

87-320-A

~~#~~222

SE/cor. of Frederick Rd. and Westchester Ave.
(24 Frederick Rd.)

1st Elec. Dist.

12/22/86

Variance - filing fee \$100.00 - Historic Ellicott City

12/22/86

Hearing set for 2/9/87, at 9:45 a.m.

2/9/87

Advertising and Posting - \$62.85

2/10/87

Ordered by the Zoning Commissioner that the Petition for Zoning Variances to permit a front yard setback of 19' in lieu of the required average setback of 44' and a parking space to be located 3' from the street property line in lieu of the required 8' is GRANTED.

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 10th day of February, 1987, that the Petition for Zoning Variances to permit a front yard setback of 19 feet in lieu of the required average setback of 44 feet and a parking space to be located three feet from the street property line in lieu of the required 8 feet be and is hereby GRANTED from and after the date of this Order.



Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. Charles Wagandt

People's Counsel

222
87-320-A
#222

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 (238.1) to permit a 19' front yard setback in lieu of the required average setback of 44'; and from Section 409.2 c.(4) to permit a parking space 3' from the street property line in lieu of the required 8'.

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

- 1) Discovery of old foundation wall in national register historic district requires moving George Ellicott House into the building setback from Frederick Rd. It is important to save the wall for historic and aesthetic reasons, and to reduce the grade of the steep slopes behind the proposed house location.
- 2) Limitation of useable area require placing one additional parking space within the 8' setback to provide for anticipated demand for parking.

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.

Contract Purchaser:
(Type or Print Name)
Signature
Address
City and State
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.:
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Whitman, Requardt and Associates, E.P.
2315 Saint Paul Street, 21218
Baltimore, Maryland, 21204
Phone No. 465-0980
City and State
DATE 1/10/87
1000 Day
DP

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd 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 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, Maryland, on the 9th day of February, 1987, at 9:45 o'clock a.m.

ESTIMATED LENGTH OF HEARING - 1/2 hr.
AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS
OTHER (over)
REVIEWED BY: ucr DATE 12/2

Calvin J. J. J. J.
Zoning Commissioner of Baltimore County

Mr. Charles Wagandt
Historic Ellicott City
P.O. Box 244
Ellicott City, Maryland 21043

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
SE/cor. of Frederick Rd. and Westchester Ave.
(24 Frederick Rd.)
1st Election District
Historic Ellicott City - Petitioner
Case No. 87-320-A

TIME: 9:45 a.m.
DATE: Monday, February 9, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Calvin J. J. J. J.
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 29824
DATE 12/2/86 ACCOUNT 21615.00
AMOUNT \$ 100.00
RECEIVED FROM George Ellicott House
FOR: 1/10/87
8 8015*****1000018 0326F
VALIDATION OR SIGNATURE OF CASHIER

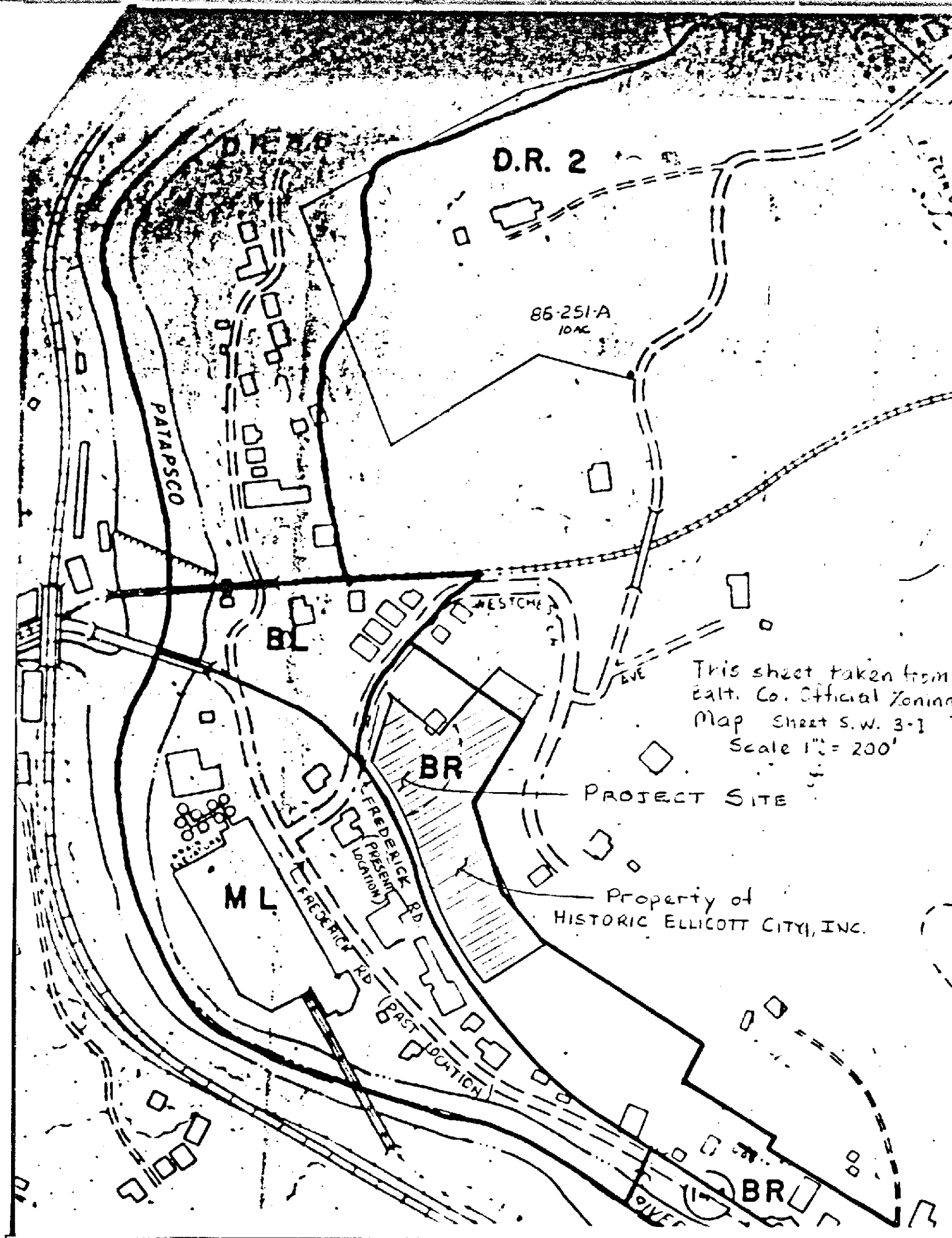
WHITMAN, REQUARDT AND ASSOCIATES

November 26, 1986

ZONING DESCRIPTION

Frederick Road

BEGINNING on the Southeast corner of Frederick Road and Westchester Avenue and binding along the south side of said Westchester Avenue the two following courses and distance, (1) North 22°11'57" East, 101.82 feet; (2) North 05°43'46" West, 6.08 feet; thence leaving said South side of Westchester Avenue and continuing for the following eight courses and distances, (3) South 49°47'46" East, 117.56 feet, (4) North 39°49'44" East, 157.50 feet; (5) South 49°42'16" East, 83.00 feet; (6) South 28°50'34" West, 231.25 feet; (7) South 24°27'46" East, 67.50 feet; (8) South 28°33'46" East, 142.33 feet; (9) South 49°18'46" East, 77.00 feet; (10) South 50°26'14" West, 125.62 feet to a point on the Northeasterly right of way line of Frederick Road, 60 feet wide; thence binding with and along said right of way line the following two courses and distances; (11) Northwesterly along a curve to the right, having a radius of 924.93 feet, for a distance of 272.83 feet, being subtended by a Chord bearing and distance of North 27°50'21" West, 271.84 feet; (12) Northwesterly along a curve to the left, having a radius of 556.83 feet, for a distance of 218.90 feet, being subtended by a Chord bearing and distance of North 30°39'04" West, 217.49 feet to the point of BEGINNING. Containing 1.674 acres of land, more or less, in the 1st Election District. Also known as 24 Frederick Road.



PETITION FOR ZONING VARIANCES

1st Election District

Case No. 87-320-A

LOCATION: Southeast Corner of Frederick Road and Westchester Avenue (24 Frederick Road)

DATE AND TIME: Monday, February 9, 1987, 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 Variations to permit a 19 foot front yard setback in lieu of the required average setback of 44 feet and a parking space 3 feet from the street property line in lieu of the required 8 feet

Being the property of Historic Ellicott City, 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 JARLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY



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

ARNOLD JARLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 2, 1987

Mr. Charles Wagandt
Historic Ellicott City
P.O. Box 244
Ellicott City, Maryland 21043

RE: PETITION FOR ZONING VARIANCES
SE/cor. of Frederick Rd. and Westchester Ave.
(24 Frederick Rd.)
1st Election District
Historic Ellicott City - Petitioner
Case No. 87-320-A

Dear Mr. Wagandt:

This is to advise you that \$62.85 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 is held.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 29915
County, Maryland, and remit to, Towson, Maryland

DATE 2/2/87 ACCOUNT 21615.00
AMOUNT \$ 62.85
RECEIVED FROM Mr. Charles L. Wagandt, 24 West Lake Ave., Baltimore, MD, 21210
ADVERTISING & POSTING COSTS TO CARD 494-3353
FOR: 2/2/87
VALIDATION OR SIGNATURE OF CASHIER

RE: PETITION FOR VARIANCES
SE/Corner Frederick Rd. & Westchester Ave. (24 Frederick Rd.), 1st District
HISTORIC ELLICOTT CITY, Petitioner
Case No. 87-320-A

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 20th day of January, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. Charles Wagandt, Historic Ellicott City, P. O. Box 244, Ellicott City, MD 21043, Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

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

January 30 19 87

THIS IS TO CERTIFY, that the annexed advertisement of

PETITION FOR ZONING VARIANCE

was inserted in the following:

[X]Catonsville Times
[]Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 24 day of January 1987, that is to say, the same was inserted in the issues of

January 22, 1987

PATUXENT PUBLISHING CORP.
By: [Signature]

IN THE CIRCUIT COURT
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

CERTIFICATE OF PUBLICATION OF

STEPHEN E. COLLINS
DIRECTOR

January 21, 1987

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

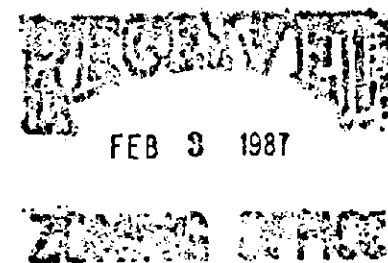
Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 217, 218, 219, 222, 223, 225, 227, 228, 229, 230, and 231.

Very truly yours,

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

MSF:lt



NORMAN E. GERBER
DIRECTOR

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

JANUARY 20, 1987

Re: Zoning Advisory Meeting of DECEMBER 16, 1986
Item # 222
Property Owner: HISTORIC ELLICOTT CITY
Location: SE/C FREDERICK RD. &
WESTCHESTER AVE.

Dear Mr. Jablon:

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

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 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 [unclear].
- (X) Landscaping: Must comply with Baltimore County Landscape Manual.
- (X) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [unclear].
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.

(X) Additional comments:
1. A WAIVER OF STANDARDS (ALE-W-86-176 K/A THE GEORGE ELLICOTT HOUSE) WAS GRANTED BY BALCO-9/10/86.
2. A WAIVER OF PLANS (C/S MARTIN (P/ESS) ETC-BW-86-176A) WAS GRANTED BY BALCO-10/16/86.
3. FOR LANDSCAPE REQUIREMENTS CONTACT AVERY HARDEN AT 494-3535.

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell

DECEMBER 16, 1986

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 222 Zoning Advisory Committee Meeting are as follows:

Property Owner: HISTORIC ELLICOTT CITY
Location: SE/C FREDERICK ROAD AND WESTCHESTER AVENUE
District: 1ST

APPLICABLE ITEMS ARE CIRCLED:

- (A) 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.S.I., #117-1 - 1980) and other applicable Codes and Standards.
- (B) A building and other miscellaneous permits shall be required before the start of any construction.
- (C) 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.
- (D) 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.
- (E) All Use Groups except R-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. R-4 Use Groups require a one hour wall if closer than 5'-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 1407, Section 1406-2 and Table 1402. No openings are permitted in an exterior wall within 5'-0" of an interior lot line.
- (F) 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.
- (G) The requested variance appears to conflict with Section(s) [unclear] of the Baltimore County Building Code.
- (H) 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 [unclear] to Use [unclear] or to Mixed Use [unclear]. See Section 312 of the Building Code.
- (I) The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516 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: COMPLY TO STATE HANDICAPPED CODE - PARKING, SIGNS, CURB CUTS, RAMPS, BUILDING ACCESS, ETC.

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 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Robert C. Kelvey
Rt. C. N. Barham, Title
Falling Rock Co., Inc.

J22/86

December 18, 1986

PAUL H. REINCKE
CHIEF

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

Re: Property Owner: Historic Ellicott City

Location: SE/C Frederick Rd. and Westchester Avenue

Item No.: 222

Zoning Agenda: Meeting of 12/16/86

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.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 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 [unclear] 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 at this time.

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

Noted and Approved:

John F. O'Neill
Fire Prevention Bureau

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: January 27, 1987

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

SUBJECT: Zoning Petition No. 87-320-A

This office is strongly supportive of these preservation efforts.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sib



Maryland Historical Trust

February 3, 1987

Zoning Commission of Baltimore County
County Office Building
Towson, Maryland 21204

Re: The George Ellicott House
Case #87-320-A
Petition for Variance
Southeast corner Frederick
Road and Westchester Avenue

To Whom It May Concern:

The Maryland Historical Trust encourages the Zoning Commission's favorable review of the above referenced case.

The extraordinary efforts being undertaken by Historic Ellicott City, Inc., to preserve the George Ellicott House at a new site have been complicated by the discovery of the remains of an old feed mill. In an effort to preserve these remains, the setback zone is proposed to be entered approximately five feet.

Thank you for consideration of our comment.

Sincerely,

William L. Pencek, Jr.
William L. Pencek, Jr.
Administrator
Preservation Assistance Services

WJP:lcb

cc: Mr. Charles L. Wagandt

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 23, 1987

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
Board of Education
Zoning Administration
Industrial Development

Mr. Robert C. Kelvey, President
c/o Charles Wagandt
Historic Ellicott City
P.O. Box 244
Ellicott City, Maryland 21043

RE: Item No. 222 - Case No. 87-320-A
Petitioner: Historic Ellicott City
Petition for Zoning Variance

Dear Mr. Kelvey:

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:kbb

Enclosures

cc: Whitman, Reardon & Associates
2315 Saint Paul Street
Baltimore, Maryland 21218

Maryland Department of Transportation
State Highway Administration

William K. Hellmann
Secretary
Hal Kassoff
Administrator

December 22, 1986

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

Attention: Mr. James Dyer

Re: ZAC Meeting of 12-16-86
ITEM: #222.
Property Owner: Historic Ellicott City
Location: SE/C Frederick Road
Route 144 and Westchester Avenue
Existing Zoning: B.R.
Proposed Zoning: Variance to permit a 19 foot front yard setback in lieu of the required average of 44 feet and to permit a parking space 3 feet from the street property line in lieu of the required 8 feet
Area: 1.674 acres
District: 1st Election District

Dear Mr. Jablon:

On review of the submittal of 9-12-86, the State Highway Administration finds the site plan generally acceptable.

Very truly yours,

Charles Lee - J. M.
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle

My telephone number is (301) 333-1350

Teletypewriter: for Impaired Hearing or Speech
333-7555 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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 1st Date of Posting January 21, 1987
Posted for: Variance
Petitioner: Historic Ellicott City
Location of property: SE corner Frederick Rd. and Westchester Ave.
(24 Frederick Rd.)
Location of Signs: SE corner Frederick Rd. and Westchester Ave.
Remarks: _____
Posted by: S. J. Prater Date of return: January 30, 1987
Signature
Number of Signs: 1

87-320-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
22nd day of December, 1986.

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

Petitioner Historic Ellicott City Received by: James E. Dyer
Petitioner's _____ Chairman, Zoning Plans
Attorney _____ Advisory Committee

PETITION FOR
ZONING VARIANCES
1st Election District
Case No. 87-320-A

LOCATION: Southeast Corner of
Frederick Road and Westchester
Avenue (24 Frederick Road)
DATE AND TIME: Monday, Febru-
ary 9, 1987, at 9:45 a.m.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

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

Petition for Zoning Variances to
permit a 19 foot front yard setback in
lieu of the required average setback
of 44 feet and a parking space 3 feet
from the street property line in lieu
of the required 8 feet.

Being the property of Historic El-
licott City, 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 ap-
peal period. The Zoning Commis-
sioner 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
1/24/ Jan. 22.

CERTIFICATE OF PUBLICATION

TOWSON, MD., _____, January 22, 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 22, 1987.

THE JEFFERSONIAN,

Susan Sandra Abbott

Publisher

Cost of Advertising

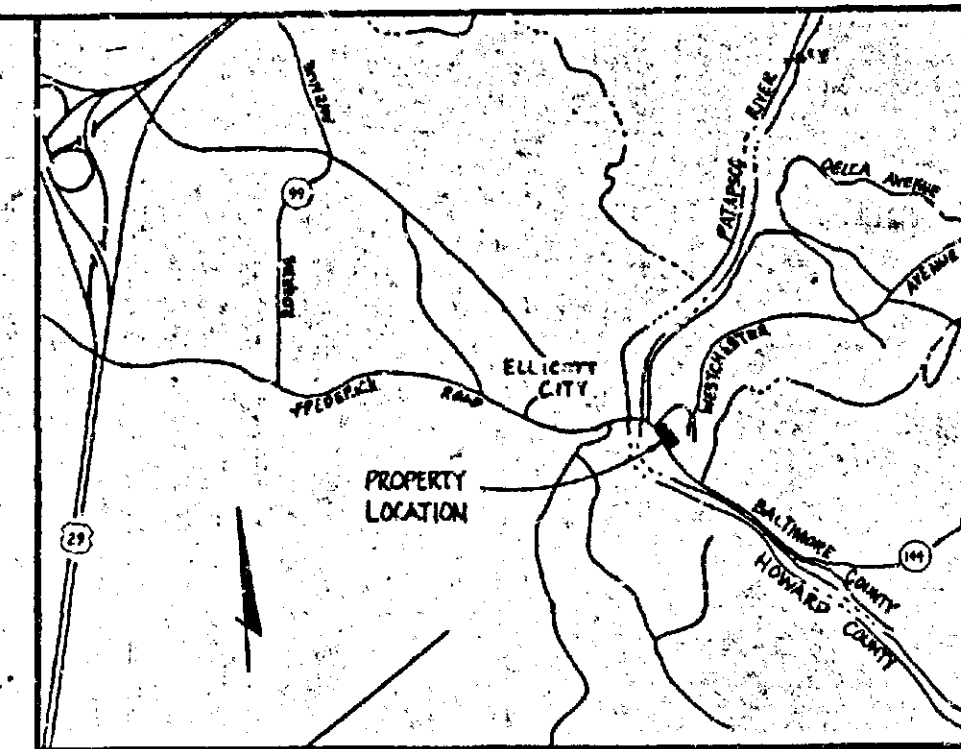
27.50

PROPERTY LINE CURVE DATA						
NO.	RADIUS	Δ	ARC	TAN	CHORD	BEARING
1.	924.93	16°54'02"	272.83	137.41	271.84	N 27°50'21"W
2.	556.83	22°31'25"	218.90	110.88	217.49	N 30°39'04"W

Notes:

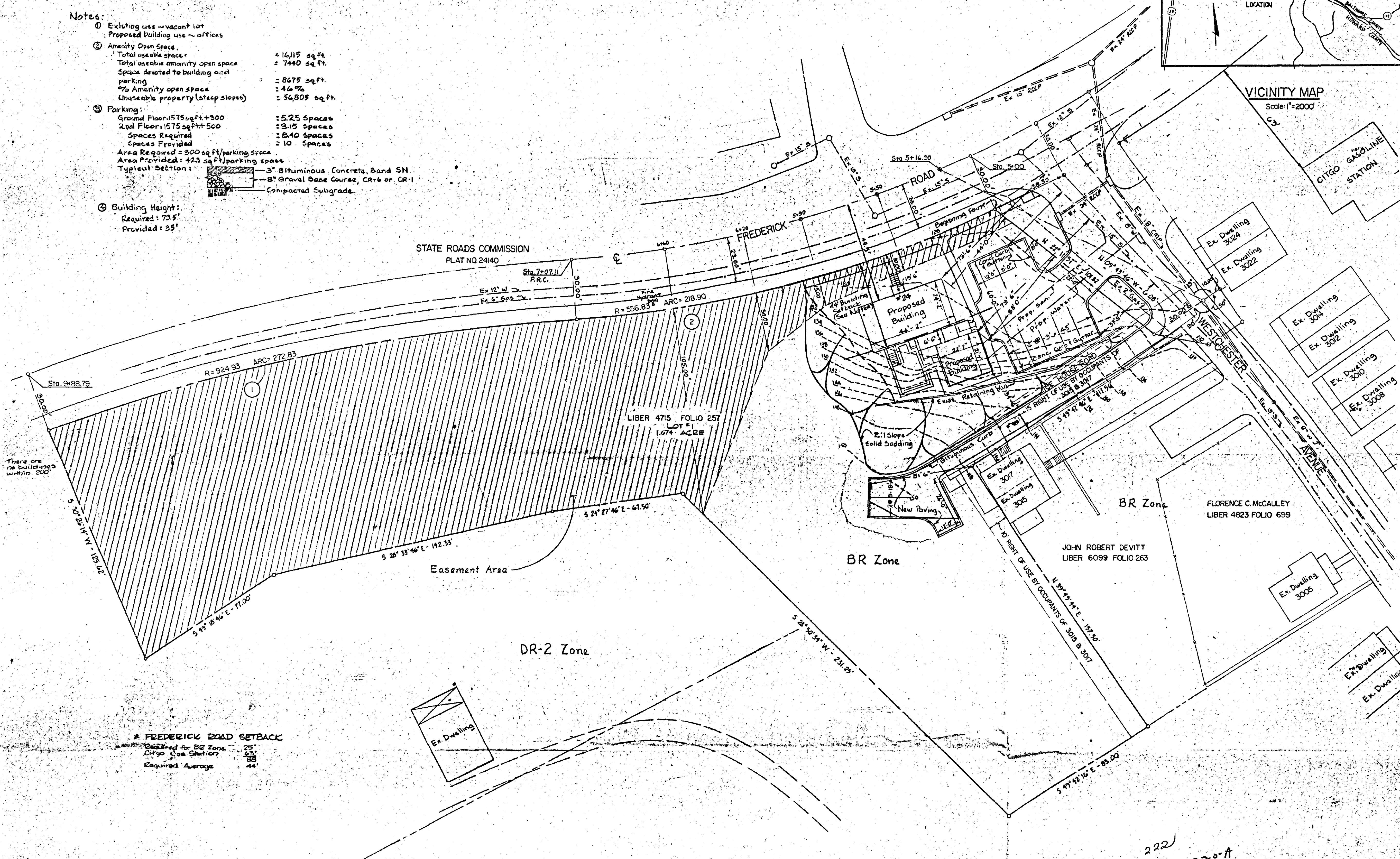
- ① Existing use - vacant lot
Proposed building use - offices
- ② Amenity Open Space:
Total useable space = 16,115 sq. ft.
Total useable amenity open space = 7440 sq. ft.
Space devoted to building and parking = 8675 sq. ft.
% Amenity open space = 46%
Unuseable property (steep slopes) = 56,805 sq. ft.
- ③ Parking:
Ground Floor: 1575 sq. ft. + 300 = 5.25 Spaces
2nd Floor: 1575 sq. ft. + 500 = 3.15 Spaces
Spaces Required = 8.40 Spaces
Spaces Provided = 10 Spaces
Area Required = 300 sq. ft./parking space
Area Provided = 423 sq. ft./parking space
Typical Section:

 - 3" Bituminous Concrete, Band SN
 - 8" Gravel Base Course, CR-6 or CR-1
 - Compacted Subgrade
- ④ Building Height:
Required: 75.5'
Provided: 35'



VICINITY MAP

Scale: 1" = 2000'



WHITMAN, REQUARDT & ASSOCIATES

ENGINEERS

2315 SAINT PAUL STREET
BALTIMORE, MARYLAND 21218

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY
AS SHOWN ON THE ABOVE PLAT. THE IMPROVEMENTS THEREIN
ARE AS SHOWN SIGNED THIS DATE.

Kenneth A. McCord
KENNETH A. MCCORD
REGISTERED ENGINEER NO. 1974
DATE
WHITMAN, REQUARDT & ASSOCIATES



PLAT TO ACCOMPANY PETITION FOR

ZONING VARIANCE AND BUILDING PERMIT C-2069-86

PROPERTY OF

HISTORIC EL LICOTT CITY, INCORPORATED
GEORGE EL LICOTT HOUSE RELOCATION PLAT
ELECTION DISTRICT 1-C1 BALTIMORE COUNTY, MD.
SEPTEMBER 12, 1986 SCALE 1" = 20'