

87-311-A

#195

E/S of Selma Ave., 375' S of Sulphur Spring Rd.,
W/S of Southwestern Blvd. (5520 and 5534 Southwestern Blvd.) 13th Elec. Dist.

12/10/86

Variance - filing fee \$100.00 - Robert A. Smoot, et ux

12/10/86

Hearing set for 1/26/87, at 10:15 a.m.

2/2/87

Advertising and Posting - \$110.81

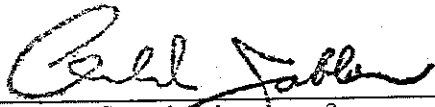
3/2/87

Ordered by the Zoning Commissioner that the Petition for Zoning Variances to permit street setbacks of 0' for an existing building and 10' for a proposed building in lieu of the required average setback of 22.5' and parking within 3' of a street right-of-way in lieu of the required 8' is GRANTED with restrictions.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would ~~would not~~ result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested ~~will~~ will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~should not~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of March, 1987, that the Petition for Zoning Variances to permit street setbacks of zero feet for an existing building and 10 feet for a proposed building in lieu of the required average setback of 22.5 feet and parking within 3 feet of a street right of way in lieu of the required 8 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following restrictions which are conditions precedent to the relief granted herein:

1. A revised site plan, as required by the County Review Group (CRG), shall be submitted to the Zoning Commissioner for approval.
2. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. & Mrs. Robert A. Smoot

People's Counsel

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

195
87-311-A

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 303.2 to permit a street setback of (zero ft.) for an existing building and (10 ft.) for a proposed building all in lieu of the required average setback of (22.5 ft.). Also section 409.2.c(4) to permit parking within (3 ft.) of a street right-of-way in lieu of the required 8 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 attachment marked "Exhibit A")

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.

I.
Contract Purchaser:

Mr. Sam Chang
(Type or Print Name)

Signature

1716 Dual Highway
Address

Hagerstown, MD 21740
City and State

Attorney for Petitioner:
Gordon and Heneson P.A.
Michael I. Gordon
(Type or Print Name)

Signature

Suite 1107 Blauestein Bldg.
1 N. Charles Street
Address

Baltimore, MD 21201
City and State

Attorney's Telephone No.: 539-0666

Legal Owner(s):

Robert A. Smoot
(Type or Print Name)

Signature

Beverly A. Smoot
(Type or Print Name)

Signature

502 J East Dr. 247-1355
Address Phone No.

Baltimore, MD 21227
City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

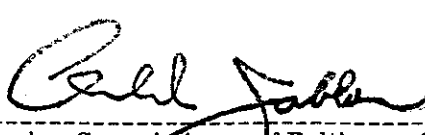
Charles R. Crocken P.E.
Name
902 Lee Avenue
Sykesville, MD 21784 876-1226
Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day

of December, 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 26th day of January, 1987, at 10:15 o'clock

A. M.


Zoning Commissioner of Baltimore County.

ESTIMATED LENGTH OF HEARING

1/2HR. - 1HR.

AVAILABLE FOR HEARING

(over)

MON./TUES./WED. - NEXT TWO MONTHS

OTHER

WITNESSED BY:

WCR

DATE 11/13/86

195
87-311-A
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 303.2 to permit a street setback of (zero ft.) for an existing building and (10 ft.) for a proposed building all in lieu of the required average setback of (22.5 ft.). Also section 403.2.c(4) to permit parking within (3 ft.) of a street right-of-way in lieu of the required 8 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 attachment marked "Exhibit A")

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.

I. Contract Purchaser:

Mr. Sam Chang

(Type or Print Name)

Signature: *Sam Chang*

1716 Dual Highway

Hagerstown, MD 21740

City and State

Attorney for Petitioner:

Gordon and Renshaw P.A.

Michael J. Gordon

(Type or Print Name)

Signature: *Michael J. Gordon*

Suite 107, Blaustein Bldg.

1 N. Charles Street

Baltimore, MD 21201

City and State

Attorney's Telephone No.: 532-0668

Legal Owner(s):

Robert A. Smoot

(Type or Print Name)

Signature: *Robert A. Smoot*

Reverly A. Smoot

(Type or Print Name)

Signature: *Reverly A. Smoot*

502 J. East Dr.

Baltimore, MD 21227

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Charles R. Crocker P.E.

908 Lee Avenue

Sykesville, MD 21784

Address

Phone No.

10th day

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day

of December, 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 through-out Baltimore County, 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 25th day of January, 1987, at 10:15 o'clock

A.M.

Signature: *Carl J. Felder*

Zoning Commissioner of Baltimore County.

ESTIMATED LENGTH OF HEARING - 1/2HR - 1HR (over)

AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS

ALL OTHER

REVIEWED BY: *WON* DATE: 11/13/86

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
To: Zoning Commissioner

Date: January 21, 1987

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

SUBJECT: Zoning Petition No. 87-311-A

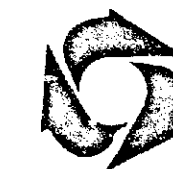
Assuming compliance with the comments of the Zoning Plans Advisory Committee, this office is not opposed to the granting of the requested variances of 0 feet and 10 feet. However, the request for a variance to permit parking 3 feet from the street right-of-way line should be denied so that the required landscaping can be provided.

Signature: *Norman E. Gerber*
Director

NEG:JGH:sib

87-311-A
195
Robert A. Smoot, et ux 87-311-A
E/S of Selma Ave., 375' S of
Sulphur Spring Rd. W/S of South-
western Blvd. (3520 and 3538
Southernwestern Blvd.) 13th District

CPS-008



Maryland Department of Transportation

State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

March 23, 1987

RE: Baltimore County
Item No. 195
Property Owner: Robert A. Smoot, et ux
Location: E/S Selma Ave.
375' S Sulphur Spring Road, W/S Southernwestern Boulevard, (Route 1-S)
Existing Zoning: B.L.
CCC and B.M. -ccc
Proposed Zoning: Variance to permit a setback of 0' for an existing building and 10' for a proposed building all in lieu of the required average setback of 22.6' and to permit parking within 3' of a street right-of-way in lieu of the required 8' Area: 49,832 sq. feet District: 13th

Att: James Dyer

Dear Mr. Jablon:

On review of the revised submittal of February 18, 1987, showing one fully channelized 35' commercial entrance located 330' north of the Selma Avenue intersection, with Southernwestern Boulevard, the State Highway Administration finds the site plan generally acceptable.

Very truly yours,

Signature: *Charles Lee*

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

CL-GW/es

cc: J. Ogle

RECEIVED
MAR 25 1987

My telephone number is 333-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

2/27
87-311

17-1415
20-Cont'd

LAW OFFICES
LEVIN, GANN & HANKIN
A PROFESSIONAL CORPORATION
305 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
301.321.0000

January 30, 1987

Arnold Jablon, Esquire
Zoning Commissioner for Baltimore County
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Zoning Petition No. 87-311-A
Robert A. Smoot, et al, Petitioner

Dear Mr. Jablon:

As per our conversation, the hearing with regard to the above case, which was scheduled during the snow of this past week, was postponed. It is most important that this case be rescheduled at the earliest possible date. The property has been sold subject to the contingency of being able to obtain the variance as requested within a specified time, which time limit is about to expire.

I would appreciate your having the property posted at the earliest possible date and scheduled as early in the month of February as humanly possible.

Many thanks for your kind cooperation, I am

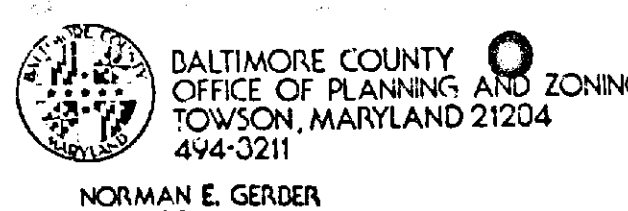
Very truly yours,

Signature: *Julius W. Lichter*
Julius W. Lichter

JWL/fl

cc: Mr. and Mrs. Robert A. Smoot

Resub for A.D. for
Mon.
2/23/87
at 11 AM



NORMAN E. GERBER
DIRECTOR

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

JANUARY 19, 1987

Re: Zoning Advisory Meeting of NOVEMBER 25, 1986
Item # 195
Property Owner: ROBERT A. SMOOT, et al
Location: E/S SELMA AVENUE, 375' S.
SULPHUR SPRING RD. W/S
SOUTHWESTERN BLVD.

Dear Mr. Jablon:

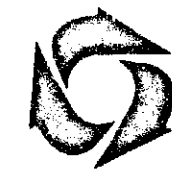
The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required. A CONTINUED MTG. IS REQUIRED
- (X) 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.
- (X) 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 22-98 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 on
- (X) Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by B111 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service
- () The property is located in a traffic area controlled by a "D" level intersection as defined by B111 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

Additional comments:
D.A. C.C. MEETING (XIII-III) KA SMOOT PROFESSIONAL BUILDING WAS HELD ON 6/26/86 AND CARRIED OVER FOR A CONTINUED MEETING.
D.A. LANDSCAPE REQUIREMENTS CONTACT AVERY HOPKINS - 494-3335

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell



Maryland Department of Transportation

State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

December 2, 1986

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

Att: James Dyer

Dear Mr. Jablon:

On review of the submittal of 2/21/86 showing one fully channelized 35' commercial entrance located 330' north of the Selma Avenue intersection, with Southernwestern Boulevard, the State Highway Administration finds the site plan generally acceptable.

Very truly yours,

Signature: *Charles Lee*

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

CL-GW:es

cc: J. Ogle

My telephone number is 333-1350
Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 20, 1987

1/26/87

CASE NO. 87-311-A

COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

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

Michael I. Gordon, Esquire
Suite 1107 Blaustein Building
1 N. Charles Street
Baltimore, Maryland 21201

RE: Item No. 195 - Case No. 87-311-A
Petitioner: Robert A. Smoot, et ux
Petition for Zoning Variance

Dear Mr. Gordon:

The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above-referenced petition. The comments from the CRG have been added to those of the Zoning Plans Advisory Committee and are part of this case file. They 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 Commission with recommendations as to the suitability of the requested zoning.

This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Signature: *James E. Dyer*
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Charles R. Crocker and Associates
3697 Park Avenue
Ellicott City, Maryland 21043

COUNTY REVIEW GROUP MEETING MINUTES

Thursday, June 26, 1986

SHOOT PROFESSIONAL BUILDING

COUNTY REVIEW GROUP - THOSE PRESENT
Peter Paff, Chairman - Department of Public Works
Gary Kerns, Co-Chairman - Office of Planning
Agency Representatives

Developer and/or Representatives
Charles R. Crocken - Charles R. Crocken & Associates

Mr. Paff opened the meeting at 2:45 p.m. Mr. Crocken presented the Plan indicating it was an office development on two parcels.
Mr. Kerns summarized the staff comments submitted from the Bureau of Sanitation, State Highway Administration, Fire Department, Storm Water Management Review, Developers Engineering Division, Office of Planning and Zoning, Department of Health, Traffic Engineering. These comments have been made a part of these minutes, and a copy was also given to the Developer and Developer's Engineer.

The staff comments to be addressed are as follows:

Fire Department reported that the fire flow test was insufficient to support the proposed development. The existing main did not provide enough gallons per minute. Storm Water Management Review indicated that 2-, 10-, and 100-year storm water management was required. Mr. Crocken indicated that a waiver application has been submitted. Planning stated that the soils on the project were unstable and a note was needed to address what measures will be taken in response to the soil conditions. It was also indicated that the property was in a water deficient area. No building permits could be issued until the area is improved. Zoning requires that a variance be filed for average setbacks and parking must be set back 8' from the street right-of-way. Traffic Engineering wants an entrance on Selma Avenue with widening of Selma and the closure of one entrance on Southwestern Boulevard.

CONCLUSION: Due to the nature and scope of the outstanding issues with the possible zoning variances, the fire flow test results, the water deficient status of the area, and Traffic Engineering's request for a change in entrances, the Plan could not be approved and a Continued Meeting will be required. Today's meeting concluded at 3:45 p.m.

C.A.P.



Project #86069
Smoot Professional Building
Page 2
June 24, 1986

GENERAL COMMENTS: (Cont'd)

The Developer is responsible for the full cost of all highway and storm drain construction.

A Public Works Agreement must be executed by the owner and Baltimore County for the required public improvements, after which a Building Permit may be approved.

A property resubdivision will require full payment of pre-existing construction loan charges before recordation.

HIGHWAY COMMENTS:

Selma Avenue is an existing road, which shall ultimately be improved as a 30-foot street cross-section on a 50-foot right-of-way. The Developer's responsibilities along the existing road frontage shall be as follows:

- The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the site or as may be required to establish line and grade.
- The submission of full cross-sections is deemed necessary for design and/or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.
- The preparation of the right-of-way plat for, and the dedication of any widening and slope easements at no cost to the County.
- The preparation of the right-of-way plats for any offsite road rights-of-way required to make the necessary improvements. Baltimore County will attempt to acquire the right-of-way, at the Developer's cost.
- The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.
- The relocation of any utilities or poles as required by the road improvements.

BALTIMORE COUNTY, MARYLAND

SUBJECT: SUBDIVISION REVIEW COMMENTS

DATE: June 24, 1986

FROM: Edward A. McDonough, P.E., Chief
Developers Engineering Division

PROJECT NAME: Smoot Professional Building

PROJECT NUMBER: #86069

LOCATION: Southwestern Boulevard

DISTRICT: 13C1

The Plan for the subject site, dated September 28, 1984 and February 21, 1986, has been reviewed by the Developers Engineering Division and we comment as follows:

GENERAL COMMENTS:

All private contracts for construction of storm drains and roads intended for public title and maintenance must be let under a contract form, proposal and attachments adopted by the Baltimore County Department of Public Works. The Developer has the option of placing the storm drains under a public contract.

All construction drawings and construction for public use shall conform with Baltimore County Department of Public Works Design Standards and Standard Specifications and Details for Construction.

The responsibilities of the Developer involving public improvements shall include the Inspection Fees, Burden and Fringe Costs incurred. Currently these charges are 3.0 times payroll for Metropolitan District Projects and 2.0 times payroll for the Capital Improvement Fund.

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his site. Occupancy Permits will be withheld until such damages have been corrected.

Southwestern Boulevard is a State Road.

All improvements, intersections, entrances, drainage requirements and construction affecting a State Road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

Project #86069
Smoot Professional Building
Page 3
June 24, 1986

HIGHWAY COMMENTS: (Cont'd)

8. The construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property. The paving thickness shall conform with Baltimore County Standards and requirements for 11-inch thick paving.

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

In accordance with Bill No. 32-72, street lights are required in all developments. The Developer will be responsible for the full cost of installation of the cable, poles and fixtures. The County will assume the cost of the power after installation.

Ramps shall be provided for physically handicapped persons at all street intersections.

Sidewalks are required adjacent to the public roads serving this site. The walks shall be 5 feet wide and shall be installed to conform with Baltimore County Standards, which places the back edge of the sidewalk 2 feet off the property line, or the adjacent unencumbered area.

The Developer shall be responsible for construction stake-out of all highway improvements required in connection with this site and all stake-outs shall be in accordance with Baltimore County Standards.

It shall be the Developer's responsibility to have his engineer set property line control stakes on the points of curvature and points of tangency and on adjacent rights-of-way along proposed roads to be used as control for the stake-out of utilities.

The Developer shall not convey to any railroad or utility company, a right-of-way or easement which enjoys superior rights to those entitled to or to be entitled to Baltimore County by inference of the record plat within a public road right-of-way.

The sharp curve where Selma Avenue meets Southwestern Boulevard must conform with Baltimore County Standards for minimum length of curve, minimum radii and widening.

The entrance locations are subject to approval by the Department of Traffic Engineering and the State Highway Administration.

Zoning Item # 195 Zoning Advisory Committee Meeting of 11/25/86
Page 2

() Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.

(X) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.

() Soil percolation tests (have been/must be) conducted.
() The results are valid until
() Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.

() Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
() shall be valid until
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

() Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.

() If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

() Others

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 195, Zoning Advisory Committee Meeting of 11/25/86

Property Owner: Robert A. Smoot, et ux
435 Selma Ave., 375 S. Sulphur Spring Road

Location: W/S Southwestern Blvd. District 13

Water Supply: metro Sewage Disposal: metro

COMMENTS ARE AS FOLLOWS:

- Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3775, to obtain requirements for such installation/s before work begins.
- A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety: two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86

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

PAUL H. REINCKE
CHIEF

November 24, 1986

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

RE: Property Owner: Robert A. Smoot, et ux

Location: E/S Selma Avenue, 375' S. Sulphur Spring Road, w/s Southwestern Blvd.

Item No.: 195

Zoning Agenda: Meeting of 11/25/86

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 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.

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

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

() 7. The Fire Prevention Bureau has no comments on this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group Fire Prevention Bureau
Special Inspection Division

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

December 3, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 195 Zoning Advisory Committee Meeting are as follows:

Property Owner: Robert A. Smoot, et ux
Location: E/S Selma Avenue, 375 feet S Sulphur Spring Road
District: 13th.

APPLICABLE RULES ARE CIRCLED:

- All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.C.A. #17-85) and other applicable Codes and Standards.
- A building and other miscellaneous permits shall be required before the start of any construction. Separate permits for existing and new construction are required.
- Residential: The 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. Reproduced seals are not acceptable.
- All Use Groups except B-1 Single Family Detached Buildings 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 101, Section 1107, Section 1107.2, Section 1107.3 and Table 1107. The openings are permitted in an exterior wall within 3'-0" of an interior lot line. See Section 1111.2 for opening protection of north wall in proposed office structure.
- 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(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 B-1 to Use B-1, or to Mixed Use. See Section 511 of the Building Code.
- The proposed project appears to be located in a Flood Plain, 714d/11/11/11. 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 finished floor levels including basement.

J. Comments:

K. 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 N. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
Mr. C. E. Burnham, Chief
Building Plans Review

11/27/86

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO James A. Markle Date June 18, 1986

FROM Charles K. Weiss

SUBJECT Smoot Professional Bldg.
Southwestern Blvd.
CRG 6/26/86

Baltimore County does not provide commercial refuse collection. However, as designed access to the dumpster would have to be in the early a.m., prior to parking of cars in order to enable the truck to turn around. A more accessible site, but still requiring early morning collection, would be to position the dumpster on the paving extension adjacent to the current location.

CKW/ms

CP3-008

CRG MEETING OF JUNE 20, 1986
SMOOTH PROFESSIONAL BUILDING

1) 2.10 & 100 year peak SWM required due to location in Herbert Run watershed.

2) If a waiver is to be applied for, as indicated on the CRG plan, submittal should be made ASAP or plan will be required to show SWM.

SWM waiver applied for 6/23/86

Thomas L. Crider
6/16/86

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Brooks Stafford, Director
Environmental Support Services

TO: Mr. Brooks Stafford, Director
Environmental Support Services

FROM: Mr. Brooks Stafford, Director
Environmental Support Services

SUBJECT: ENVIRONMENTAL EFFECTS REPORT

CRG MEETING June 26, 1986 (Date) 1:30 (Time)

PLAN REVIEW NOTES

- Two story building with retail and office (Describe site) and parking proposed on 1/4 acre.
- Public water and public sewer is proposed.
- Streams on site (Describe streams on-site)
- No wetlands on site (Describe wetland soils on-site)
- Storm Water Management required.
- proposed impervious area.

RESPONSES

The Environmental Effects Report is not approved. In order to receive approval, the following checked items/conditions must be met.

The Environmental Effects report is approved, subject to the following checked items/conditions.

- A. No development is allowed in (soil/name & symbol)
- B. A revised-site plan indicating no development in must be submitted.

Mr. Brooks Stafford
Environmental Effects Report

Page Two

- The developer must follow the Health Department Wetland Guidelines.
- (Other)

C. BEST MANAGEMENT PRACTICES

- All areas except that used for buildings, sidewalks and paved parking will be planted with vegetated cover and/or landscaped as soon as possible after final grading and maintained in such condition.
- Dirt and debris accumulating on private roads and parking lots will be removed according to the following schedule: May through October, concurrent with grass mowing; November through April, monthly.
- Snow removal will be by mechanical means except in severe snow and ice conditions, when deicing compounds may be used.
- Application of fertilizers, herbicides and pesticides will not exceed recommendations of the University of Maryland Cooperative Extension Service.
- Filling will not occur in grassed or lined drainage ditches or swales.
-

:pms

Project #86069
Smoot Professional Building
Page 4
June 24, 1986

HIGHWAY COMMENTS: (Cont'd)

Along Southwestern Boulevard, entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards (Detail R-32, 1977 Edition), as the Developer's total responsibility.

Along Selma Avenue, entrances shall be a minimum of 24 feet and a maximum of 35 feet wide. Depressed curb is to be used with no curb returns to the property line.

Prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services, Attention: Mr. C. E. Brown, 494-3321.

A 10:1 road taper will be required at the end of the Selma Avenue improvements, to channel traffic back into existing paving.

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the deeding in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating 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 Developer.

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.

In accordance with Baltimore County Council Grading Ordinance (Bill No. 13-85), a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit.

A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

The Developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road rights-of-way following completion

Project #86069
Smoot Professional Building
Page 5
June 24, 1986

STORM DRAINS, SEDIMENT CONTROL AND STORM WATER MANAGEMENT COMMENTS: (Cont'd)

of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the Baltimore County Sediment Control Manual. Minimum acceptable stabilization measures will be as specified in the Baltimore County Sediment Control Manual under "Critical Area Stabilization (With Semi-Permanent Seedings)".

Failure by the Developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

Storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

Storm water management must comply with the requirements of the 1984 Baltimore County Storm Water Management Policy and Design Manual adopted September 11, 1984. A public storm drain easement will be required around the entire storm water management facility.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the Baltimore City Water Division for review and comment in regard to adequacy of water pressure in this development. Comments have been received from the City and their comments are:

"...service may be obtained from the Second Zone.

Individual metered services for both parcels A and B may be taken from the existing 6-inch main in Selma Avenue.

Our records indicate an active 3/4-inch service at 5520 Southwestern Boulevard which may be used unless projected water demands would require a larger service.

Additionally, pressure will exceed 100-psi below elevation 123 feet, and we suggest that pressure reducing valves be installed to provide service to all units below that elevation.

The developer should arrange to have fire flow tests made to determine if the water available is adequate for fire protection and domestic service. Arrangements for fire flow tests can be made by contacting Mr. T. F. Schwartz, Chief of Pumping Section, Bureau of Water and Waste Water, Ashburton Filtration Plant, 3001 Druid Park Drive, 396-0360.

All mains within the project not in public roads will not be serviced or maintained by the City."

Project #86069
Smoot Professional Building
Page 6
June 24, 1986

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

Since public water and sewer mains exist to serve this site, permission to obtain a metered connection for water and a connection for sewer from the existing mains may be obtained from the Department of Permits and Licenses.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

The total Water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This Charge is in addition to the normal front foot assessment and permit charges.

The Developer is responsible for the cost of capping or plugging any existing house connection not used to serve the proposed site.

The Developer will be given credit for one System Connection Charge for each existing house which is now connected into the public services.

Water and sanitary sewer service connections shall be installed by a utility contractor prior to the road improvements and shall be included in the Public Works Agreement.

This site is subject to the sewer allocation policy as established by the Baltimore County Council.

Fire hydrant spacing and location are subject to review and approval by the Fire Protection Section of the Fire Department.

For the construction of two or more buildings, the Developer shall submit one (1) set of engineering drawings, signed and sealed by a Design Engineer, to be directed to the Plumbing Division via the Buildings Review Section when applying for a new building permit application. These drawings will include, but are not limited to the following information:

- All proposed lines will be marked with size of line and type of pipe.
- Length of line between changes in direction or changes in grade, or between manholes and/or clean outs.
- Invert elevations for all proposed cleanouts and/or manholes.
- Proposed elevations and grades of proposed building floor elevations and finished grades.
- Percent grades between cleanouts and/or manholes.
- Proposed location of connection to each building.

Project #86069
Smoot Professional Building
Page 7
June 24, 1986

WATER AND SANITARY SEWER COMMENTS: (Cont'd)

g. The number of dwelling units in each building.

h. Certification by Design Engineer that all lines were designed for the required capacity by the Fixture-Unit Method of Design described in A.S.C.E. Manual of Practice No. 37, and that a 2-foot per second minimum velocity is available at the design flow for the size and slope selected.

This drawing will become the copy for the Baltimore County Plumbing Department's permanent files and records. When received, the Plumbing Inspection Division will authorize issuance of a permit for the construction of the private sewer system upon proper application by a master plumber with installation to be made by journeyman plumbers.

No building permit applications will be approved until these drawings have been submitted to the Plumbing Division.

This property may be approved, subject to compliance with all of the comments stated above.

Edward A. McDonough, P.E., Chief
Developers Engineering Division

EAM:HNS:ss

cc: File

9/14/87

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: June 26, 1986

FROM: ZONING OFFICE

PROJECT NAME: SMOOT PROFESSIONAL BUILDING PLAN: 2/21/86

LOCATION: E/S Selma Avenue Corner W/S South West Boulevard REV: REV:

DISTRICT: 13th Election District REVISED PLAN KEY: COMPLIANCE WITH COMMENT CHECKED NON-COMPLIANCE IS CIRCLED ADDITIONAL COMMENTS ADDED LAST

1. The required average setback from the Selma Avenue right-of-way would be the average between 10 feet in the B.L. zone/15 feet in B.M. and the setback of the existing 1 story brick commercial building. If the average setbacks cannot be met pursuant to Section 303.2 (B.C.Z.R.) and policy #S-2.5.2. and S-4 a variance hearing would be required.
2. Parking must be setback 8 feet from the street right-of-way.
3. Plot the zone lines correctly using the 1"=200' official zoning maps.
4. The Amenity Open Space ratio is .2 in a C.C.C. district. Indicate the provided area in the notes and identify area on the drawing.
5. Building use areas should be shown on the plat and the parking use area data in the notes should correspond in square footage.
6. Check the property number for parcel "B".

W. Carl Richards Jr.
W. Carl Richards Jr.
Zoning Coordinator

BALTIMORE COUNTY, MARYLAND

SUBJECT: COUNTY REVIEW GROUP COMMENTS DATE: June 26, 1986

FROM: OFFICE OF PLANNING AND ZONING

PROJECT NAME: SMOOT PROFESSIONAL BUILDING PLAN: XXXXXXXXX

COUNCIL & ELECTION DISTRICT XIII-111 PLAN EXTENSION

REVISED PLAN

PLAT

The Office of Planning has reviewed the subject plan dated 2/21/86 and submits the following comments:

- 1) The plan must indicate screening of parking areas as per the Landscape Manual. Emphasis should be placed on screening the parking from the residences on Selma Avenue. Screening is also required along Southwestern Blvd. frontage.
- 2) The parking lot island should be located to the sidewalk at the northern entrance. The sidewalk between the buildings should be extended to Selma Avenue.
- 3) Additional planting should be provided along Selma Avenue to soften the impact of the proposed buildings.
- 4) The proposed development is situated in an area of unstable soils (LYD). This soil represents severe limitations for development. Adequate measures must be taken to mitigate the effects of such limitations. These mitigative measures should be identified on the plan.
- 5) Note #13 under "site data" needs to be completed.
- 6) A final landscape plan must be approved by this office prior to issuance of building permits.
- 7) This site is located within a water deficient area (area #15) as designated by the Basic Services Maps adopted by the County Council. The Basic Services Maps, adopted on March 3, 1986, became effective April 24, 1986. These maps are re-evaluated on an annual basis. Bill 178-79 requires that no building permit shall be issued or Plat recorded in a deficient service area until the deficiency is relieved and capacity becomes available.

PLANNING For Review For Continued Meeting
11-3-86 2:30

SMOOT PROFESSIONAL BUILDING
SUMMARY OF REVISION TO CRG PLAN
AS PER DEPARTMENT COMMENTS

See copies of Plan with revisions noted in yellow.

COUNTY HEALTH DEPARTMENT:

No changes requested, developer will submit letter of compliance with best management practices under separate cover.

MARYLAND DEPARTMENT OF TRANSPORTATION:

No revisions requested, developer shall file for entrance permit, all work and materials for improvements in State R/W shall be done in accordance with Maryland SHA requirements.

DEPARTMENT OF TRAFFIC ENGINEERING:

1. Eliminated southern most entrance as requested
2. Provided access to Selma Avenue as requested
3. Revised parking bay divider as requested
4. Did not widen Selma Avenue, since area has reached limit of development and widening does not appear to be warranted by limited traffic in the area.

FIRE DEPARTMENT:

1. No revisions requested to the Plan.
2. Building shall be designed and constructed to meet applicable provisions of the Fire Prevention Code and the NFPA 101 Life Safety Code, 1981 Edition.
3. A 8 inch water main shall be constructed along Southwestern Boulevard from Sulphur Spring Road to provide adequate water for fire protection. A Fire Hydrant shall be installed in front of the Buildings as shown on the CRG Plan.

Page 2 Smoot Bldg
revision to CRG Plan

BUREAU OF ENGINEER- SWM REVIEW SECTION:

A waiver from SWM requirements has been granted under first submission.

ZONING OFFICE:

1. A ten foot setback from the future right-of-way of Selma Avenue has been indicated on the plans as was previously discussed with the Zoning Office prior to preparing the CRG Plan. It should be noted, the property fronts on Southwestern Boulevard and should not be subject to set-back on Selma Avenue. However, to expedite matters we are enclosing a copy of the Plan and a request for a waiver from the setback requirements.
2. The subject property is already paved and the limit of existing parking is at the R/W line of Southwestern Boulevard, as indicated on the County position sheet. The proposed limit of parking is shown three feet from the R/W line and not eight feet as required because the property is very narrow. We are enclosing copies of the Plan and a request for a waiver from the eight foot parking setback. We shall provide some landscaping in the three foot setback as shown on the Plan.
3. The zoning boundary as shown on the Plan was plotted with the assistance of County personnel, from the 200 Scale map and legal descriptions on file at the County Zoning Office.
4. The amenity open space has been indicated on the Plan as requested.
5. The building uses and areas along with the corresponding parking requirements have been indicated on the Plan.
6. The property number for Parcel B was taken from County records and to the best of our information is correct as noted on the Plan.

*8' Variance
Obtained by
Landscape
Manual*

6 6-24-86
COUNTY REVIEW GROUP
COMMENTS ON PROPOSED SUBDIVISION PLANS
BALTIMORE COUNTY DEPARTMENT OF HEALTH

SMOOT PROFESSIONAL BUILDING
Subdivision Name, Section and/or Plat

RA Smoot C.R. Crutten
Developer and/or Engineer

Patience 2 1.14 Public Public
Water No. of Lots Total Acreage Water Sewer
or Units

COMMENTS ARE AS FOLLOWS:

- Soil percolation tests are required; a minimum of two test are required within a designated 10,000 square foot sewage disposal reserve area. For further information regarding these requirements, contact this office at 494-2762.
- Soil percolation test have been conducted. Revised plans, must be submitted prior to approval of plat, are not required and the plat can be approved as submitted. Contact this office for more complete information, 494-2762.
- Public sewers, public water, must be utilized and/or extended to serve the property.
- A Hydrogeological Study and Environmental Effects Report for this subdivision, must be submitted, is incomplete and must be revised, has/have been reviewed and approved.
- A Water Appropriation Permit Application, must be submitted, has been submitted. NOTE: Greater than 33 lots necessitates a public hearing with Water Resources Administration as part of the permit process.
- It is recommended the plan, be approved as submitted, be approved as submitted subject to the following conditions noted: on the attached memo dated 6-14-86.
- It is recommended this plan not be approved at this time. See revisions and/or comments.

REVISIONS AND/OR COMMENTS:



Maryland Department of Transportation

State Highway Administration

William K. Hollmann
Secretary
Hal Kassoff
Administrator

June 13, 1986

Mr. J. Markle, Chief
Bureau of Public Services
County Office Building
Towson, Md. 21204

Re: CRG meeting of 6-26-86
Smoot Professional Bldg.
W/S Southwestern Blvd.
Route 1-S & Selma Avenue

Dear Mr. Markle:

On review of the submittal of 2-21-86 for "Smoot Professional Building", the State Highway Administration finds the concept of two 35' entrances at Southwestern Blvd. (Route 1-S) generally acceptable.

It is requested that all Baltimore County Building Permits be held until State Highway Administration - permit is applied for and a bond or Letter of Credit in the amount of \$18,000.00 is posted to guarantee construction.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

CL:GW:maw

By: George Wittman

cc: Mr. J. Ogle



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

PAUL H. REINCKE
CHIEF

BALTIMORE COUNTY, MARYLAND

DATE: JUNE 9, 1986

SUBJECT: SUBDIVISION REVIEW COMMENTS

FROM: BALTIMORE COUNTY FIRE DEPARTMENT, FIRE PREVENTION
BUREAU, PLANS REVIEW DIVISION
CAPTAIN JOSEPH KELLY

PROJECT NAME: SMOOT PROFESSIONAL BUILDING

PROJECT NUMBER: CRG AGENDA 6/26/86, 2:30 PM

LOCATION: SOUTHWESTERN BLVD

DISTRICT # 13

COMMENTS:

CRG 01
PROPOSED BUILDINGS SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE FIRE PREVENTION CODE AND THE NFPA 101 LIFE SAFETY CODE, 1981 EDITION.

CRG 09
ALL FIRE HYDRANT SPACING SHALL BE IN ACCORDANCE WITH THE BALTIMORE COUNTY STANDARD DESIGN MANUAL, SEC 2.4.4, FIRE HYDRANTS. ADD HYDRANT AT CORNER OF HARRIOTTSVILLE ROAD AND PROPOSED ROAD.

SOUTHWESTERN BLVD.

DEPARTMENT OF TRAFFIC ENGINEERING
BALTIMORE COUNTY, MARYLAND

TO: Mr. James Markle Date: 6-25-86

FROM: C. Richard Moore

SUBJECT: C.R.G. Comments

PROJECT NAME: Smoot Prop. Bldg. C.R.G. PLAN: X

PROJECT NUMBER & DISTRICT: 13C1 86069 DEVELOPMENT PLAN:

LOCATION: Southwestern Blvd. RECORD PLAT:

The following comments are offered:

1. The southernmost access needs to be eliminated. *S.W. BLVD.*
2. An access needs to be provided to Selma Avenue.
3. A parking bay divider needs to be provided opposite the northernmost access on Southwestern Blvd.
4. It is recommended that Selma Ave. be widened.

C. Richard Moore
C. Richard Moore
Deputy Director
Department of Traffic Engineering

CRM:GJ:lt



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3550

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 17, 1987

Julius W. Lichter, Esquire
Levin, Gann & Hankin
305 West Chesapeake Avenue
Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCES
E/S Selma Ave., 375' S of Sulphur Spring Rd., W/S
Southwestern Blvd. (5520 and 5534 Southwestern Blvd.)
13th Election District - 1st Councilmanic District
Robert A. Smoot, et ux - Petitioners
Case No. 87-311-A

Dear Mr. Lichter:

This is to advise you that \$30.00 is due for re-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. 33045

DATE: 2/27/87 ACCOUNT: E-01-615-000

2 SIGNS & POSTS RETURNED
2 SIGNS & POSTS MISSINGOUNT \$ 30.00 CASH
Mr. Robert A. Smoot

RE: REPOSTING COSTS RE CASE #87-311-A

FOR: 9121*****33045 2278f

VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
E/S of Selma Ave., 375' S of :
Sulphur Spring Rd., W/S of : OF BALTIMORE COUNTY
Southwestern Blvd. (5520 & 5534 :
Southwestern Blvd.), 13th Dist. :

ROBERT A. SMOOT, et ux, : Case No. 87-311-A
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
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 14th day of January, 1987, a copy of the foregoing Entry of Appearance was mailed to Michael I. Gordon, Esquire, Gordon and Henson, P.A., Suite 1107 Blaustein Bldg., Baltimore, MD 21201, Attorney for Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

PETITION FOR ZONING VARIANCES

13th Election District

Case No. 87-311-A

LOCATION: East Side of Selma Avenue, 375 feet South of Sulphur Spring Road, West Side of Southwestern Boulevard (5520 and 5534 Southwestern Boulevard)
DATE AND TIME: Monday, January 26, 1987, at 10:15 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 Variances to permit a street setback of 0 feet for an existing building and 10 feet for a proposed building all in lieu of the required average setback of 22.5 feet and parking within 3 feet of a street right-of-way in lieu of the required 8 feet

Being the property of Robert A. Smoot, et ux, 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

ROBERT A. SMOOT PROPERTY

Zoning Description

Beginning at a point on the East side of Selma Avenue approximately 375.00 feet South of the intersection of Selma Avenue and Sulphur Spring Road, thence running with the following four courses and distances, viz:

- (1) South 11° 26' 20" East 384.79 feet
- (2) South 87° 09' 20" East 76.33 feet
- (3) North 00° 48' 40" East 454.02 feet
- (4) South 65° 18' 40" West 174.95 feet

To the point of beginning, containing 49,832.64 square feet of land, more or less, located in the 13th Election District of Baltimore County, known as 5520 and 5534 Southwestern Boulevard.

OFFICE COPY

OFFICE COPY

Page 3 Smoot Bldg
Revisions CRG Plan

PLANNING OFFICE: *WOULD CONSIDER MODIFICATION IF ATTRACTIVE BRICK/STONE WALL ALONG FRONT (GARDEN)*
NEED 3' SIDEWALK
Screening has been provided along road frontage.

2. Parking plan has been revised and a sidewalk has been provided to Selma Avenue.
3. Additional planting has been provided along Selma Avenue.
4. Appropriate action shall be taken to meet any and all restrictions to development resulting from unstable soils located on the site, as noted on the CRG Plan.
5. General notes have been revised.
6. A Landscape Plan shall be provided as part of the final design.
7. A water main shall be constructed under an approved PWA in order to provide adequate water for fire protection, as discussed with the Bureau of Public Services.

DEVELOPERS ENGINEER DIVISION:

General Comments:

Developer shall comply with all applicable requirements.

Highway Comments:

Developer shall dedicate land for 50 foot right-of-way for Selma Avenue. However, developer requests that County not require widening of Selma Avenue, a brief review of the County position sheet indicates the area has reached its maximum development and widening the road appears to serve no useful purpose, since it is of little significance in the road network.

The developer requests that sidewalks not be required along Selma Avenue, since they would be of limited value to are residents and persons who may patronize facilities on the site.

Page 4 Smoot Bldg
Revisions CRG Plan

Storm drains, Sediment control and Storm Water Management Comments:

The developer shall construct all temporary as well as permanent drainage facilities as may be required to meet County standards.

A Sediment Control Plan shall be prepared in accordance with County regulations and no work shall be done until a grading permit has been issued.

A waiver has been granted from Storm Water Management.

Water and Sanitary Sewer Comments:

Fire flow tests have been conducted at the site, a new 8 inch main shall be constructed along Southwestern Boulevard to provide adequate water to the site. Water service connections shall be from the new water main (see CRG Plan for 8 inch water main).

The developer shall comply with all applicable requirements in the water and sewer comments.



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 7, 1987

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

Item No. 195 -ZAC- Meeting of November 25, 1986
Property Owner: Robert A. Smoot, et ux
Location: E/S Selma Avenue, 375 feet S Sulphur Spring Road, W/S Southwestern Blvd.
Existing Zoning: B.L. - CCC and B.M. - CCC
Proposed Zoning: Variance to permit a street setback of 0 feet for an existing building and 10 feet for a proposed building all in lieu of the required average setback of 22.5 feet and to permit parking within 3 feet of a street right-of-way in lieu of the required 8 feet
Area: 49,832 square feet
District: 13th Election District

Dear Mr. Jablon:

Please see the CRG comments for this site.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:lt

"EXHIBIT A"

Subject: Request for Variance
Smoot Professional Bldg.
CRG No. 86069

The petitioner, Robert A. Smoot, here by requests a variance from Section 409.2 c (4) of the Baltimore County Zoning Regulations requiring an eight foot setback from all public right of ways to the edge of proposed parking lots in order to reduce the parking setback along Southwestern Blvd. to three feet as shown on the plat.

The subject property is already paved with the existing limit of parking at the right of way line of Southwestern Blvd. (see copy of County Position Sheet 19 SW15 enclosed)

The subject property consist of two small parcels which are very narrow in shape. (see plat) The property fronts on Southwestern Blvd. while the rear faces Selma Avenue. Therefore, the property is subject to front setbacks on both the front and rear of the property. In order to provide for a reasonable parking plan, the applicant proposes to reduce the parking setback from eight feet to three feet. It should be noted, the parking shall be screened from the road in accordance with the County's landscape requirements and that the proposal plan will enhance the site and improve upon the general appearance of the neighborhood.

In addition to the above, the applicant requests a variance from Section 303.2 (B.C.Z.R. 1955) of the Baltimore County Zoning Regulations in order to reduce the setback from the proposed 50' right of way of Selma Avenue from 22.5' to 10'. (see enclosed plat)

As previously noted the subject property is located between two public roads, Southwestern Blvd. in the front and Selma Avenue in the rear. Therefore, the property is subject to front setbacks on two sides. In addition to the additional front setback, the property is also subject to a right of way dedication along Selma Avenue. Since the property is already narrow in shape, the imposition of the additional setback along with the right of way dedication makes development of the property difficult. Hence, the applicant requests a reduction in the setback along Selma Avenue.

It should be noted, the actual building setback along Selma Avenue will vary from 10' to 30' (see plat) and there will be ample space to landscape the area between the road and the proposed buildings as per the County requirements.

3/9
87-311-A

2/3

9/14/87

Michael I. Gordon, Esquire
Gordon and Heneson, P.A.
Suite 1107 Blaustein Building
1 North Charles Street
Baltimore, Maryland 21201

December 24, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
E/S of Selma Ave., 375' S of Sulphur Spring Rd.,
W/S of Southwestern Blvd. (5520 and 5534 Southwestern
Blvd.)
13th Election District
Robert A. Smoot, et ux - Petitioners
Case No. 87-311-A

TIME: 10:15 a.m.

DATE: Monday, January 26, 1987

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

Michael I. Gordon, Esquire
Gordon and Heneson, P.A.
Suite 1107 Blaustein Building
1 North Charles Street
Baltimore, Maryland 21201

January 27, 1987

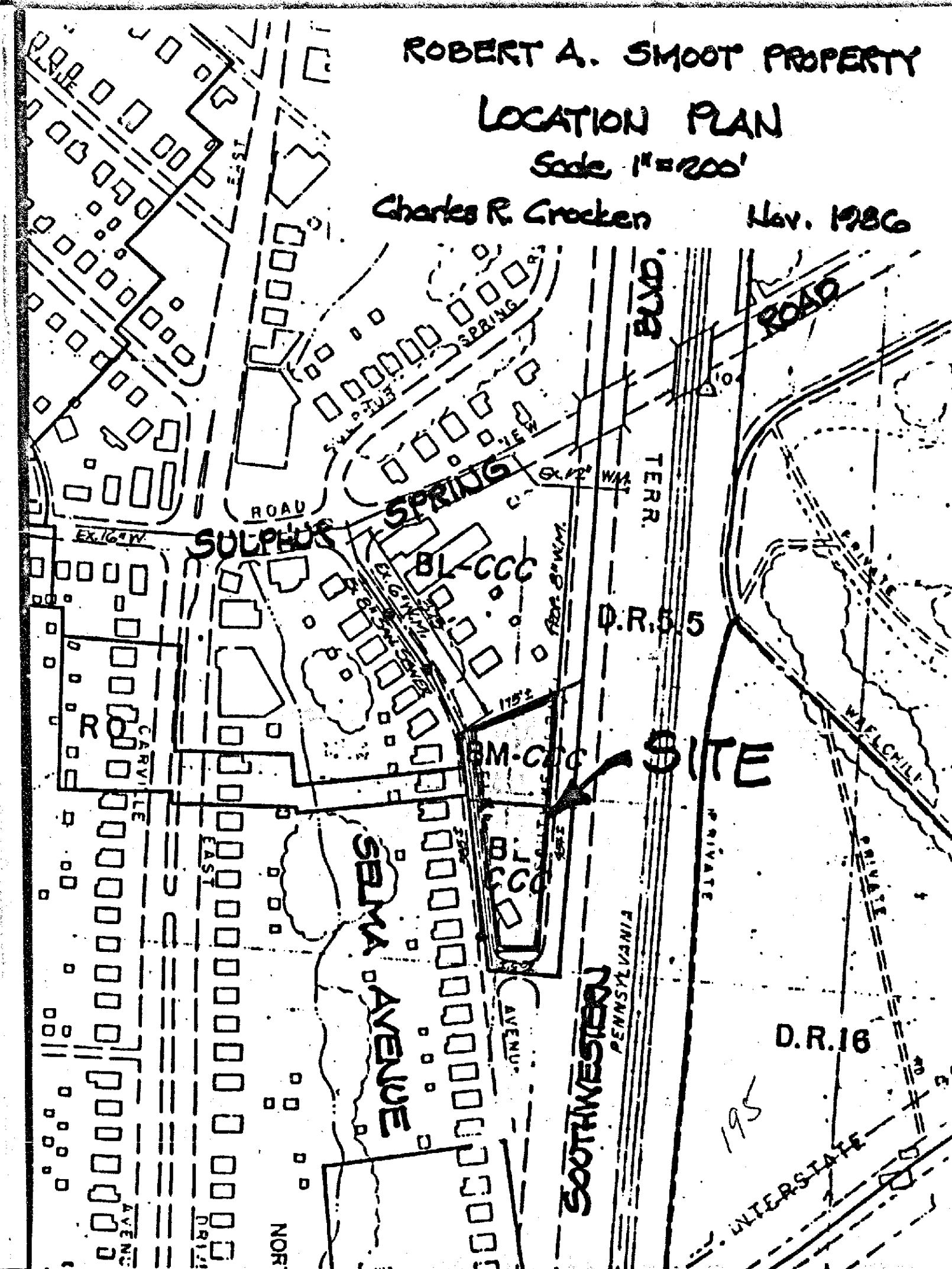
NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
E/S of Selma Ave., 375' S of Sulphur Spring Rd.,
W/S of Southwestern Blvd. (5520 and 5534
Southwestern Blvd.)
13th Election District
Robert A. Smoot, et ux - Petitioners
Case No. 87-311-A

TIME: 10:15 a.m.

DATE: Monday, March 9, 1987

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



8
8
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland
87-311-A

District: 13th
Posted for: Variance
Petitioner: Robert A. Smoot, et ux
Location of property: E/S of Selma Ave. 375' S of Sulphur Spring Rd.,
W/S of Southwestern Blvd. (5520 and 5534 Southwestern Blvd.)
Location of Signs: 1 sign W/S of Southwestern Blvd. between 5520
and 5534 Southwestern Blvd. and 1 sign E/S of Selma Ave. between the
Remarks: None of 5520 & 5534 Southwestern Blvd.
Posted by: S. J. Aratus
Number of Signs: 2
Date of return: Jan 6 - 87

87-311-A
CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th
Posted for: Variance
Petitioner: Robert A. Smoot, et ux
Location of property: E/S of Selma Ave. 375' S of Sulphur Spring Rd.,
W/S of Southwestern Blvd. (5520 and 5534 Southwestern Blvd.)
Location of Signs: 1 sign W/S of Southwestern Blvd. between 5520 and 5534 Southwestern Blvd. and 1 sign E/S of Selma Ave. between the
Remarks: None of 5520 & 5534 Southwestern Blvd.
Posted by: S. J. Aratus
Number of Signs: 2
Date of return: February 13, 1987

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 025687
DATE: 1/13/87 ACCOUNT: 01-615-000
AMOUNT: \$ 100.00
RECEIVED FROM: Charles R. Crocken
FOR: Variance #195
B 8095*****1000013 1238F
VALIDATION OR SIGNATURE OF CASHIER

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

ARNOLD JAXON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

January 21, 1987

Michael I. Gordon, Esquire
Gordon and Heneson, P.A.
Suite 1107 Blaustein Building
1 North Charles Street
Baltimore, Maryland 21201

RE: PETITION FOR ZONING VARIANCES
E/S of Selma Ave., 375' S of Sulphur Spring Rd., W/S
of Southwestern Blvd. (5520 and 5534 Southwestern Blvd.)
13th Election District
Robert A. Smoot, et ux - Petitioners
Case No. 87-311-A

Dear Mr. Gordon:

This is to advise you that \$80.81 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. 29912

DATE: 2/2/87 ACCOUNT: R-01-615-000

4 SIGNS & POSTS
TO BE RETURNED 2/23/87 AMOUNT: \$ 80.81
Robert A. Smoot, Inc., 5205 J East Drive
Baltimore, Md. 21227

RECEIVED FROM: ADVERTISING & POSTING COSTS RE CASE #87-311-A

FOR: B 8095*****20211a 8025F

VALIDATION OR SIGNATURE OF CASHIER

PATUXENT
Publishing Corp.
10750 Little Patuxent Pkwy.
Columbia, MD 21044

January 19 19 87

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR ZONING VARIANCE
84280

was inserted in the following:

☐ Catonsville Times
☒ Arbutus Times

weekly newspapers published in Baltimore County, Maryland
once a week for one successive weeks before
the 10 day of January 19 87, that is to say,
the same was inserted in the issues of

January 8, 1987

PATUXENT PUBLISHING CORP.
By: S. J. Aratus

Michael I. Gordon, Esquire
Gordon and Heneson, P.A.
Suite 1107 Blaustein Building
1 North Charles Street
Baltimore, Maryland 21201

February 23, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
E/S of Selma Ave., 375' S of Sulphur Spring Rd.,
W/S of Southwestern Blvd. (5520 and 5534 Southwestern
Blvd.)
13th Election District - 1st Councilmanic District
Robert A. Smoot, et ux - Petitioners
Case No. 87-311-A

TIME: 11:45 a.m.

DATE: Friday, February 27, 1987

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

AJ:med

ccs: Mr. Robert A. Smoot
Mrs. Beverly A. Smoot
502 J East Drive
Baltimore, Maryland 21227

Mr. Sam Chang
1716 Dual Highway
Hagerstown, Maryland 21740

Charles R. Crocken, P.E.
902 Lee Avenue
Sykesville, Maryland 21784

Julius W. Lichter, Esquire
Levin, Gann & Hankin
305 West Chesapeake Avenue
Towson, Maryland 21204

Michael I. Gordon, Esquire
Gordon and Heneson, P.A.
Suite 1107 Blaustein Building
1 North Charles Street
Baltimore, Maryland 21201

February 2, 1987

THIRD REVISED NOTICE NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
E/S of Selma Ave., 375' S of Sulphur Spring Rd., W/S
of Southwestern Blvd. (5520 and 5534 Southwestern
Blvd.)
13th Election District
Robert A. Smoot, et ux - Petitioners
Case No. 87-311-A

TIME: 11:00 a.m.

DATE: Monday, February 23, 1987

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

AJ:med

ccs: Julius W. Lichter, Esquire
Levin, Gann & Hankin
305 West Chesapeake Avenue
Towson, Maryland 21204

Charles R. Crocken, P.E.
902 Lee Avenue
Sykesville, Maryland 21784

Zoning Commissioner
of Baltimore County

87-311A

Smart 2/27/87 1:10

* Robert Smart

Charles Crocker, registered engineer

no lists

cab and 2/26/87 -

prop located @ Southwestern Blvd & Selma Ave -
 owned by B & B - presently @ corner of service
 garage 30 years - convert into restaurant - no
 exterior change - 1 bldg w/ 3 differing widths
 due to shape of prop, which is triangular -
 1' setback from R/W on Selma for each bldg -
 at least front wall on bldg 10' to R/W of
 Selma Ave & 4' east of other sections of bldg -
 need adv of 22' bldg parallel to SW side -

great concerns - (1) submit to 2k of approval
 as req'd by code
 a revised site plan showing all of the concerns

reg'd by CCB

sketch for (1) bldg permit

PETITION FOR ZONING VARIANCES 13th Election District Case No. 87-011-A

LOCATION: East Side of Selma Avenue, 375 feet South of Sulphur Spring Road, West Side of Southwestern Boulevard (SS20 and SS34 Southwestern Boulevard)
 DATE AND TIME: Monday, January 26, 1987, at 10:15 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 a street setback of 10 feet for an existing building and 10 feet for a proposed building all in lieu of the required average setback of 22.5 feet and parking within 3 feet of a street right-of-way in lieu of the required 8 feet.

Being the property of Robert A. Smart, et al, 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
1988 Jan. 8.

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 8, 1987

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

January 8, 1987.

THE JEFFERSONIAN,

L Susan Stender Obrecht

Publisher

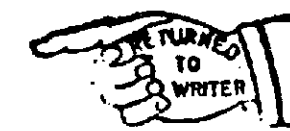
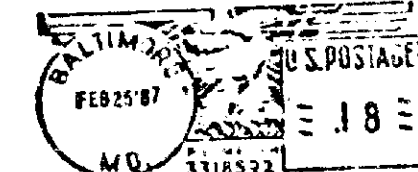
Cost of Advertising

27.50



ARNOLD JABLON, ZONING COMMISSIONER
BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204

PRESORTED
FIRST-CLASS

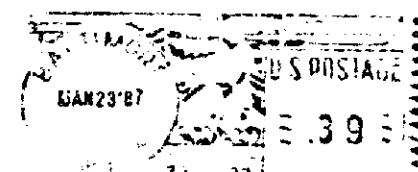


REASON CHECKED
 Unclaimed ☐ Refused ☐
 Addressee unit ☐
 Insufficient Address ☐
 No such street ☐ number ☐
 No such office in state ☐
 Do not re-mail in this envelope

Mr. Robert A. Smoot
 Mrs. Beverly A. Smoot
 502 J East Drive
 Baltimore, Maryland 21227



ARNOLD JABLON, ZONING COMMISSIONER
BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204



Charles R. Crocker and Associates
 3697 Park Avenue
 Ellicott City, Maryland 21043

CRO 97 01254571 RTN TO SENDER
 CHARLES R CROCKER
 902 LEE AVE
 SYKESVILLE MD 21784
 RETURN TO SENDER

24 comments
 sent again
 2-8-87

Petitioner's Attorney
 Robert A. Smoot, et al
 Michael I. Gordon, Esquire

ARNOLD JABLON
 Zoning Commissioner

Chairman, Zoning Plans
 Advisory Committee

Your petition has been received and accepted for filing this
 10th day of December, 1986.

County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

STORM WATER MANAGEMENT DATA

EXISTING CONDITIONS

DA = 1.14 AC (AREA OF SITE)
 RCN = 94 (75 PERCENT IMPERV.)
 2YR STORM $Q_2 = 4.32$ cfs
 10YR STORM $Q_{10} = 7.47$ cfs

PROPOSED CONDITION

DA = 1.14 AC (AREA OF SITE)
 RCN = 92 (67 PERCENT IMPERV.)
 2YR STORM $Q_2 = 4.00$ cfs
 10YR STORM $Q_{10} = 7.12$ cfs

REDUCTION IN RUNOFF

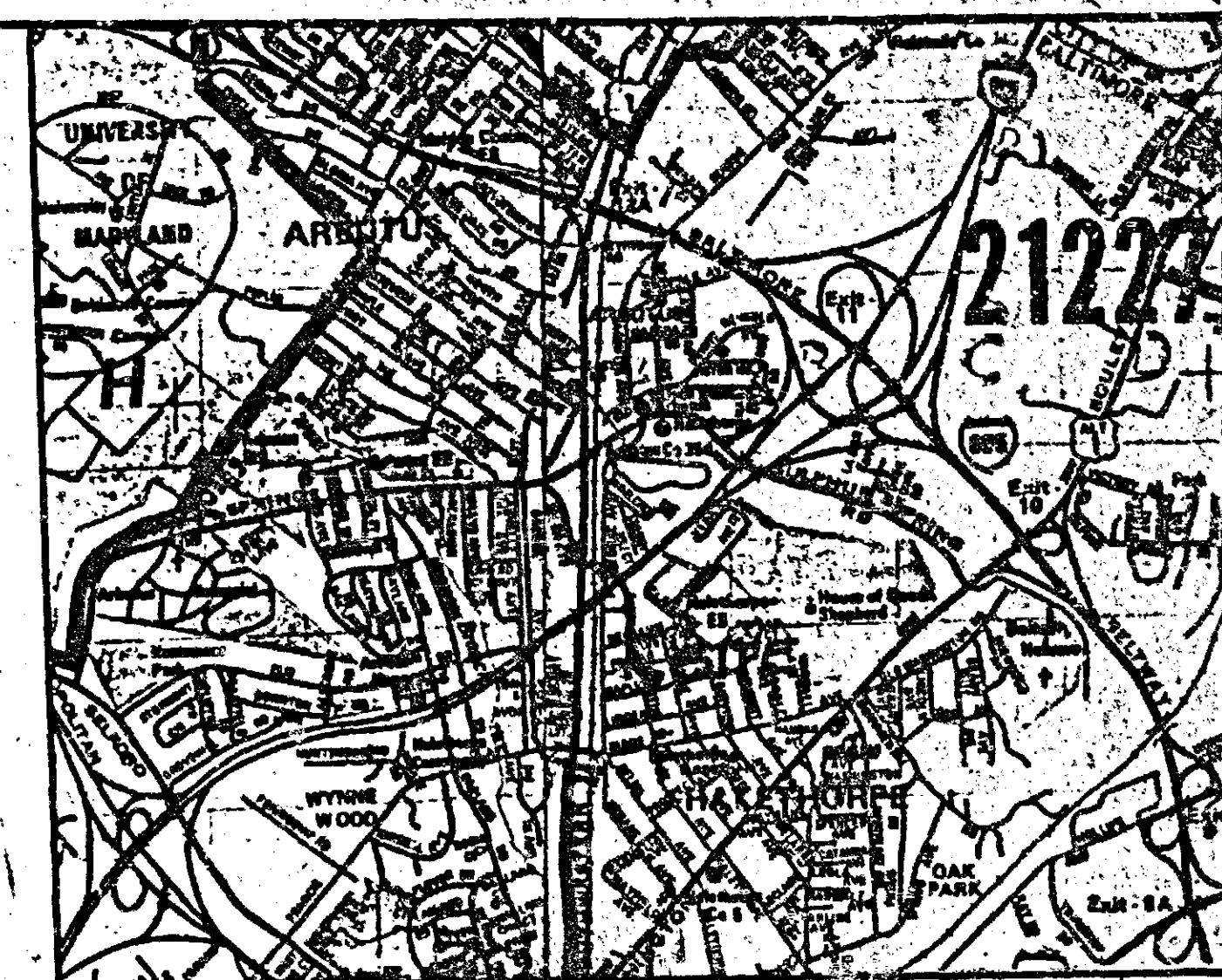
$$2YR STORM = \frac{4.32 - 4.00}{4.32} = 8 \text{ PERCENT}$$

CONCLUSION: APPLY FOR WAIVER SWM.

NOTE:
 STORM WATER MANAGEMENT WAIVER
 HAS BEEN GRANTED.

LANDSCAPING REQUIREMENTS

NUMBER TREES = 63 (1.5M @ 1/2" = 6
 = 455 FT OF ROAD FRONTAGE
 @ 1 TREE PER 10 FT = 12
 TOTAL NUMBER TREES REQ'D = 18
 TOTAL NUMBER TREES PROVIDED = 18
 ALL TREES SHALL BE MIN. 3" DBH @ CALIPHER.



VICINITY MAP
 Scale: 1" = 2000'

GENERAL NOTES

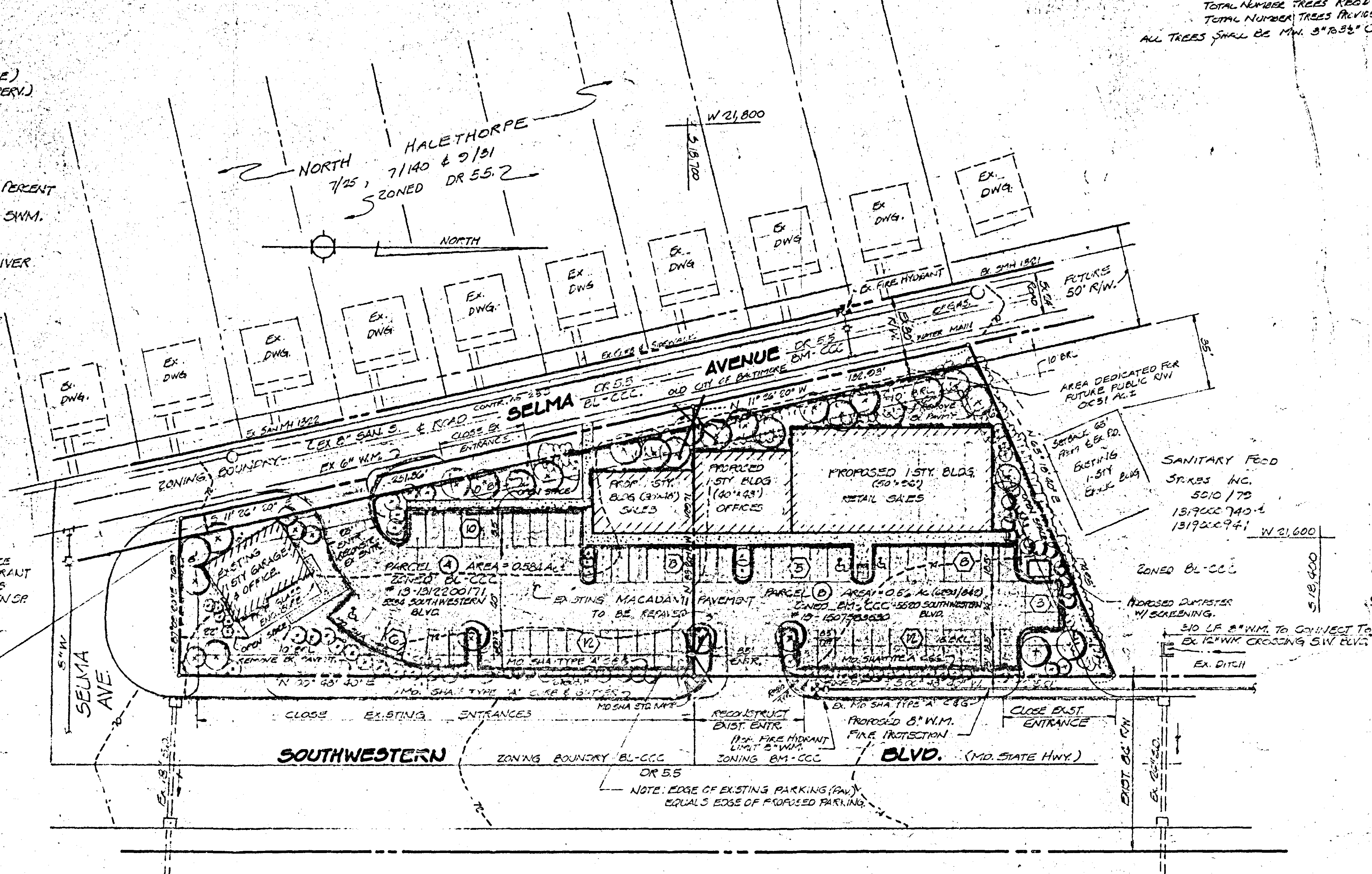
- ELECTION DISTRICT ---- 13
- COUNCILMANIC DISTRICT ---- 1
- CENSUS TRACT ---- 4307
- WATERSHED ---- 29
- SUBSEWERED ---- 74
- SOIL TYPES AND LIMITATIONS
 SOILS: BUS WESLEY BAYWENT PARKING SOIL CLASS. SEVERE
 LYO SEVERE SEVERE
 (LYO - ONLY SEE TYPE IN SITE)
- NO HISTORIC BUILDINGS ON SITE
- NO CRITICAL AREAS
- NO ARCHEOLOGICAL SITES
- NO ENDANGERED SPECIES
- NO HAZARDOUS MATERIALS
- NO SLOPES OVER 25 PERCENT
- PROPERTY NOT SUBJECT TO B.C.Z.R. HAZARDS
- NO M.T.A. USE NOTE
- LEAVING SHALL BE DIRECTED SO AS NOT TO INTERFERE WITH ADJACENT PROPERTIES AND TRAFFIC
- LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH BALTIMORE COUNTY REGULATIONS
- NUMBER OF EMPLOYEES NOT KNOWN
- HOUSE OF REPRESENTATIVES
- SEWERAGE SYSTEM: 15" R/W GAS STATION
 (1) ALI = 5500 @ 15" DIA = 600 A.D.
 (2) ESTIMATED SEWER R/W = 5110 GPD. { 8100 SF @ 60 GPD/100 SF
 72 SEWER 3500
- ESTIMATED SURVEY TO CHANGE
- PROPERTY FROM CANNON FEES
- FOR SURVEYOR INFORMATION SEE ENVIRONMENTAL REPORT TO BE SUBMITTED SEPARATELY
- NO WETLANDS OR HYDRIC SOILS ON SITE
- NO FLOOD PLAIN ON SITE
- UNDER GROUND PETROLEUM PRODUCTS STORAGE TANKS LOCATED AT FORMER GAS STATION - PARCEL 'A' HAVE BEEN ABANDONED
- THERE ARE NO EXISTING OR ABANDONED GAS STATIONS WITHIN ONE QUARTER MILE OF THE PROPERTY
- SITE IS SITUATED IN AN AREA OF UNSTABLE SOILS, BASED ON BALTO. COUNTY SOIL SURVEY, APPROPRIATE MEASURES SHALL BE TAKEN TO MITIGATE THE EFFECTS OF SUCH SOILS BASED UPON GEOTECHNICAL STUDY TO SUBMITTED WITH FINAL BUILDING PLANS.

SITE DATA

- AREA OF SITE = 0.584 AC + 0.560 AC = 1.144 AC = GROSS
 AREA DEDICATED R/W 0.058 AC + 0.031 = 0.089 AC
 1.055 AC = NET
- ZONING: PARCEL 'A' = BL-CCL & PARCEL 'B' = EM-CCL
- DEED REFER. PARCEL 'A' 1504/684 PARCEL 'B' 624/1842
- EXISTING USE: (A) = AUTO REPAIR, (B) = VACANT
- PROPOSED USE: RESTAURANT, RETAIL & OFFICES
- PUBLIC WATER AND PUBLIC SEWER
- PARKING TABULATION:
 PARKING REQUIRED: RESTAURANT 1150 SF @ 150 SF = 23 SP
 OFFICES 1920 SF @ 150 SF = 75 SP
 RETAIL 6240 SF @ 150 SF = 32 SP
 TOTAL = 66 SPACES
- PARKING PROVIDED (INCL 3 HANDICAPPED) 63 SPACES
- ALL EXTERIOR LIGHTING SHALL BE DIRECTED AWAY FROM ADJOINING PROPERTIES AS PER BALTO. CO. STANDARDS
- LANDSCAPING SHALL BE PROVIDED AS PER BALTO. CO. SITS
- IMPERVIOUS AREA: EXISTING = 79% PROPOSED = 67%
- PERCENT OPEN SPACE PERMITTED = 4.0% PROVIDED = 13,980 SF / 44,556 SF = 30.4%
- PERCENT OPEN SPACE REQUIRED = 0.20% PROVIDED = 13,980 SF / 44,556 SF = 30.4%

PLAN

Scale: 1" = 30'



ROBERT A. SMOOT

PROFESSIONAL BUILDING

PLAT FOR ZONING VARIANCE

PUBLIC SERVICES:
 CRG No. 06069

PANNING No.

CONTRACT PURCHASER/DEVELOPER
 SAM CHANG
 1716 DUAL HIGHWAY
 HAGERSTOWN, MD 21741

ENGINEER:

CHARLES R. CROCKEN & ASSOC. INC.
 502 LEE AVENUE
 SYKESVILLE, MD 21784
 TEL. 703-5780; 876-1220

OWNER:

Parcel (A) ROBERT A. SMOOT
 & BEVERLY A. SMOOT
 5705 J. EAST DRIVE
 BALTIMORE, MD 21227
 TEL. 247-1355

Parcel (B) ROBERT A. SMOOT (only)
 Same Address

DATE	REVISION
10/14/82	NEW BLDG. ENTR. MINOR, ADDED 8" W.M. AS PER CRG

CHARLES R. CROCKEN AND ASSOCIATES INC. CIVIL ENGINEERING AND LAND PLANNING 3497 PARK AVENUE, ELLICOTT CITY, MD 21043 445-3555	
2-21-86 DATE DESIGNED BY: CRC DRAWN BY: CRC PROJECT NO: DATE: Sept. 23, 1986 SCALE: As Shown DRAWING NO. 1 OF 1	OFFICE COPY 195