# PETITION FOR ZONING VARIANCE

242

87-360-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

Variance from Section 409.2.a+b (3+6) to permit (29) parking spaces in lieu of the required (58) spaces and to delete a portion of restriction #4 in zoning case 82-147-XA (in which 52 spaces were granted in lieu of the required 58)

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

1. Proposed lease on the adjacent property owned by Cockeysville Volunteer Fire Company fell through.
2. There is no space available for leasing within a 500 feet radius.
3. The building design and custom made building materials by the Deck House Inc. have been paid for and manufactured already.
4. I have signed the contracts with several contractors for this project, based upon the building permit issued by the Baltimore County in the last June 1986. (OVER)

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: | Legal Owner(s): |
|---|---|
| (Type or Print Name) | Stanley C. Leo (Type or Print Name) |
| Signature | Stanley C. Leo Signature |
| Address | (Type or Print Name) |
| City and State | Signature |
| Attorney for Petitioner: | 76-12 265Th Street (212)-704-8692 Address Phone No. |
| (Type or Print Name) | New Hyde Park, N.Y. 11040 City and State |
| Signature | Name, address and phone number of legal owner, contract purchaser or representative to be contacted |
| Address | Name |
| City and State | Address Phone No. |
| Attorney's Telephone No.: | |

MAP NW/BC 3D
E.D. 8
DATE 2/3/87
200
1000
DP
N 71,060
49,399

ORDERED By The Zoning Commissioner of Baltimore County, this 19th day of January, 1987, 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 4th day of March, 1987, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
Date 4/1/87
By

87-360-A
#242

Stanley C. Leo
W/S of York Rd 365' S. of the C/L of Schilling Circle 8th Elec. Dist.

87-360-A
#242

242

JOHNSON, MIRMIRAN & THOMPSON, P.A.
1526 York Road
Lutherville, Maryland 21093

December 8, 1986

METES AND BOUNDS DESCRIPTION OF STANLEY LEO, ET AL PROPERTY

BEGINNING for the same at an iron bar located approximately 356.00 feet southeasterly from the intersection of the centerlines of Schilling Circle and York Road, said iron bar now set at the southeast corner of Lot B-1 as shown on a plat entitled "Resubdivision and Addition to Section One, Greater Baltimore Industrial Park" dated April 4, 1962, and recorded among the Land Records of Baltimore County, Maryland in Plat Book WJR No. 28, Folio 64 and running thence binding along the west side of York Road 66 feet wide as shown on the State Roads Commission Right-of-Way Plat 13468 (1) South 19° 33'39" East 80.00 feet to an iron bar now set on the first or westerly 200 foot line of a deed from Harry Jessop et al to the Cockeysville Volunteer Fire Company dated March 26, 1924, and recorded among the above mentioned Land Records in Liber 590 at Folio 137 and running thence with said line to the end thereof (2) South 84° 25' 57" West 195.54 feet to an iron bar now set at the intersection of the above mentioned first line of the deed from Jessop to Cockeysville Volunteer Fire Company and the forth or North 12° 47' West 80.00 foot line of a deed from Wesley C. Byron et ux to the Cockeysville Volunteer Fire Company dated February 8, 1945 and recorded among the above mentioned Land Records in Liber 1527 at Folio 382 and running thence (3) North 19° 33' 39" West 82.65 feet to an iron bar now set on the fifth or North 85° 11'00" East 206.71 foot line of a deed from BP Oil Inc. to Union Trust Company of Maryland dated September 30, 1974 and recorded among the above mentioned Land Records in Liber 5492 at Folio 846, said fifth line also being the southern most line of the above mentioned Lot B-1 and running thence with a part of said fifth line (4) North 85° 10' 57" East 196.20 feet to the place of beginning CONTAINING 15,430 square feet or 0.354 acres of land, more or less.

OFFICE COPY

ORDER RECEIVED FOR FILING
DATE March 4, 1987
BY Stephen J. Weigel ok

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCES
W/S of York Road, 365' S of Schilling Road - 8th Election District
Stanley Leo, et al - Petitioners
NO. 82-147-XA (Item No. 62)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

::: ::: :::

This matter comes before the Zoning Commissioner as the result of a Petition for Special Exception for living quarters in a commercial building and, additionally, a Petition for Variances to permit a front yard setback of 17.5 feet in lieu of the required average of 56 feet, a side yard setback of zero feet in lieu of the required 30 feet, and 39 parking spaces in lieu of the required 58 spaces.

A review of the site plan, prepared by Johnson, Mirmiran and Thompson, dated August 27, 1981, and marked Petitioners' Exhibit 1, reveals that the subject property, containing 0.36 of an acre, is located on the west side of York Road with the Cockeysville Volunteer Fire Company on the south and a branch of the Union Trust Company on the north. The entire property is zoned B.R. (Business, Roadside) with an I.M. (Industrial, Major) District imposed thereon, with the exception of a small triangular parcel on the northwest corner, which is zoned M.L. (Manufacturing, Light)-I.M. Petitioners' Exhibit 3 shows the location of the original dwelling which was razed because of its poor condition and the expense required to renovate it for commercial use.

The petitioners propose to construct an improvement containing a restaurant and kitchen on the first floor (60' x 45') and an apartment and gift shop on the second floor (40' x 45'), as shown on Petitioners' Exhibit 2. Both the restaurant and gift shop are uses permitted by right in the B.R. Zone and the living quarters in a commercial building is a use permitted by special exception under Section 236.4 of the Baltimore County Zoning Regulations. The petitioners' testimony indicated that the apartment is to be used by the restaurant's chef and his family and would in no way violate the spirit and intent of

ORDER RECEIVED FOR FILING
DATE March 4, 1987
BY Stephen J. Weigel ok

Section 502.1 of the zoning regulations. Testimony further disclosed that the property will be served by metropolitan water and sewer presently existing in York Road.

With regard to the requested variances, the petitioners contend that to require the front yard setback to be the average of the setbacks of the Cockeysville Volunteer Fire Company (25 feet) and the Union Trust Company (87 feet), i.e., 56 feet, would provide the same practical difficulty and unreasonable hardship to any business using the property by substantially reducing the amount of land available for parking. Instead, they request a front yard setback of 17.5 feet in order to provide the maximum area for parking. In addition, the proposed improvement is to be constructed along the northern lot line because of the close proximity of the firehouse to the southern lot line and so that only one entrance/exit is required and can be located as far away from Schilling Road as possible, thereby necessitating a zero foot side yard setback. Based upon these reasons, the petitioners testified that a denial would not only create a serious financial infeasibility for any business use and, as such, a practical difficulty or unreasonable hardship, but would also create a problem in traffic flow from the site to York Road; however, they did not feel that the additional traffic generated by the restaurant and gift shop would be detrimental to the streets, roads, or alleys in the locality.

While this office recognizes that mere financial hardship is not sufficient to justify a variance, it also recognizes that a variance may be granted if strict compliance with a requirement would unreasonably prevent a property to be used for a permitted purpose or would render conformance unnecessarily burdensome. In applying case law principles to the facts of this case, it appears that the front and side yard setback requirements of Sections 238.1, 238.2, and 303.2 may present the same problems for any business using this site. For instance, the subject site has a frontage of 78.57 feet and if the 30-foot side yard requirement is met, the improvement could only be 18.57

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 ———— day of ————————, 19———, that the herein Petition for Variance(s) to permit

5. The owners of the Chinese restaurant furnish the living quarters and transportation for their employees by traditional way. In accordingly our kitchen size of 20' X 45' = 900' S.F. requires 18 spaces for parking that should be waived of 17 parking spaces as stated the above reason.

feet in width. With a front yard setback being not less than 25 feet from the front property line and not less than 50 feet from the centerline of York Road and a rear yard setback of 30 feet, the maximum depth of the improvement could be 100.83 feet for a total of 1890.56 square feet of floor area on one floor. A restaurant of this configuration would require a total of 38 parking spaces—a reduction in the number of spaces of 20. Although the petitioners have chosen a use having the highest parking standard, a restaurant and gift shop are uses permitted by right in a B.R. Zone. To require compliance with the side yard setbacks of 30 feet would unreasonably prevent the use of the property for those permitted uses and would be unnecessarily burdensome.

The same rationale is not a viable justification for a variance to the front yard setback, i.e., not less than 25 feet from the front property line and not less than 50 feet from the centerline of the street (Section 238.1), particularly since the Cockeysville Volunteer Fire Company building is 25 feet from the property line. The front yard setback is complicated, however, by the averaging regulation set forth in Section 303.2, which would require the proposed improvement to be located 56 feet from the front property line if a variance is not granted—an additional 38.5 feet beyond the proposed 17.5 foot front setback line. To require the location of the Union Trust Company building to control the setback of the proposed improvement, particularly in view of its placement being determined after that of the firehouse and before the razing of the old improvement on the petitioners' property, would be an unreasonable hardship and, therefore, would justify a variance. Having so concluded, a variance from the requirements of Section 303.2 should be granted to the extent of 31 feet. Expressed differently, the petitioners should be granted a variance to Section 303.2 to the extent necessary to comply with the front yard setback requirements of Section 238.1, i.e., not less than 25 feet from the front property line and not less than 50 feet from the centerline of York Road.

The remaining variance requested is to permit 39 parking spaces in lieu of the required 58 spaces. The petitioners' position is predicated upon

ORDER RECEIVED FOR FILING
DATE March 11, 1982
BY [signature]



what they perceive as an inequity by applying the restaurant parking standard of one space for each 50 square feet of total floor area to those portions of the proposed improvement not accessible to the public. In particular, they allude to the kitchen area proposed to contain 900 square feet, which requires 18 parking spaces. This argument has long been the basis upon which petitioners have requested variances; however, the parking standard for restaurants was originally established in 1955 and was modified only for restaurants in town centers. Therefore, it has a firm foundation in law and in practice, and it should not be varianced without full consideration being given to other available means of meeting the requirements. In this instance, the petitioners have done so by submitting Petitioners' Exhibit 4, which purports to show adjacent property owned by the Cockeysville Volunteer Fire Company and which is located to the rear of the subject site. Testimony indicated that negotiations were being conducted to secure permission to use this land for parking and that the petitioners also contemplate the use of a parking attendant during peak hours of operation. In view of the limitation of available public off-premise parking in the area, it is critical that the use provide adequate on-site parking.

The remaining issue is the special exception to use the second floor of the two-story improvement as living quarters for the chef and his family. By reason of the need for business security, the fulfillment of the two required parking spaces for the residential use, and the requirements of Section 502.1 of the zoning regulations having been met, the special exception should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of March, 1982, that the Petition for Special Exception for living quarters in a commercial building, in accordance with Petitioners' Exhibit 1, is hereby GRANTED and, additionally, the variances to

ORDER RECEIVED FOR FILING
DATE March 11, 1982
BY [signature]



permit a front yard setback of not less than 25 feet from the front property line and not less than 50 feet from the centerline of York Road in lieu of the required average of 56 feet, in compliance with Section 238.1 of the Baltimore County Zoning Regulations, a side yard setback of zero feet in lieu of the required 30 feet, for the expressed purpose of constructing an improvement on the site as depicted on Petitioners' Exhibit 1, and 52 parking spaces in lieu of the required 58 spaces are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. Compliance with the comments submitted by the Maryland Department of Transportation, dated September 23, 1981, the Department of Permits and Licenses, dated October 26, 1981, the Department of Health, dated October 15, 1981, and the Office of Planning and Zoning - Current Planning and Development Division, dated December 1, 1981.
2. Only an employee of the restaurant and/or gift shop and his or her immediate family shall reside on the premises.
3. Metropolitan sewer and water shall be connected to the subject property prior to the issuance of an occupancy permit.
4. Provide an additional 13 parking spaces by lease on the adjacent property belonging to the Cockeysville Volunteer Fire Company, as shown on Petitioners' Exhibit 4, as well as an attendant for valet parking during evening hours.
5. The proposed improvement shall be relocated in conformity with the front yard setback variance.
6. A revised site plan, incorporating the restrictions set forth above, shall be submitted for approval by the Maryland Department of Transportation, the Department of Public Works, and the Office of Planning and Zoning, including landscaping and screening required for approval by the Current Planning and Development Division.

[signature]
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE March 11, 1982
BY [signature]



| | | |
|---|---|---|
| IN RE: PETITION FOR ZONING VARIANCE W/S of York Road, 365' S of the c/l of Schilling Circle 8th Election District | * | BEFORE THE |
| | * | DEPUTY ZONING COMMISSIONER |
| Stanley C. Leo | * | OF BALTIMORE COUNTY |
| | * | Case No. 87-360-A |
| Petitioner | * | |

* * * * * * * * * * *

The Petitioner herein requests a zoning variance to permit 29 parking spaces in lieu of the required 58, and to delete a portion of Restriction No. 4 in Case #82-147-XA in which 52 parking spaces were granted in lieu of the required 58.

Testimony by and on behalf of the Petitioner indicated that a Chinese restaurant is proposed for construction at the above-referenced location. Subsequent to the granting of setback and parking variances with restrictions and a special exception for living quarters in a commercial building in March 1982, the Petitioner discussed the possibility of leasing additional parking spaces from the Cockeysville Volunteer Fire Company in February 1984 and August 1986. A building permit, based on leased parking spaces, was issued in June 1986 but was later rescinded because the Petitioner never leased the spaces. Materials for the proposed restaurant building have since been purchased and stored. In the opinion of the Petitioner, the Baltimore County Zoning Regulations (BCZR) should not require parking spaces for the kitchen at the same rate that is required for the dining area. The restaurant is expected to employ seven people: three chefs, two waiters, one cashier and one valet. Valet parking will be provided at all times the restaurant is open to the public. Only 2 parking spaces are needed for employees because the Petitioner will provide housing and transportation. There will be approximately 80 seats in the dining room at tables for 2 and 4 persons. Since the special exception for living quarters has expired, the entire second floor will be used for offices. No parking is permitted on the adjacent portion of York Road.

ORDER RECEIVED FOR FILING
Date 4/2/87
By [signature]

The Secretary-Treasurer of the Cockeysville Volunteer Fire Company testified in protest. Because of the topography, there is concern for storm water runoff and its management. Further, with only one valet, there would be traffic back-ups into York Road, which would affect emergency vehicles. In addition, restaurant customers will attempt to park in the 60 to 65 spaces belonging to the Fire Company. Four years ago the Fire Company was willing to lease parking spaces to the Petitioner, but subsequently the Company has made other plans, including the granting of a State easement.

All parties to the hearing stipulated to a site visit to the property by the Deputy Zoning Commissioner. After due consideration of the testimony and evidence presented, and following a visit to the site, in the opinion of the Deputy Zoning Commissioner, the variance should not be granted. It appears that the Petitioner's proposal would grossly overbuild the instant site. In particular, the health, safety, and general welfare of the community would be adversely affected due to the necessity for stacked parking which requires valet service. It should also be noted that most Chinese restaurants have an extensive carryout business that would further exacerbate the problem of in/out traffic. Furthermore, a considerable amount of space, once proposed for living quarters, is now proposed for offices of an undetermined nature. For the reasons given above, the variance requested should not be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 2nd day of April, 1987, that the request for a zoning variance to permit 29 parking spaces, and to delete a portion of Restriction #4 in Case #82-147-XA, be and is hereby DENIED.

[signature]
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
Date 4/2/87
By [signature]

*Baltimore County*
*Zoning Commissioner*
*Office of Planning & Zoning*
*Towson, Maryland 21204*
*494-3353*

*Arnold Jablon*
*Zoning Commissioner*

*Dennis F. Rasmussen*
*County Executive*

April 2, 1987

Mr. Stanley C. Leo
76-12 265th Street
New Hyde Park, New York 11040

RE: Petition for Zoning Variance
W/S of York Road, 365' S of
the c/l of Schilling Circle
8th Election District
Case No. 87-360-A

Dear Mr. Leo:

Enclosed please find a copy of the decision rendered on the above-referenced case. Your Petition for Zoning Variance has been Denied in accordance with the attached Order.

If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

[signature]
JEAN M. H. JUNG
Deputy Zoning Commissioner

JMHJ:bjs

Enclosures

cc: Mr. James M. Walker, Secretary/Treasurer
Cockeysville Volunteer Fire Co.
11212 York Road, Cockeysville, Md. 21030

William M. Hessor, Esquire
204 W. Pennsylvania Avenue, Towson, Md. 21204

People's Counsel

PETITION FOR ZONING VARIANCE

8th Election District

Case No. 87-360-A

LOCATION: West Side of York Road, 365 feet South of the Centerline of Schilling Circle

DATE AND TIME: Wednesday, March 4, 1987, at 11:00 a.m.

PUBLIC HEARING: Room 301, 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 29 parking spaces in lieu of the required 58 spaces and to delete a portion of Restriction No. 4 in Case No. 82-147-XA (in which 52 spaces were granted in lieu of the required 58 spaces)

Being the property of Stanley C. Leo, 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

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

ARNOLD JABLON
ZONING COMMISSIONER

November 3, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. Stanley Leo
76-12 265th Street
New Hyde Park, New York 11040

RE: Zoning Case 82-147-XA
W/S York Road 365' S. Schilling Road
8th Election District
Permit #C-1943-85

Dear Mr. Leo:

Your letter to Arnold Jablon, Zoning Commissioner on October 27, 1986 concerning the above referenced case, was referred to me for reply.

On March 11, 1982 the Zoning Commissioner granted a Special Exception for living quarters in a commercial building, setback variances and a variance to permit 52 parking spaces in lieu of the required 58 spaces, all subject to 6 restrictions (attached). Restriction #4 stated: "Provide an additional 13 parking spaces by lease on the adjacent property belonging to the Cockeysville Volunteer Fire Co. . . ".

As you have anticipated by your letter, since the Volunteer Fire Company will not lease you the indicated parking spaces, and these spaces cannot be leased from someone else within 500 feet, another zoning hearing would be required to delete a portion of restriction #4 and a variance to further reduce the parking required. I have enclosed the required forms and procedure explanation for filing a petition. Three copies of the petition signed by the owner and filled out, 3 copies of the description and 10 copies of the site plan are required. A 1" = 200' zoning map of the property should also be submitted. I would suggest that the same engineer could be used to update the original plats with the attached restrictions noting that #4 would change. If the engineer, or you need any assistance in the application please contact me in this office.

You stated over the phone that the Bureau of Public Services already withdrew their approval of your building permit #C-1943-86 on August 6, 1986. Today, this office will also withdraw our approval of this permit until your successful completion of the variance hearing.

Very truly yours,

W. Carl Richards, Jr.
W. CARL RICHARDS, JR.
Zoning Coordinator

WCR:kkb

cc: Zoning File
Permits File
Planning File

---

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
W/S York Rd., 365' S of C/L of Schilling Circle, 8th District : OF BALTIMORE COUNTY

STANLEY C. LEO, Petitioner : Case No. 87-360-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 2nd day of February, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. Stanley C. Leo, 76-12 265th Street, New Hyde Park, N. Y. 11040, Petitioner.

RECEIVED FEB 3 1987 ZONING OFFICE

Peter Max Zimmerman
Peter Max Zimmerman

---

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: John R. Reisinger
Buildings Engineer

FROM: W. Carl Richards, Jr. WCR
Zoning Coordinator

DATE: November 3, 1986

SUBJECT: Stanley Leo Property
11222 York Road
8th Election District
Zoning Case #82-147-XA (original case)
Permit #C-1943-85

Please rescind zoning approval of Permit #83151 (C-1943-85). Another zoning hearing will be required and the reinstatement of our approval and any future approvals will be contingent upon the outcome of this hearing. See attached letter to Stanley Leo.

cc: Stanley Leo
Zoning File
Planning File

WCR:kkb
Enclosure

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**CERTIFICATE OF POSTING**

**ZONING DEPARTMENT OF BALTIMORE COUNTY**

**Towson, Maryland**

87-360-A

District 8th Date of Posting 2-16-87

Posted for: Variance

Petitioner: Stanley C. Leo

Location of property: W/S of York Road, 365' S of the C/L of Schilling Circle

Location of Signs: West side of York Road in front of subject property

Remarks:

Posted by A. J. Arata (Signature) Date of return: 2-20-87

Number of Signs: 1

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

February 25, 1987

Mr. Stanley C. Leo
76-12 265th Street
New Hyde Park, New York 11040

RE: PETITION FOR ZONING VARIANCE
W/S of York Rd., 365' S of the c/l of Schilling Circle
8th Election District - 3rd Councilmanic District
Stanley C. Leo - Petitioner
Case No. 87-360-A

Dear Mr. Leo:

This is to advise you that $91.93 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.

...unty, Maryland, and remit ..., Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 33056

DATE 3/4/87 ACCOUNT R-01-615-000

SIGN & POST TO BE RETURNED Mike

AMOUNT $ 91.93

RECEIVED FROM: Grace Foremost Corp., 76-12 265th St., New Hyde Park, N.Y. 11040

FOR: ADVERTISING & POSTING COSTS RE CASE #87-360-A

B B042*******3123:a 6044F

VALIDATION OR SIGNATURE OF CASHIER

---

Mr. Stanley C. Leo
76-12 265th Street
New Hyde Park, New York 11040

January 23, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
W/S of York Rd., 365' S of the c/l of Schilling Circle
8th Election District
Stanley C. Leo - Petitioner
Case No. 87-360-A

TIME: 11:00 a.m.

DATE: Wednesday, March 4, 1987

PLACE: Room 301, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Zoning Commissioner
of Baltimore County

AJ;med

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 29861

DATE 12/10/86 ACCOUNT 01-615-000

AMOUNT $ 100.00

RECEIVED FROM: Stanley Leo

FOR: Variance # 242

B B127*****10000:a 2112F

VALIDATION OR SIGNATURE OF CASHIER

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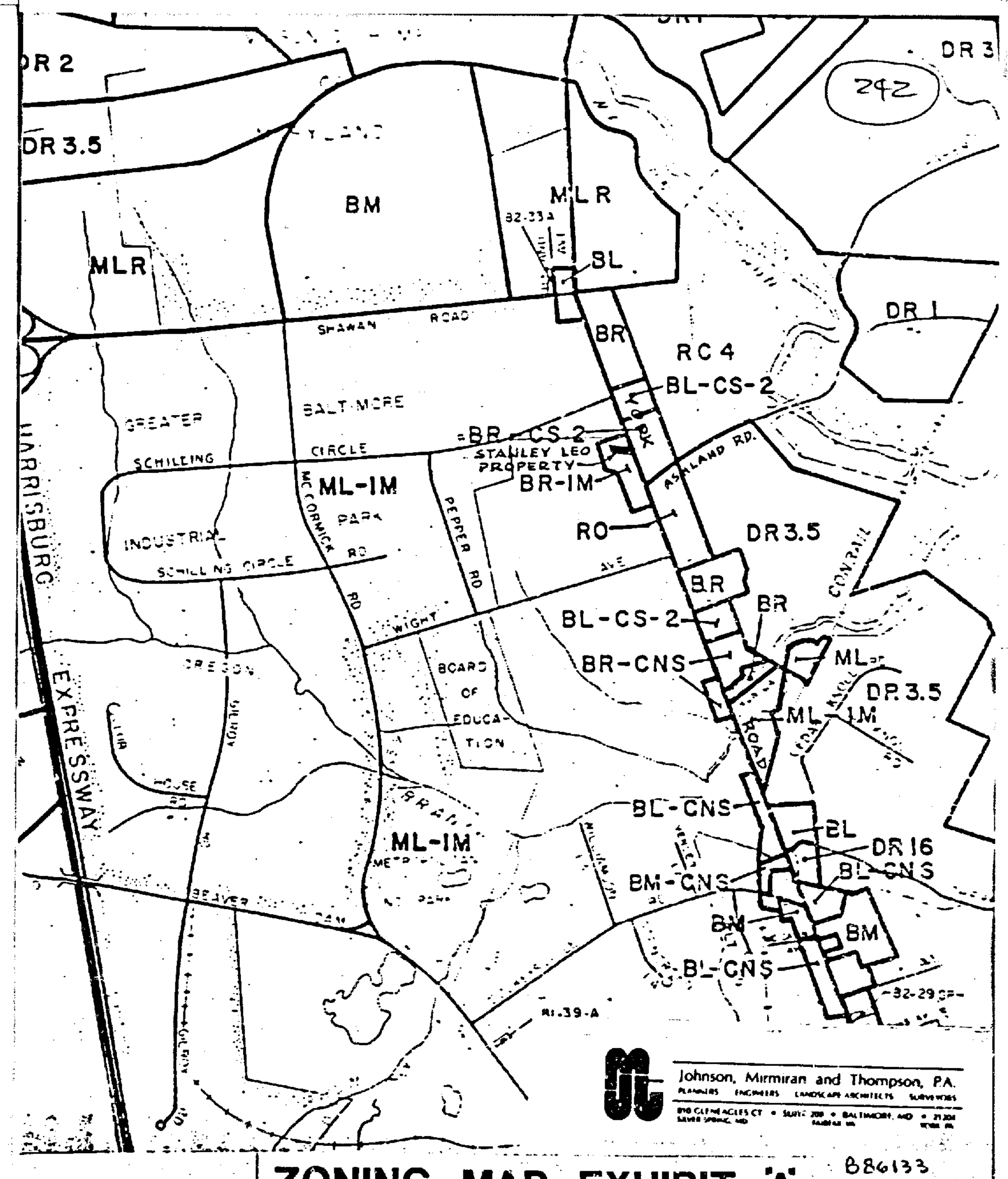


ZONING MAP EXHIBIT 'A' B86133

SCALE: 1"=1000' 87-360-A DEC. 8, 1986

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PETITION FOR ZONING VARIANCE
8th Election District
Case No. 87-360-A

LOCATION: West Side of York Road, 365 feet South of the Centerline of Schilling Circle
DATE AND TIME: Wednesday, March 4, 1987, at 11:00 a.m.
PUBLIC HEARING: Room 301, 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 29 parking spaces in lieu of the required 58 spaces and to delete a portion of Restriction No. 4 in Case No. 82-147-XA (in which 52 spaces were granted in lieu of the required 58 spaces)

Being the property of Stanley C. Leo, 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

85067-L86668 Feb. [illegible]

# CERTIFICATE OF PUBLICATION

TOWSON, MD., February 11, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 11, 1987.

**TOWSON TIMES,**

Susan Sender Obrecht
Publisher

44.76

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PETITION FOR ZONING VARIANCE
8th Election District
Case No. 87-360-A

LOCATION: West Side of York Road, 365 feet South of the Centerline of Schilling Circle
DATE AND TIME: Wednesday, March 4, 1987, at 11:00 a.m.
PUBLIC HEARING: Room 301, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

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Being the property of Stanley C. Leo, 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

7093 Feb. 12.

# CERTIFICATE OF PUBLICATION

TOWSON, MD., February 12, 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 February 12, 1987.

**THE JEFFERSONIAN,**

Susan Sender Obrecht
Publisher

Cost of Advertising

32.17

87-360-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 19th day of January, 1987.

ARNOLD JABLON
Zoning Commissioner

Petitioner Stanley C. Leo
Petitioner's Attorney

Received by: James E. Dyer

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Zoning Commissioner — Date: February 24, 1987

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

SUBJECT: Zoning Petition No. 87-360-A

This office is opposed to the granting of the requested parking variance, sharing the concerns expressed by the Department of Traffic Engineering's representative to the Zoning Plans Advisory Committee.

Norman E. Gerber, AICP
Director

NEG:JGH:slb

CPS-008

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BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

February 26, 1987

Mr. Stanley C. Leo
76-12 265th Street
New Hyde Park, New York 11040

RE: Item No. 242 - Case No. 87-360-A
Petitioner: Stanley C. Leo
Petition for Zoning Variance

Dear Mr. Leo:

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/KKB

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kkb

Enclosures

cc: Johnson, Mirmiran and Thompson, P.A.
810 Gleneagles Court
Baltimore, Maryland 21204

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Maryland Department of Transportation
State Highway Administration

William K. Hellmann, Secretary
Hal Kassoff, Administrator

JAN 9 1987

January 5, 1986

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

Attn: Mr. James Dyer

Re: ZAC Meeting of 12-23-86
ITEM: #242.
Property Owner: Stanley C. Leo
Location: W/S York Road, Route 45 365 feet S centerline Schilling Circle
Existing Zoning: B.R. - IM
Proposed Zoning: Variance to permit 29 parking spaces in lieu of the required 58 spaces and to delete a portion of restriction #4 in zoning case 82-147XA in which 52 spaces were granted in lieu of the required 58
Area: .35 acres
District: 8th Election District

Dear Mr. Jablon:

On review of the submittal of 2-13-85, the State Highway Administration finds the proposed 25' entrance to York Road Route 45 generally acceptable.

Very truly yours,

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
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

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BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

NORMAN E. GERBER
DIRECTOR

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

JANUARY 30, 1987

Re: Zoning Advisory Meeting of DECEMBER 23, 1986
Item # 242
Property Owner: STANLEY C. LEO
Location: W/S YORK RD. 365'S. & SCHILLING CIRCLE

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 County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
( )This site is part of a larger tract; therfore 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 _____.
(X)Landscaping: Must comply with Baltimore County Landscape Manual.
( )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 _____.
( )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:
FOR LANDSCAPE REQUIREMENTS CONTACT AVERY HARDEN - 494-3335

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell

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

STEPHEN E. COLLINS
DIRECTOR

January 21, 1987

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

Item No. 242 -ZAC- Meeting of December 23, 1986
Property Owner: Stanley C. Leo
Location: W/S York Road, 365 feet S centerline Schilling Circle
Existing Zoning: B.R. - IM
Proposed Zoning: Variance to permit 29 parking spaces in lieu of the required 58 spaces and to delete a portion of restriction #4 in zoning case 82-147XA in which 52 spaces were granted in lieu of the required 58
Area: .35 acres
District: 8th Election District

Dear Mr. Jablon:

The requested parking can be expected to cause parking problems in the area.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt

FEB 3 1987

ZONING OFFICE

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1-21-87
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item # 242, Zoning Advisory Committee Meeting of 12-23-86
Property Owner: Stanley Leo
Location: W/S York Rd. District 8
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

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Zoning Item # 242 Zoning Advisory Committee Meeting of 12-23-86
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.

( ) 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
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

December 23, 1986

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

RE: Property Owner: Stanley C. Leo

Location: W/S York Rd., 365 ft. S centerline Schilling Circle

Item No.: 242 Zoning Agenda: Meeting of 12/23/86

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

( ) 2. A second means of vehicle access is required for the site.

( ) 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

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

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

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

REVIEWER: Capt Joseph Kelly 12-16-86 Noted and Approved: John E. O'Neill
Planning Group
Special Inspection Division
Fire Prevention Bureau

/mb

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

TED ZALESKI, JR.
DIRECTOR

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

Dear Mr. Jablon:

Comments on Item # 242 Zoning Advisory Committee Meeting are as follows:

Property Owner:
Location:
District:

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.N.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-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0 to an interior lot line. R-4 Use Groups require a one hour wall if closer than 3'-0 to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406.2 and Table 1402. No openings are permitted in an exterior wall within 3'-0 of an interior lot line.

F. The structure does not appear to comply with Table 505 for permissable height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.

G. The requested variance appears to conflict with Section(s) _____, _____, 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 _____ to Use _____, or to Mixed Uses _____ _____ _____. 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 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.

Note: J. Comments: The exception to Handicapped parking is not acceptable unless a waiver has been granted by the State Codes Administration, Dept of Economic & Community Developement. See Section 313.2 for fire seperation between Restreant and office and Resturant and kitchen. See also Section 1702.14 for basement sprinklers

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 W. Chesapeake Avenue, Towson, Maryland 21204.

Provide Handicapped Curb cuts at York Rd.

BY: C. E. Burnham, Chief
Building Plans Review

L/22/86

Stanley Leo
76-12 265Th Street
New Hyde Park, N.Y. 11040

October 27, 1986

Mr. Arnold Jablon, Commissioner
Zoning & Planning Dept.
Baltimore County
County Office Building
Towson, Maryland 21204

Subject: Zoning Hearing Case No. 82-147XA

Dear Mr. Jablon:

With reference to the above subject zoning hearing, it is requested that another zoning hearing to be granted at the earliest convenience.

The reason for this request is that the proposed lease parking spaces where owned by Cockeysville Volunteer Fire Company did not go through. Actually the proposed lease parking area from Cockeysville Volunteer Fire Company who issued the "Letter of Intent" of leasing that area for my additional parking spaces required by the Baltimore County, but some how it never materialized. Baltimore County issued me the building, grading and storm water management control plan permits based on the letter of intent by the Cockeysville Volunteer Fire Company in June 1986.

Since I obtained these permits, I have signed the several contracts with the builder and contractors. Especially the company called "Deck House Inc." who is the original building designer and building materials manufacturer. Attached herewith please find the notice from Deck House Inc. of advising me of starting manufacturing custom made building materials in August 1986. Enclosed also please find the balance of the bill for this project which I already paid them in nearly completion.

Based upon the above reasons and the unexpected hardship, another zoning hearing is to be granted as promptly as possible.

I am looking forward to hearing from you soon.

PETITIONERS
EXHIBIT 1

Sincerely yours,

Stanley Leo

Enclosure:

DECK HOUSE INC

28 July 1986

Mr. Stanley Leo
76-12-264 Street
New Hyde Park, NY 11040

Dear Mr. Leo:

This is to confirm that we will manufacture the Foremost Restaurant package on 8 August 1986. We will hold it here pending notification from you or your builder, Russ Lewis, as to the actual arrival date.

In the meantime, please review the information relating to shipment in your package contract and remind your huilder of these requirements. In accordance with ICC regulations, the allowable site unloading time is four hours for component materials.

Your cooperation is appreciated.

Very truly yours,

DECK HOUSE, INC.

Wayne Ferreira
Manufacturing Manager

WF/jia

Enclosures: Page 7 - Contract

CC: Russell Lewis
Hans Orthner

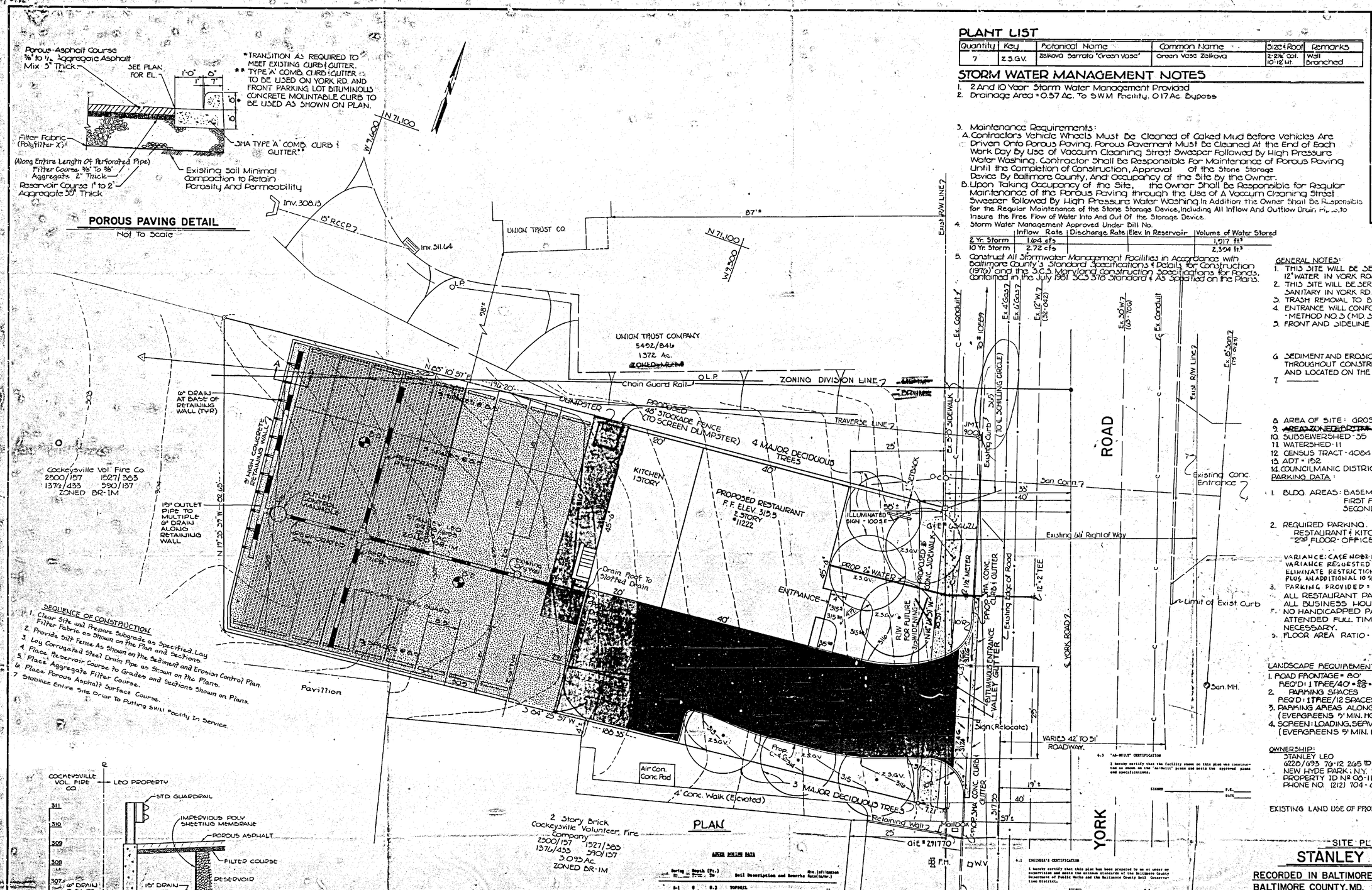
930 Main Street - Acton, Massachusetts 01720 • Telephone (617) 259-9450

DECK HOUSE, INC STATEMENT
930 Main Street, Acton, Massachusetts 01720, Phone (617) 259-9450

Sold To Mr. Stanley Leo
Foremost Restaurant
76-12-265 Street
New Hyde Park, NY 11040

Date September 10, 1986

| Date of Invoice | Invoice # | Comments | Charges | Credits and Payments | Balance Due |
|---|---|---|---|---|---|
| 6/18/86 | P-6077 | BALANCE DUE ON ACCOUNT | 105,918.00 | (102,298.00) | 3,620.00 |
| | | | BALANCE DUE | | 3,620.00 |


Porous-Asphalt Course 3/8" to 1/4" Aggregate Asphalt Mix 3" Thick
SEE PLAN FOR EL.
*TRANSITION AS REQUIRED TO MEET EXISTING CURB & GUTTER.
** TYPE 'A' COMB. CURB & GUTTER TO BE USED ON YORK RD. AND FRONT PARKING LOT BITUMINOUS CONCRETE MOUNTABLE CURB TO BE USED AS SHOWN ON PLAN.
Filter Fabric (Polyfilter X)
(Along Entire Length Of Perforated Pipe)
Filter Course 3/8" To 3/8" Aggregate 2" Thick
Reservoir Course 1" to 2" Aggregate 30" Thick
SHA TYPE 'A' COMB. CURB & GUTTER**
Existing Soil Minimal Compaction to Retain Porosity And Permeability
POROUS PAVING DETAIL
Not To Scale
Inv. 308.13
15" RCCP
Inv. 311.64
UNION TRUST CO.
UNION TRUST COMPANY
5492/846
1.372 Ac.
ZONING DIVISION LINE
Chain Guard Rail
DUMPSTER
PROPOSED 48" STOCKADE FENCE (TO SCREEN DUMPSTER)
4 MAJOR DECIDUOUS TREES
TRAVERSE LINE
6" DRAIN AT BASE OF RETAINING WALL (TYP.)
Cockeysville Vol. Fire Co.
2500/157 1527/383
1376/433 590/137
ZONED BR-IM
15" OUTLET PIPE TO MULTIPLE 6" DRAIN ALONG RETAINING WALL
KITCHEN 1 STORY
PROPOSED RESTAURANT F.F. ELEV. 315.5 2 STORY #11222
ILLUMINATED SIGN - 100 S.F.
Drain Roof To Slotted Drain
ENTRANCE
PROP. 2" WATER
PROPOSED 6" CONC. SIDEWALK
R/W FUTURE WIDENING
BITUMINOUS ENTRANCE VALLEY GUTTER
Pavilion
Air Con. Conc. Pad
4' Conc. Walk (Elevated)
3 MAJOR DECIDUOUS TREES
Retaining Wall
Mailbox
2 Story Brick Cockeysville Volunteer Fire Company
2500/157 1527/383
1376/433 590/157
3.093 Ac.
ZONED BR-IM
PLAN
ROAD
YORK
Existing Conc. Entrance
Limit of Exist. Curb
San. MH.
Sign (Relocate)
VARIES 42' TO 51' ROADWAY
Existing Curb
Existing Edge of Road
Existing 66' Right of Way
Gas Valve
Conduit
F.H.
W.V.
Ex. 12" W.M. (32-042)
Ex. 30" W.M. (103-700)
Ex. 8" San. (119-0129)
Ex. Conduit
Ex. 4" Gas
Ex. 6" Gas
Ex. 5'D SIDEWALK
Existing Curb (10' E. SCHILLING CIRCLE)
Proposed Entrance Curb
Proposed 6" Conc. Sidewalk
Proposed Conc. Curb
Proposed Conc. Curb & Gutter
Existing Curb
Proposed Conc. Curb
Proposed Conc. Curb & Gutter
Existing Edge of Road
Proposed Conc. Curb
Proposed Conc. Curb & Gutter
Proposed Conc. Curb
Proposed Conc. Curb & Gutter
Proposed Conc. Curb
Proposed Conc. Curb & Gutter