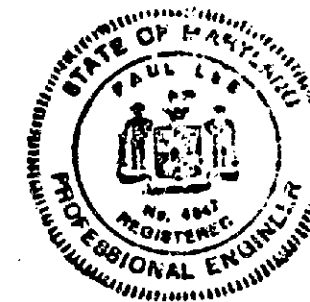
#11814 REISTERSTOWN ROAD
4th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point, said point being located on the west side of Reisterstown Road 122 feet ± from the intersection of Chestnut Hill Lane West; thence binding on the west side of Reisterstown Road:

- (1) S 43°49'00" E - 100.00 feet, thence leaving said west side of Reisterstown Road;
- (2) S 46°11'00" W - 165.00 feet,
- (3) N 43°49'00" W - 100.00 feet, and
- (4) N 46°11'00" E - 165.00 feet to the point of beginning.

Also known as 11814 Reisterstown Rd.
4th Election District.

Containing 16,500 s.f. of land more or less.

2-6-86
J.O. 86-002

Engineer - Surveyor - Site Planner

PETITION FOR ZONING VARIANCE

4th Election District

LOCATION: Southwest Side of Reisterstown Road, 122 feet Southeast of the Centerline of Chestnut Hill Lane West (11014 Reisterstown Rd.)

DATE AND TIME: Tuesday, April 29, 1986, at 9:45 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

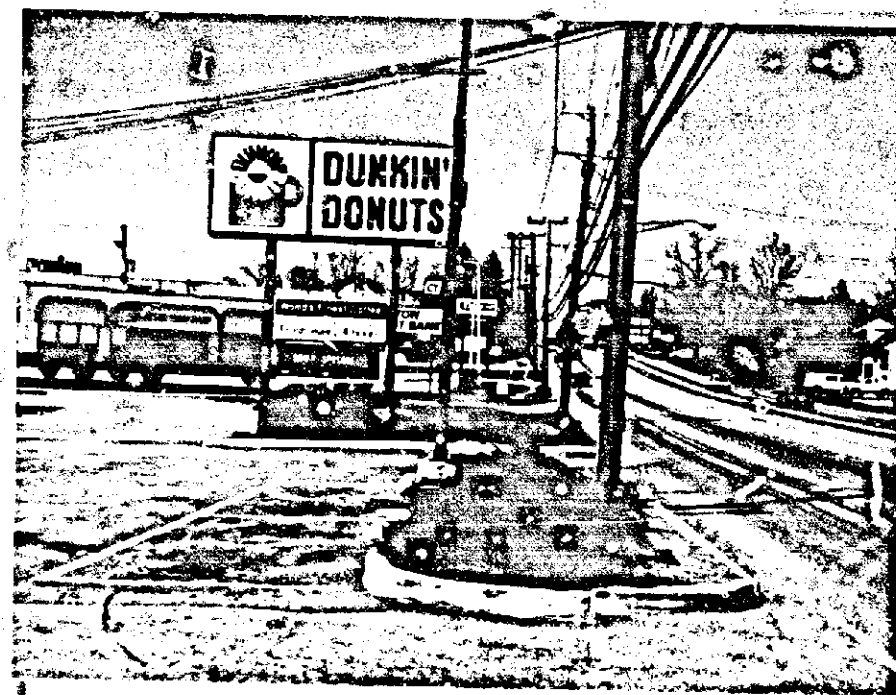
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit 30 parking spaces in lieu of the required 38 parking spaces

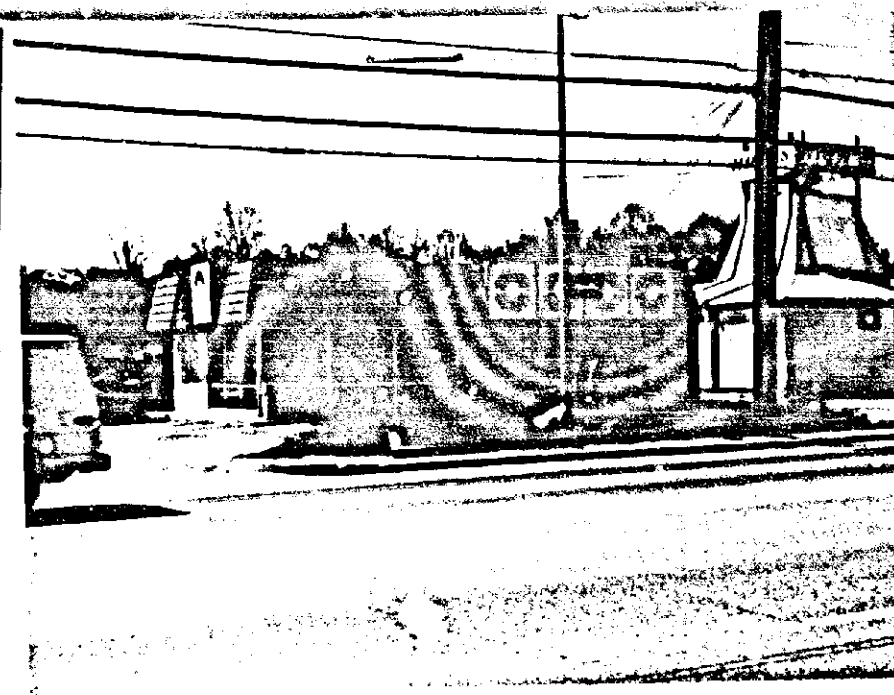
Being the property of Chestnut Hill Development Co., as shown on plat plan filed with the Zoning Office.

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.

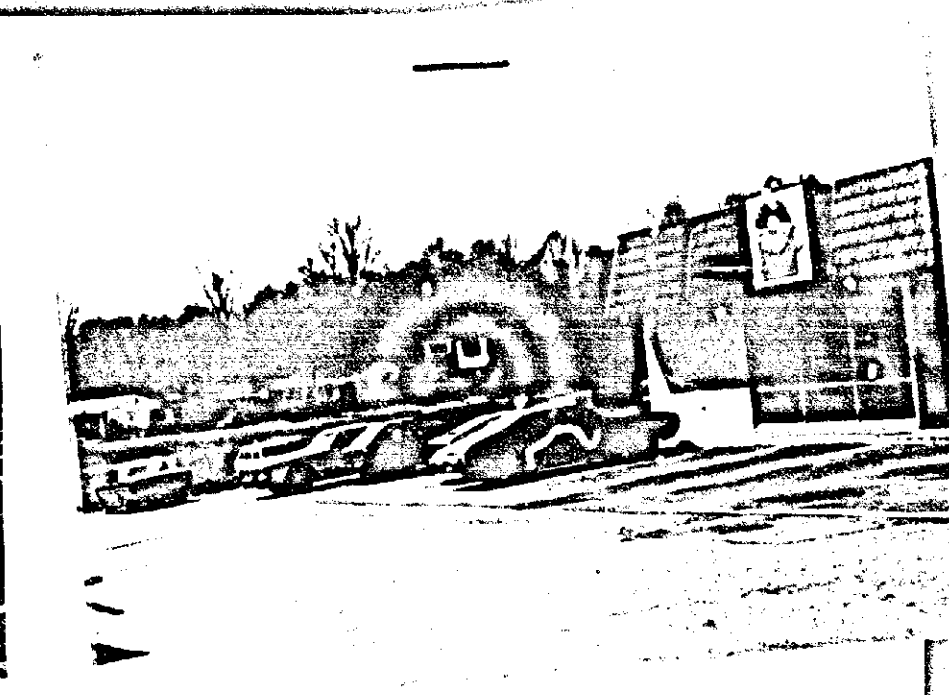
BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



A. SITE LOOKING NW ON REIST RD.



B. SITE



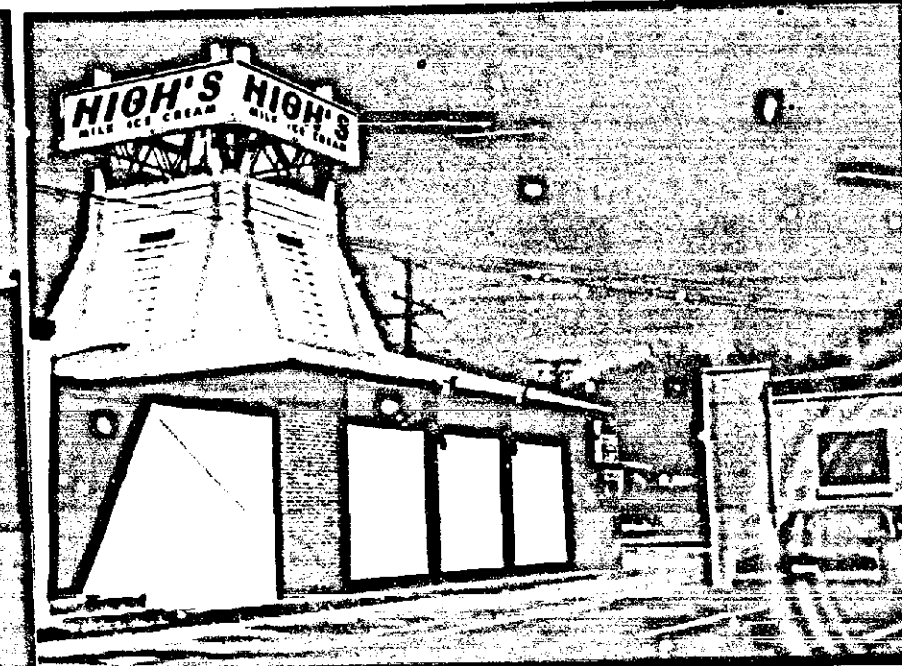
C. SE/S OF SITE



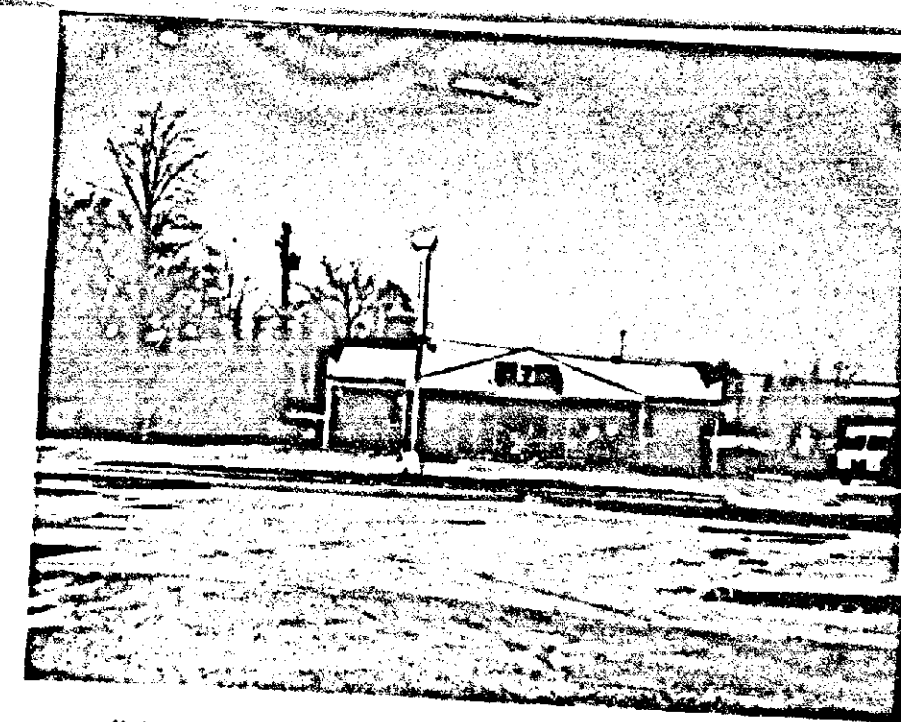
D. SITE & DAIRY STORE TO NW



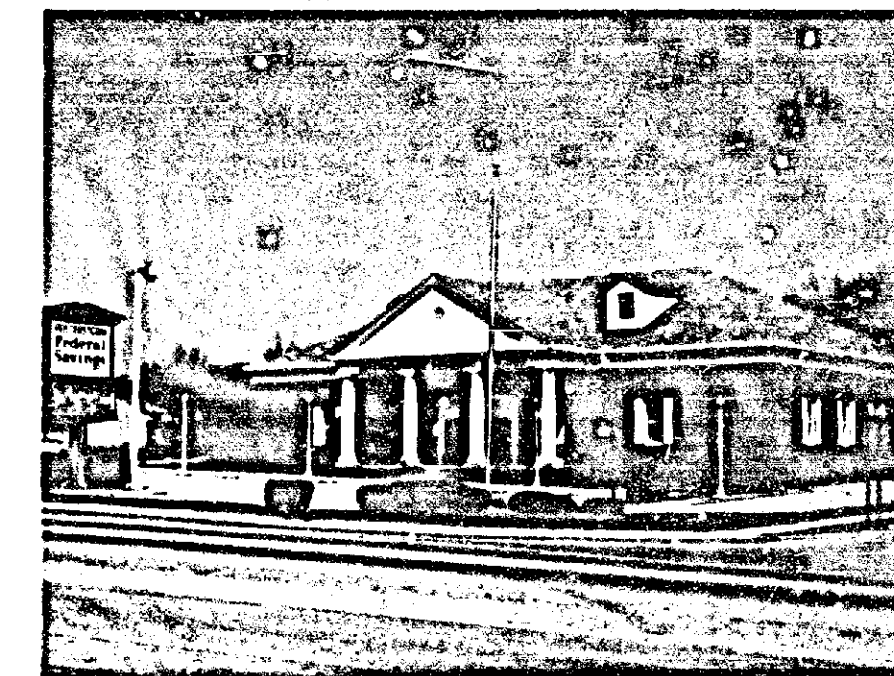
E. REAR OF SITE - SE/S



F. REAR OF SITE - NW/S



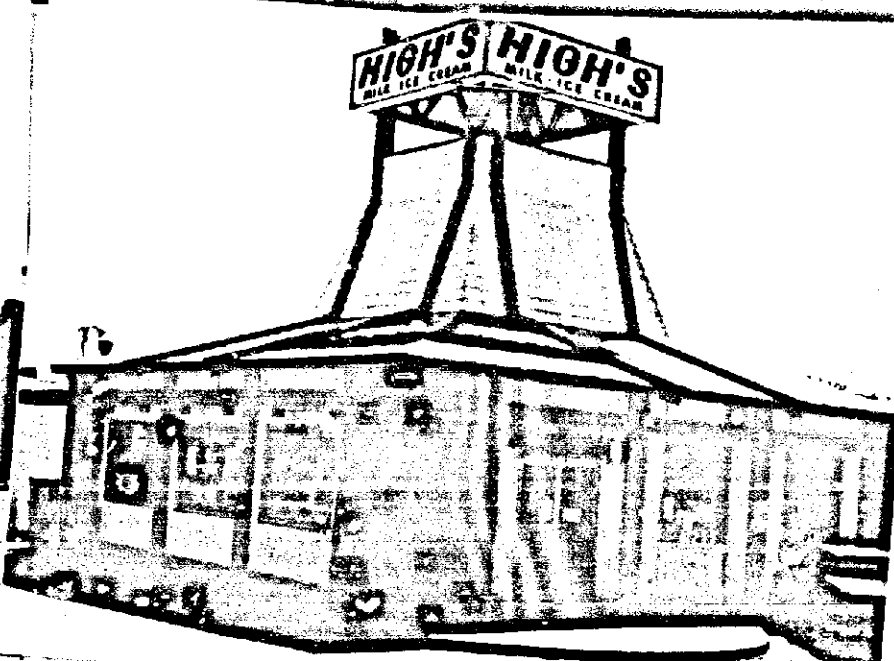
M. CONVENIENCE STORE ON N/S OF CHESTNUT HILL RD. OPP. REAR OF SITE



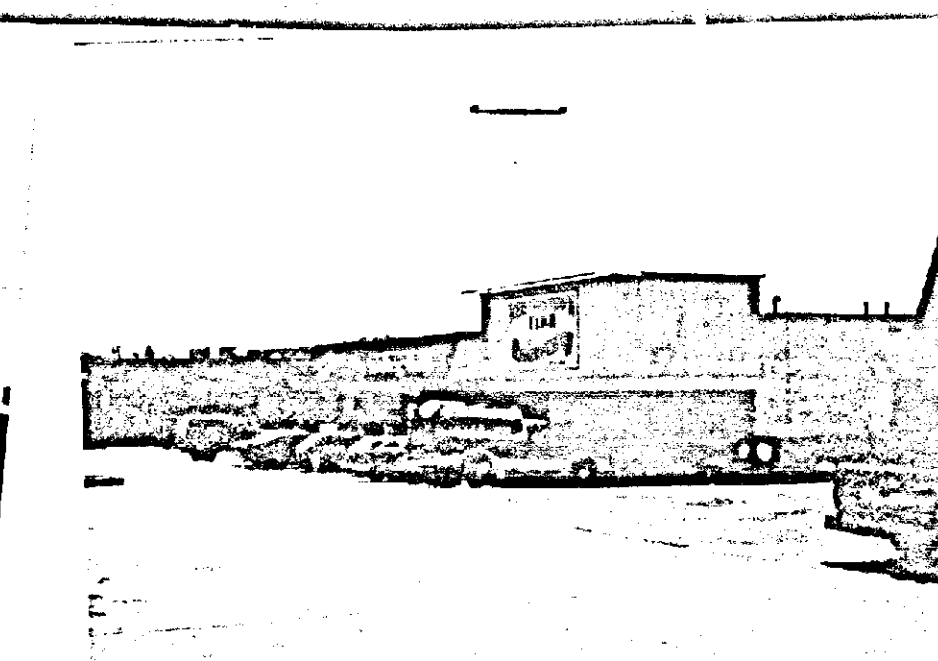
N. SAL AT NE/C REIST RD. & CHESTNUT HILL RD.



G. SE/S OF SITE LOOKING S



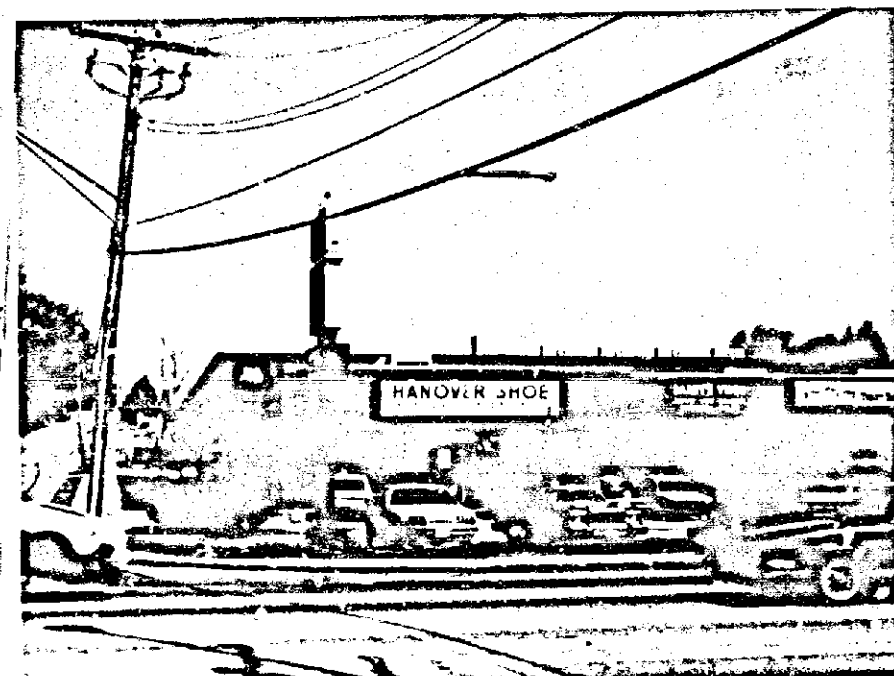
H. ADJACENT DAIRY STORE TO NW



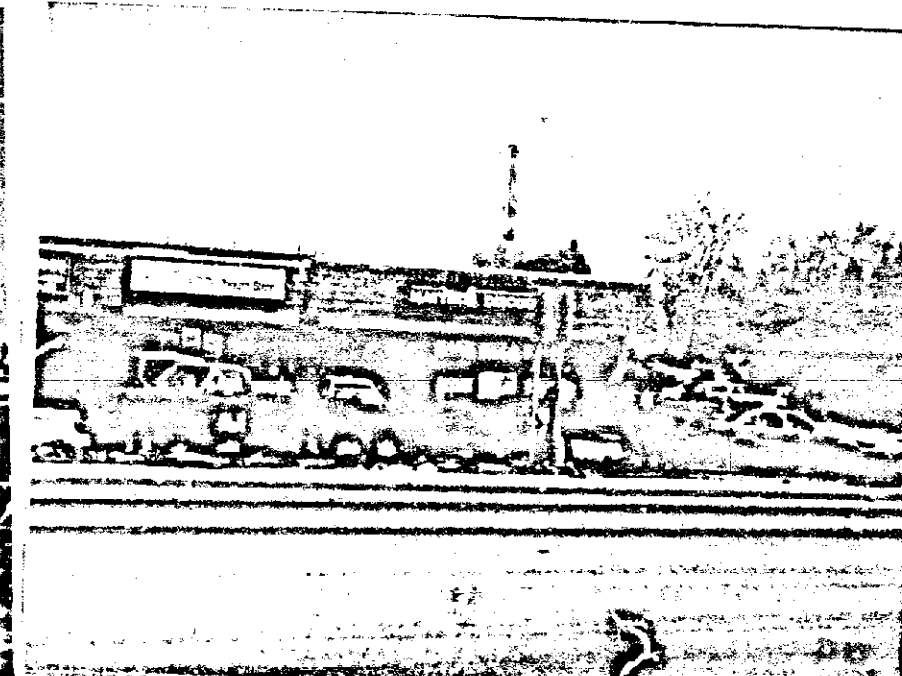
I. ADJACENT TIRE STORE TO SE



J. LOOKING SE ON REIST RD. FROM SITE

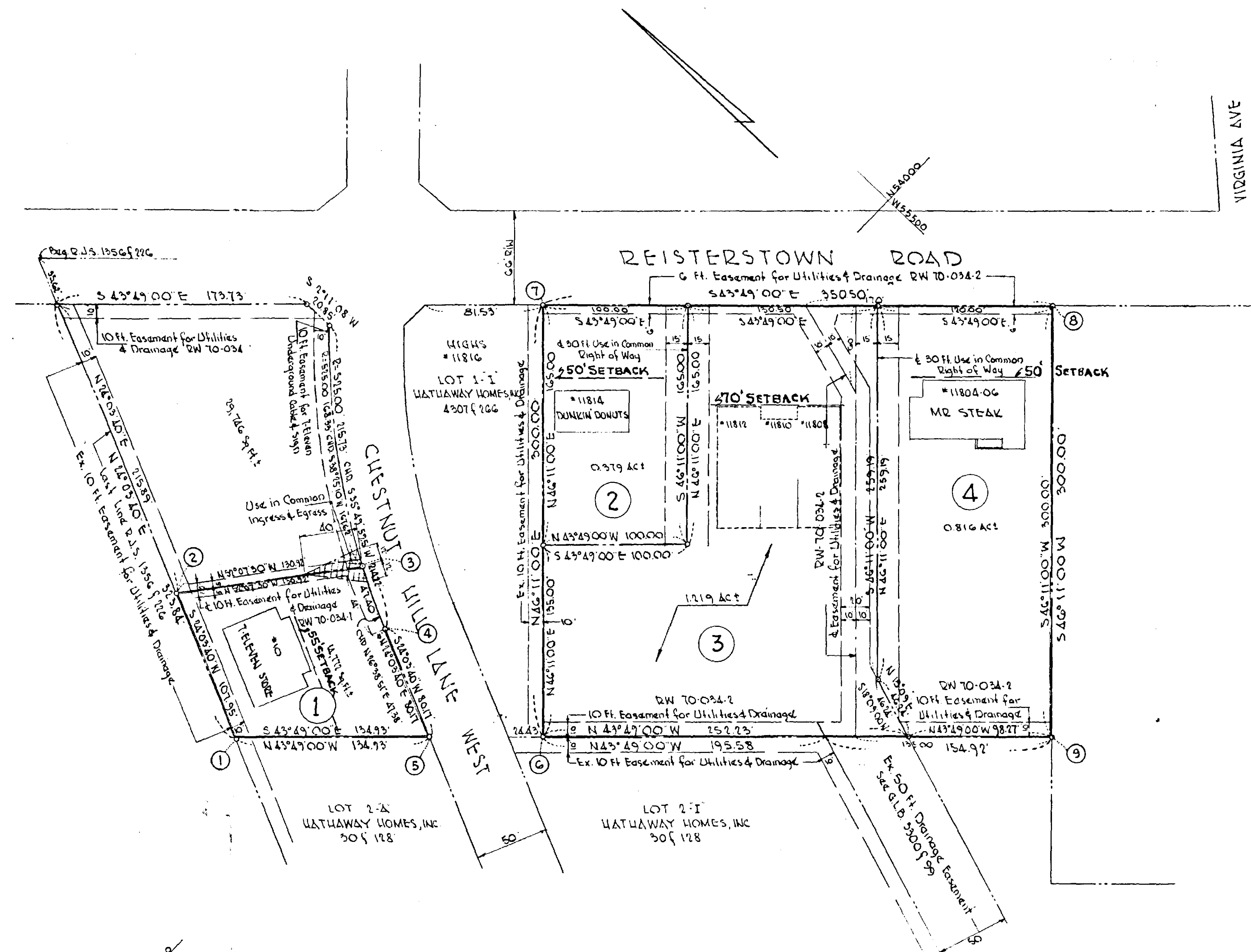


K. STORES OPP. SIDE ON SE/C OF REIST RD. & CHESTNUT HILL RD.



L. SAME AS K.

COORDINATE TABLE		
NO.	NORTH	WEST
1	54067.09	56082.01
2	54165.66	56038.00
3	54085.28	55934.44
4	54047.73	55955.91
5	53967.13	55988.40
6	53915.15	55954.31
7	54120.84	55717.84
8	53867.95	55475.17
9	53600.24	55691.64



SUBDIVISION PLAT
CHESTNUT HILL DEVELOPMENT CO.
A RESUBDIVISION OF LOT 1-BLA "HATHAWAY" + ADDITION
4th ELEC. DIST. BALTO. CO., MD

C.T.G. 34 FOLIO 140

RECEIVED for Record
JUN 22 1971 at AM P.M.
 same day recorded in librol
 C.T.G. No. _____ Folio _____
 One of the _____ Records of
 Baltimore County and ex-
 amined, per _____

Amber T. Penick

Clerk

Trustees:
 George C. Oursler, Wynne E. Koehler, Elizabeth E. Oursler Burns

① _____
 ② _____
 ③ _____

AND:
 W. Bryce Smith:
 Mary Miller Danton:

ENGINEER'S CERTIFICATE
 I, William O. Luetke, Jr., a Registered Professional Engineer and Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out and the plat thereof prepared in compliance with Sections 72A to 72D, inclusive, of Article 17 of the Annotated Code of Maryland, 1939 Edition, as enacted or amended by the Acts of 1945 and 1947 and subsequent Acts, if any, amendatory thereto.
Wm. O. Luetke, Jr. 5-7-71
 Registered Professional Engineer and Land Surveyor No. 2905

PETITIONER'S EXHIBIT 3

BALTIMORE COUNTY HEALTH DEPARTMENT APPROVAL

APPROVED FOR BALTIMORE COUNTY PLANNING BOARD

APPROVED FOR STREET ALIGNMENT AND LOCATION

Coordinates and Bearings as shown hereon refer to the system established in the Baltimore County Metropolitan District and are based on the following Traverse Station values:

No. X-3535 N 51° 54' 49" W 56216.84
 No. X-3534 N 51° 14' 48" W 56491.00

The Streets and/or Roads as shown hereon and the mention thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to public use; the fee simple title to the lands thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

OWNER'S CERTIFICATE

The requirements of Sections 22A to 22D of Article 17 of the Annotated Code of Maryland, 1939 Edition, Chapter 1016 of the Acts of 1945, as amended by Chapters 64 and 768 of the Acts of 1947 and subsequent Acts, if any, amendatory thereto, so far as they concern the making of this plat and setting of the markers, have been complied with.

Owner of Land Shown Hereon
 Lots 1, 2, 3 & 4
Lease Arrangement

ENGINEER'S CERTIFICATE

I, William O. Luetke, Jr., a Registered Professional Engineer and Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out and the plat thereof prepared in compliance with Sections 72A to 72D, inclusive, of Article 17 of the Annotated Code of Maryland, 1939 Edition, as enacted or amended by the Acts of 1945 and 1947 and subsequent Acts, if any, amendatory thereto.

Wm. O. Luetke, Jr. 5-7-71
 Registered Professional Engineer and Land Surveyor No. 2905

JAMES S. SPAMER & ASSOCIATES
 ENGINEERS & SURVEYORS
 8017 YORK ROAD
 TOWSON, MD. 21204

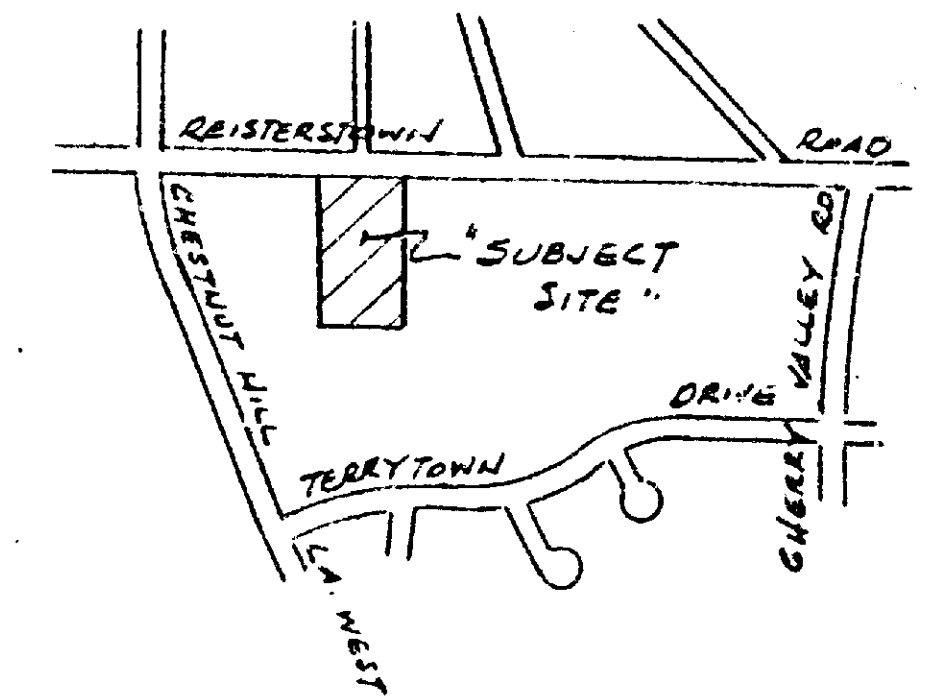
Scale: 1" = 50' JUNE 9, 1971

DEPUTY STATE & COUNTY HEALTH OFFICER

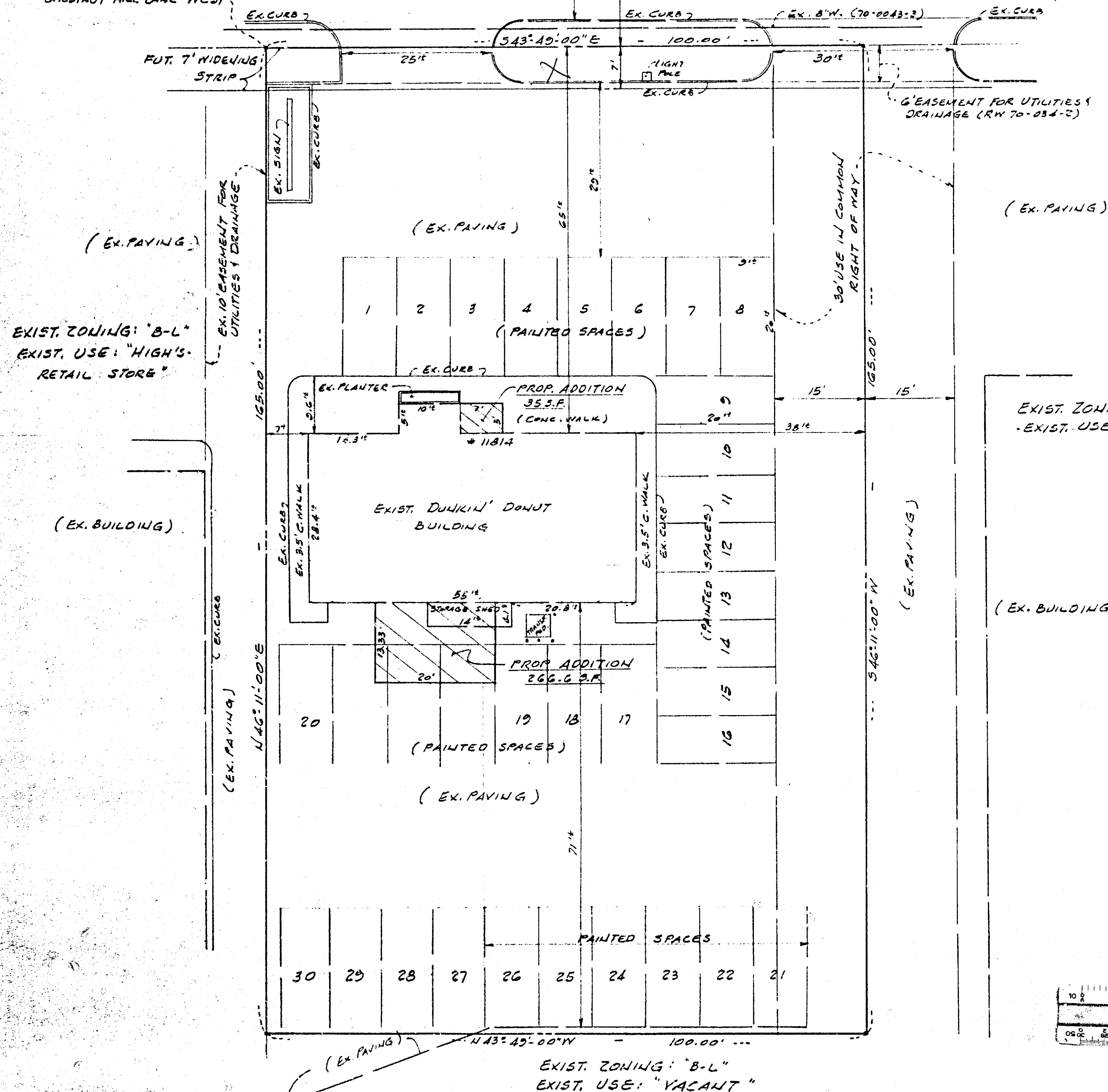
DIRECTOR

ROADS ENGINEER OF BALTIMORE COUNTY

REGISTERSTOWN (STATE ROAD) ROAD
(EX. GG'R/W)
(EX. PAVING)



← 122'± TO E
CHESTNUT HILL LANE WEST



(EX. BUILDING)

1. AREA OF PROPERTY = 16,500 S.F. * (0.379 A.C.)*
 2. EXISTING ZONING OF PROPERTY = "B-L"
 3. EXISTING USE OF PROPERTY = "DUNKIN' DONUTS"
 4. PROPOSED ZONING OF PROPERTY = "B-L"
 5. PROPOSED USE OF PROPERTY = "DUNKIN' DONUTS"
 6. OFF-STREET PARKING:
 A. REQUIRED PARKING:
 EXISTING BUILDING: 1596 S.F. / 50 = 31.9 P.S.
 PROPOSED ADDITION: 302 S.F. / 50 = 6.04 P.S.
 37.94 = 38 P.S.
 B. EXISTING PARKING: 30 P.S.
 7. PETITIONER IS REQUESTING A VARIANCE TO SECTION 409.26 (3) OF THE ZONING REGULATIONS TO PERMIT 30 PARKING SPACES INSTEAD OF THE REQUIRED 38 PARKING SPACES (A VARIANCE OF 8 PARKING SPACES)
 8. UTILITIES AVAILABLE TO SITE, SITE CONNECTED TO PUBLIC SEWER AND WATER
 9. SITE LOCATED IN GWYNNS FALL WATERSHED.

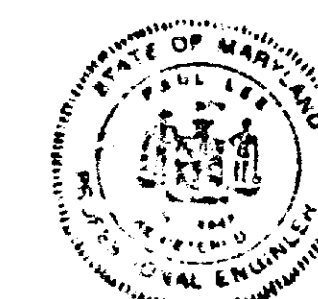
* 11814 REISTERSTOWN ROAD
(DUNKIN' DONUTS)

BALTIMORE CO., MD.

FEB. 6, 1986

**PRISONER'S
EXHIBIT**

PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204



293.
12/1/79
86429-A
C-100-100