

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 238.2 for a 5' sideyard set back in lieu of the required 30' from Section 409.2.C.2 as interpreted by Zoning Policy BW-11 for a stone paving surface in lieu of the required durable and dustfree surface

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County for the following reasons: (Indicate hardship or practical difficulty.)
Optimal placement of building lot requires variance of sideyard setback; variance of paving requirement is sought due to nature of property and business resulting in practical difficulty if applied.

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: _____
(Type or Print Name)

Address: _____
City and State: _____

Attorney for Petitioner:
John B. Gontrum
(Type or Print Name)
Signature: _____
809 Eastern Boulevard
Essex, Maryland 21221
City and State
Attorney's Telephone No.: 686-8274

Legal Owner(s):
Art Stumpf
(Type or Print Name)
Signature: _____
(Type or Print Name)
10821 Pulaski Highway
Address
White Marsh, Maryland 21162
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of June 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22nd day of June 1987, at 9:45 o'clock.

John B. Gontrum
Zoning Commissioner of Baltimore County.

ESTIMATED LENGTH OF HEARING: 1/2 HR. (over)
AVAILABLE FOR HEARING: MON./TUES./WED. - NEXT TWO MONTHS
OTHER: _____
FILED BY: C.R. DATE: 6/12/87

CERTIFICATE OF PUBLICATION

TOWSON, MD. JUNE 4, 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 June 4, 1987.

THE JEFFERSONIAN,
Susan Seidenfeldt
Publisher

Refin & Associates

Beginning on the southeast side of Pulaski Highway 150 feet wide, at the distance of 530 feet, more or less, northeast of the centerline of Ebenezer Road. Being Lot C, in the subdivision of "Property of Irvin Goodman", in Flat Book W.J.R. No. 26, Folio 24. Also known as 10821 Pulaski Highway in the 15th Election District.


William N. Rafitis, P.E.
Md. Reg. No. 11641

Civil Engineers / Land Planners / Surveyors — 1249 Engleberth Road / Baltimore, Maryland 21221 / 301-391-2336

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
TOWSON, MARYLAND

District: 15th
Posted for: Variance
Petitioner: Art Stumpf
Location of property: SE/S Pulaski Hwy, 530' NE of Ebenezer Rd.
10821 Pulaski Hwy
Location of Sign: Facing Pulaski Hwy, across 10' in 220 days
on property of P. Goodman
Remarks: _____
Posted by: [Signature]
Date of return: 6/12/87
Number of Signs: 1

The Times
Middle River, Md. June 3, 1987
This is to certify, that the annexed petition for zoning variance by Art Stumpf was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of one consecutive weeks before the 3rd day of June 1987.
John B. Gontrum
Publisher

PETITION FOR ZONING VARIANCES
15th Election District - 5th Councilmanic District
Case No. 87-506-A

LOCATION: Southeast Side Pulaski highway, 530 feet Northeast of Ebenezer Road (10821 Pulaski Highway)
DATE AND TIME: Monday, June 22, 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 Variances to permit a 5 foot side yard setback in lieu of the required 30 feet and a stone paving surface in lieu of the required durable and dust-free surface

Being the property of Art Stumpf, 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

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

June 17, 1987

John B. Gontrum, Esquire
809 Eastern Boulevard
Essex, Maryland 21221

RE: PETITION FOR ZONING VARIANCES
SE/S Pulaski Highway, 530' NE of Ebenezer Rd.
(10821 Pulaski Highway)
15th Election District - 5th Councilmanic District
Art Stumpf - Petitioner
Case No. 87-506-A

Dear Mr. Gontrum:

This is to advise you that \$69.17 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.

Please make the check payable to Baltimore County, Maryland, and remit to the Treasurer, Baltimore County, Maryland, Towson, Maryland

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - GENERAL SERVICES
MISCELLANEOUS CASH RECEIPT

DATE: 6/22/87 AMOUNT: \$ 01-615-000

SIGN RETURNED
POST & HARDWARE TO: \$ 10.17
RETURNED Classic Body & Fender, Inc., 10821 Pulaski Highway, White Marsh, Md. 21162

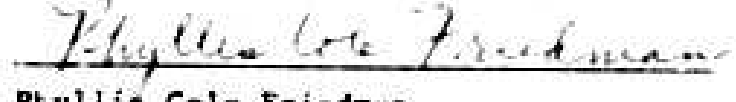
ADVERTISING & POSTING COSTS RE CASE #87-506-A

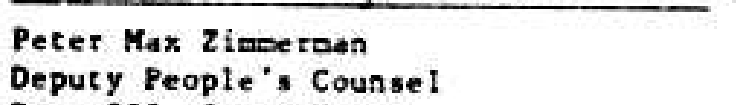
35934

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
SE/S Pulaski Hwy., 530' NE of Ebenezer Rd. (10821 Pulaski Hwy.), 15th District : OF BALTIMORE COUNTY
ART STUMPF, Petitioner : Case No. 87-506-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
People's Counsel for Baltimore County


Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 27th day of May, 1987, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esquire, 809 Eastern Blvd., Essex, MD 21221, Attorney for Petitioner.


Peter Max Zimmerman

John B. Gontrum, Esquire
809 Eastern Boulevard
Essex, Maryland 21221

May 12, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCES
SE/S Pulaski Highway, 530' NE of Ebenezer Rd. (10821 Pulaski Highway)
15th Election District - 5th Councilmanic District
Art Stumpf - Petitioner
Case No. 87-506-A

TIME: 9:45 a.m.

DATE: Monday, June 22, 1987

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - GENERAL SERVICES
MISCELLANEOUS CASH RECEIPT

DATE: 6/22/87 AMOUNT: \$ 01-615-000

SIGN RETURNED
POST & HARDWARE TO: \$ 10.17
RETURNED Classic Body & Fender, Inc., 10821 Pulaski Highway, White Marsh, Md. 21162

ADVERTISING & POSTING COSTS RE CASE #87-506-A

32454

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 result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 23rd day of JUNE, 1987, that the Petition for Zoning Variances to permit a side yard setback of 5 feet in lieu of the required 30 feet and a stone paving parking surface in lieu of the required durable, dust-free surface be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The comments submitted by the Department of Health to the Zoning Commissioner, dated May 8, 1987, shall be adopted in their entirety and made a part of this Order.

Arnold Jablon
Zoning Commissioner of
Baltimore County

AJ/srl

Attachment

cc: John B. Gontrum, Esquire

People's Counsel

ORDER RECEIVED FOR FILING
Date: June 23, 1987
By: State of Maryland

87-506-A
#371

87-506-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 23rd day of June, 1987.

Arnold Jablon
Zoning Commissioner

Petitioner: Art Stumpf
Petitioner's Attorney: John B. Gontrum, Esq.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: May 21, 1987

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

SUBJECT: Zoning Petition No. 87-506-A

This office believes that the durable and dustless surface requirement should not be waived.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:sib

RECEIVED
MAY 24 1987

ZONING OFFICE

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

June 8, 1987

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

cc:

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

John B. Gontrum, Esquire
809 Eastern Boulevard
Baltimore, Maryland 21221

RE: Item No. 371 - Case No. 87-506-A
Petitioner: Art Stumpf
Petition Zoning Variances

Dear Mr. Gontrum:

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, Jr.
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Mr. William N. Bafitis, P.E.
1249 Engleberth Road
Baltimore, Maryland 21221



Maryland Department of Transportation
State Highway Administration

RECEIVED
APR 9 1987

ZONING OFFICE

April 6, 1987

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

Attention: Mr. J. Dyer

Re: ZAC Meeting of 3-31-87
ITEM: #371
Property Owner: Art Stumpf
Location: SE/S Pulaski Highway,
Route 40-E, 530 feet NE Ebenezer
Road
Existing Zoning: B.R.-CS 1 and
M.L.-CS 1
Proposed Zoning: Variance to permit
a 5 foot side yard setback in lieu
of the required 30 feet, and to
allow stone paving surface in lieu
of the required durable and dust
free surface
Acre: 0.492 acres
District: 15th Election District

Dear Mr. Jablon:

On review of the submittal of 1-5-87 and field inspection, the State Highway Administration will require the site plan to be revised.

The revised site plan must show the following:

1. Reconstruction of 50'± State Highway Administration Type "A" concrete curb and gutter offset 15' from the edge of the traveled way of Pulaski Highway - Route 40-E.
2. Construct State Highway Administration Type "A" concrete curb on the existing State Highway Administration Right-of-Way line (75' half section Route 40 Right-of-Way).
3. Overlay the existing 35' entrance (Bituminous Paving) to meet the approval of State Highway Administration Inspector.

Mr. A. Jablon
Page -2-
April 6, 1987

All work within the State Highway Administration Right-of-Way must be through State Highway Administration permit with posting of bond or letter of credit to guarantee construction.

It is requested that the site plan be revised prior to a hearing date being set.

Very truly yours,

Charles Lee
Charles Lee, Chief
Bureau of Engineering
Access Permits

By: George Wittman

CL:GW:maw

cc: Mr. J. Ogle
Bafitis & Assoc.



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

STEPHEN E. COLLINS
DIRECTOR

April 24, 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 6(1985), 367, 369, 371, 372, and 373.

Very truly yours,

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

MSF:lt

May 8, 1987



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

Dear Mr. Jablon:

Comments on Zoning Advisory Committee Meeting Item #371 are as follows:

Property Owner: Art Stumpf
Location: SE/S Pulaski Highway, 530 feet NE Ebenezer Road
Existing Zoning: B.R.-CS 1 and M.L.-CS 1
Proposed Zoning: Variance to permit a 5 foot side yard setback in lieu of the required 30 and to allow stone paving surface in lieu of the required durable and dust free surface
Acres: 0.492 acres
District: 15th Election District

At the time of inspection it was observed that the property above exhibited a potentially severe dust problem on most areas covered by crusher run (presently dust and pulverized by constant pressure of traffic utilizing those areas of ingress/egress and storage.)

Mr. Stumpf, owner, stated he would be agreeable to provide, in addition to the requirement of 34 feet of the ingress/egress from the highway into his property, including the area leading from such ingress/egress to the loading bays, with not less than 35 feet the length of the north side of the above building. The existing stone surface used for parking and storage may remain crushed stone. Such crushed stone to be treated with calcium chloride as required to control particulate matter from becoming airborne.

This office recommends approval for a portion of this site to be allowed, as above, and that crusher run be applied immediately where such stone presently exists. Should this petition be denied, the entire area is to be stoned and maintained as paragraph 2 above to control particulate matter from becoming airborne.

Very truly yours,

Ian J. Forrest, Director
Bureau of Environmental Services

IJF/als

BALTIMORE COUNTY DEPARTMENT OF HEALTH

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

Zoning Item #371, Zoning Advisory Committee Meeting of 3-31-87

Property Owner: Art Stumpf

Location: SE/S Pulaski Hwy District 15

Water Supply: public Sewage Disposal: private

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.
- (X) 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 chertroiler 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

Zoning Item #371 Zoning Advisory Committee Meeting of 3-31-87
Page 2

- (X) 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.
- (X) Others: replace tank to be inspected and repaired or replaced as needed
provide manhole riser to grade for septic tank - manhole must be capable of withstanding vehicular loads
phone must submit usage data for proposed body shop

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

PAUL H. REINCKE
CHIEF

March 31, 1987

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

Re: Property Owner: Art Stumpf

Location: SE/S Pulaski Hwy., 530' NE Ebenezer Road

Item No.: 371

Zoning Advisory Committee Meeting of 3/31/87

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.
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", 1966 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: C. J. Kelly 3-31-87
Planning Group
Special Inspection Division

Noted and Approved:

John F. O'Neill
Fire Prevention Bureau

/nb

TED ZALESKI, JR.
DIRECTOR

May 4, 1987

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

Dear Mr. Jablon:

Comments on Item #371 Zoning Advisory Committee Meeting are as follows:

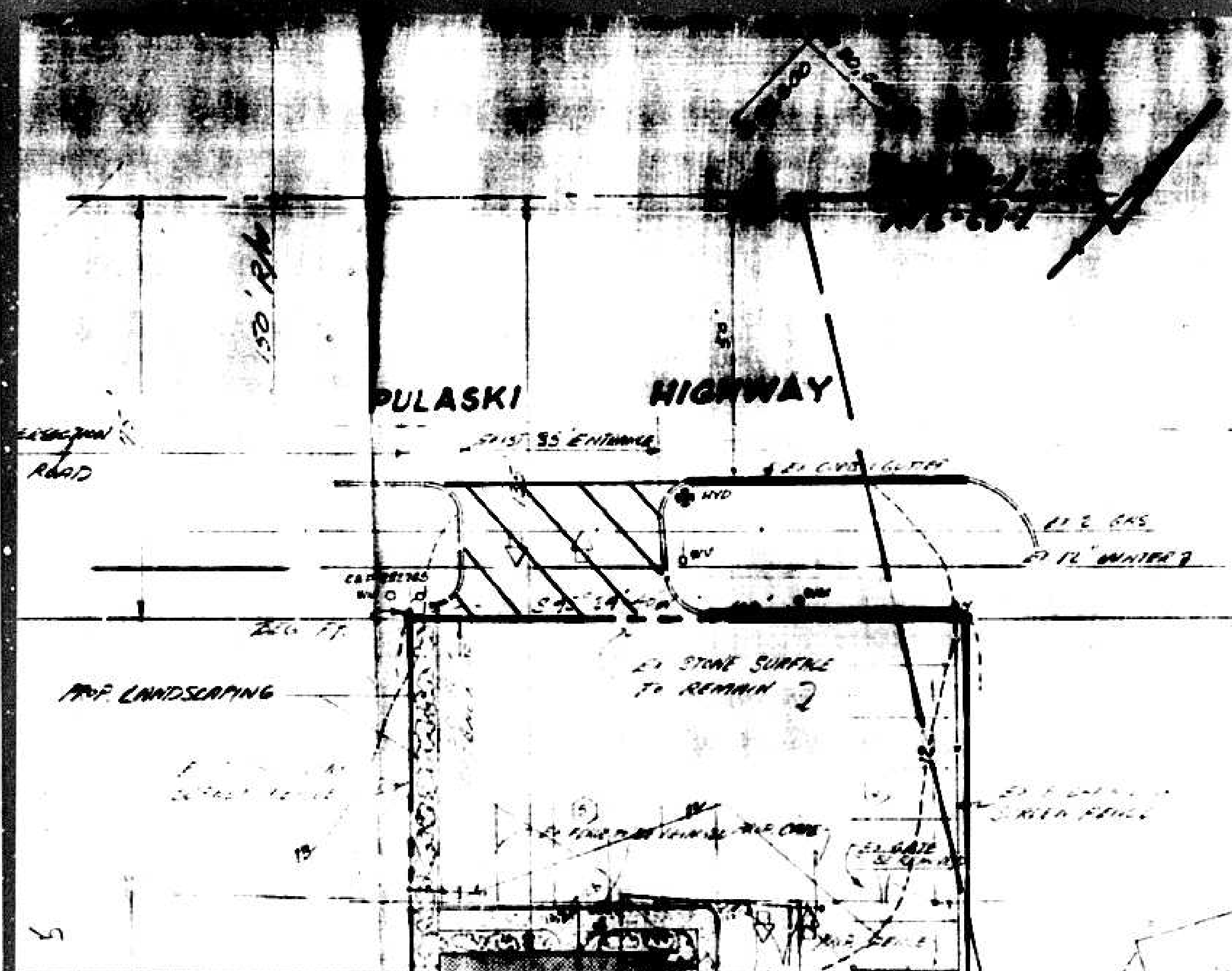
Property Owner: Art Stumpf
Location: SE/S Pulaski Highway, 530 ft NE Ebenezer Road
District: 15th

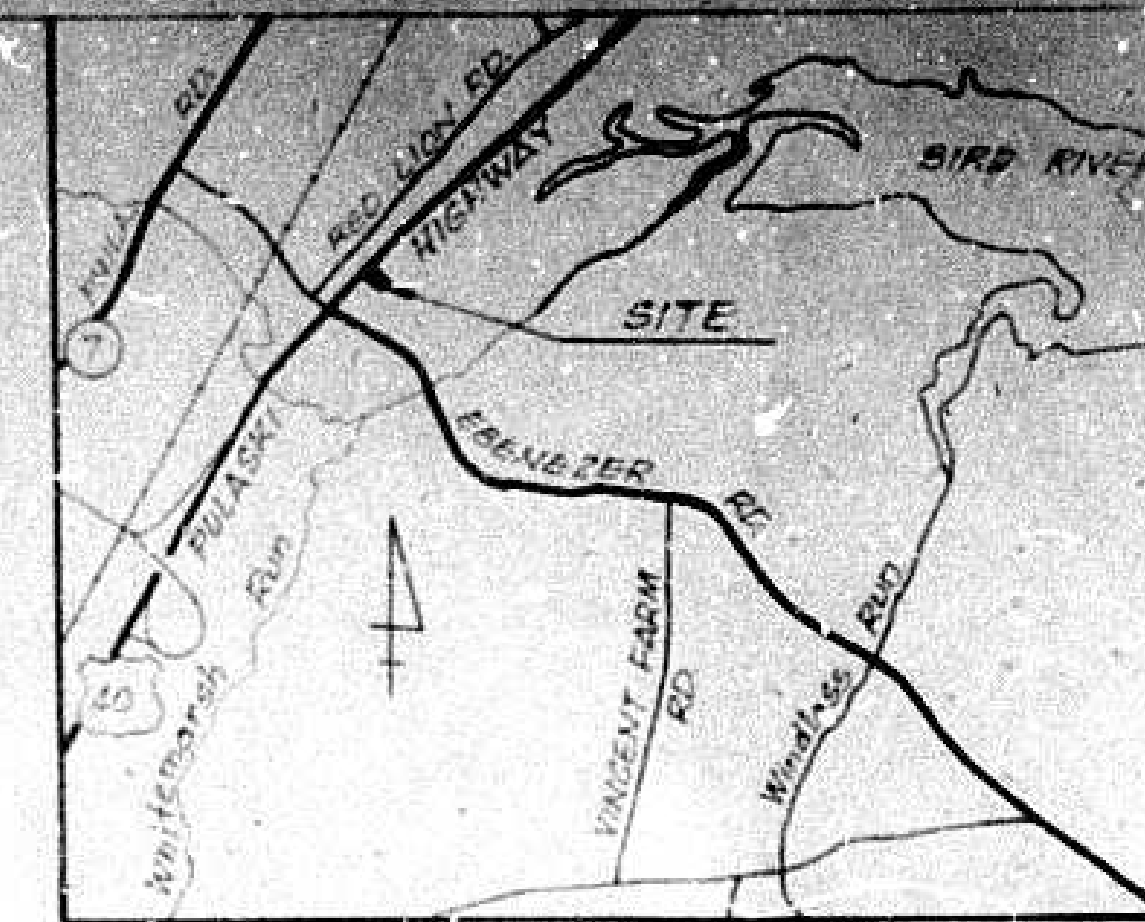
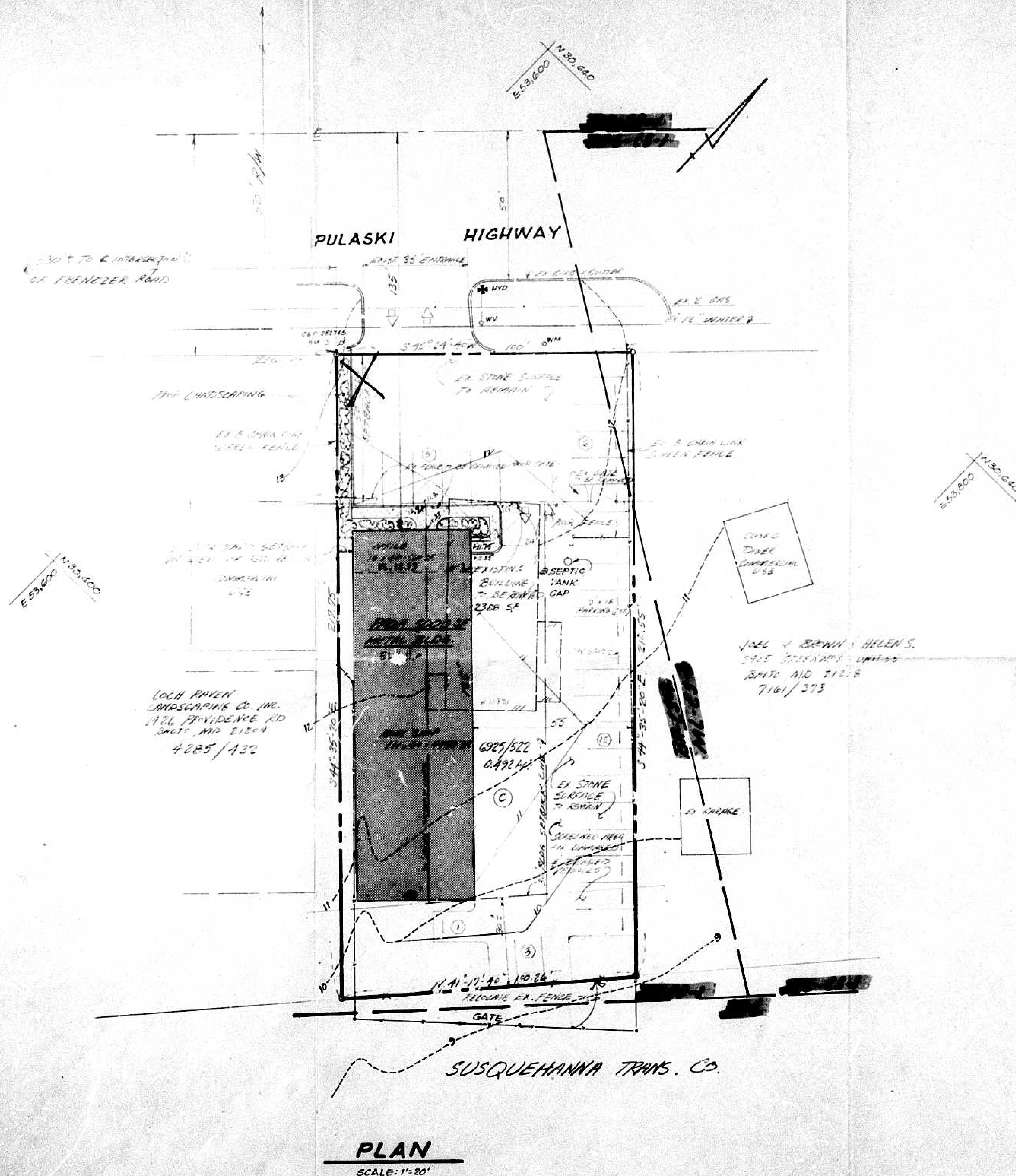
APPLICABLE ITEMS ARE: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill 67-85, the Maryland Code for the Building and Code (B.C.C. 21-101 - 1985) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction. Separate paving permit, fence permit etc. are required.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data.
4. 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. Supplemental seals are not acceptable.
5. All the owner except for Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. For two stories require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an exterior lot line shall require a fire or party wall. See Table 501, Section 1407, Section 1406.1 and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area. Apply 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 1401 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
8. When filing for a Requested Change of Use/Accessory Permit, an alteration permit application shall also be filed along with three sets of complete construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the use. Maryland Architectural or Engineer seals are usually required. See change, see Section 312 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 156.0 of the Building Code as adopted by Bill 67-85. The plans shall show the correct elevations there are local for the lot and the finish floor levels including basement.
10. Comments: Provide handicapped parking in compliance with the State Handicapped Code.
11. These observations concern 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.

Markus J. Johnson
Mr. C. E. Johnson, Chief
Building Plans Review

1/7/87





GENERAL NOTES:

- ELECTION DISTRICT 15th
- EXISTING BUILDING USED AS OFFICE (CAR BODY SHOP)
- PROPOSED BUILDING USED AS OFFICE (CAR BODY SHOP)
- OWNER: ARTHUR W. STUMPF, JR.
- ZONED: BR-CS-1 & ML-CS-1
- PLAT ENTITLED: PROPERTY OF IRVIN GOODMAN
PLAT BOOK N.H.R. No. 26, FOLIO 24
PARCEL C
- ADDRESS: 10621 PULASKI HIGHWAY
WHITE MARSH, MD 21162
301/335-4882

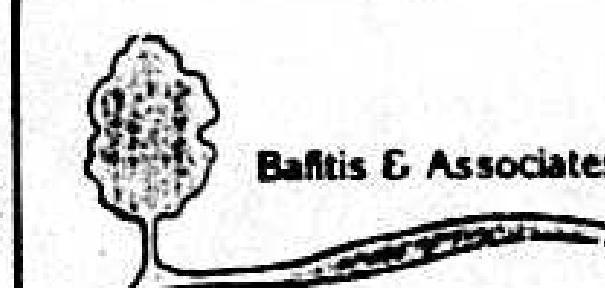
PARKING REQUIREMENTS:

- REQUIRED:**
- OFFICE: 510 SF + 300 = 2
 - BODY SHOP: 4440 SF + 300 = 15
 - TOTAL PARKING REQUIRED = 17 SPACES
- PROPOSED:**
- TOTAL PARKING PROVIDED = 30 SPACES

ZONING NOTE:

INANCE FROM SEC 23B.2 FOR A 5' SIDEYARD SETBACK IN LIEU OF THE REQUIRED 10' AND FROM SEC. 407.2.2 AS INTERPRETED BY ZONING RULES EM-11 FOR A STONE PAVING SURFACE IN LIEU OF REQUIRED DURABLE AND DUST-FREE SURFACE.

PETITIONER'S EXHIBIT

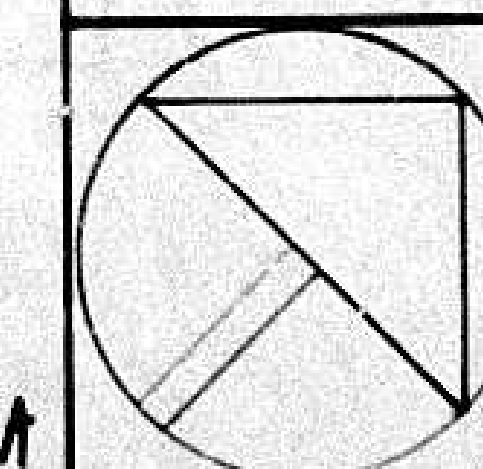


William N. Baftis, P.E.
301-391-2336

Civil Engineers / Land Planners / Surveyors
1249 Egleberth Rd. Baltimore, Md. 21221

PLAT TO ACCOMPANY ZONING VARIANCE

371 OFFICE COPY



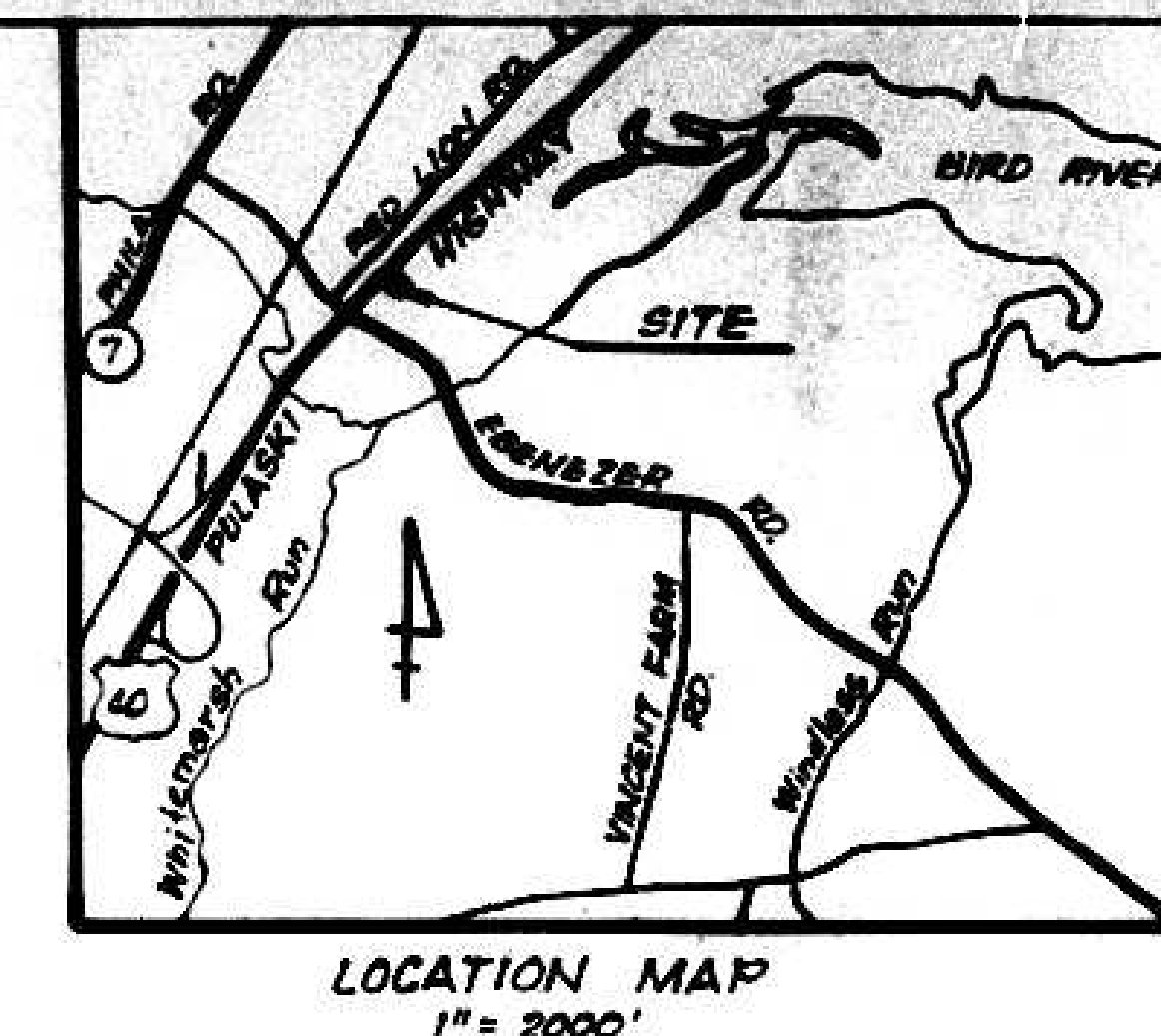
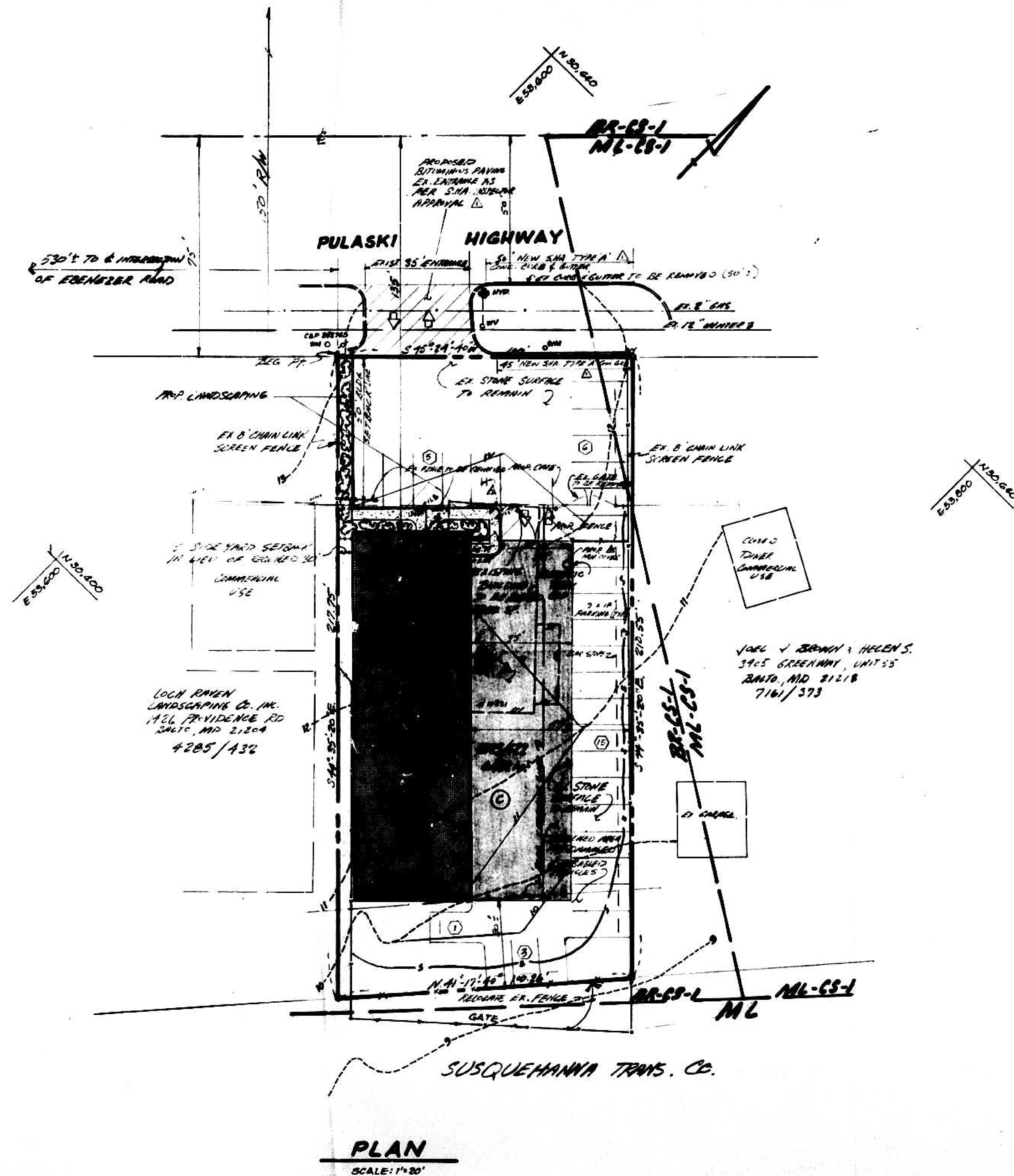
SCALE:
AS SHOWN

JOB ORDER NO.

DATE:
1/5/87

NO.	REVISIONS	DATE

1 sign
87-506-1



GENERAL NOTES:

- ELECTION DISTRICT 11
- EXISTING BUILDING USED AS OFFICE (CONCRETE)
- PROPOSED BUILDING USED AS OFFICE FOR BUSINESS
- OWNER: ARTHUR J. STUART, JR.
- ZONED: BR-CS-1 & ML-CS-1
- PLAT ENTITLED: "PROPERTY OF IRVIN GOODWIN"
- PLAT BOOK N.I.R. No. 86, FOLIO 24
- ADDRESS: 10821 PULASKI HIGHWAY
WHITE MARSH, MD 21162
301/335-6882

PARKING REQUIREMENTS:

REQUIRED:

OFFICE: 560 SF ÷ 300 = 2
BOY SHOP: 4440 SF ÷ 300 = 15

TOTAL PARKING REQ'D = 17 SPACES
HANDICAPPED PARKING = 1 SPACE

PROPOSED:

TOTAL PARKING PROVIDED = 30 SPACES + 1 HANDICAPPED SPACE

ZONING NOTE:

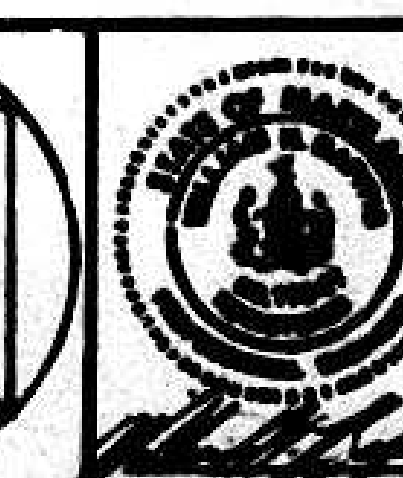
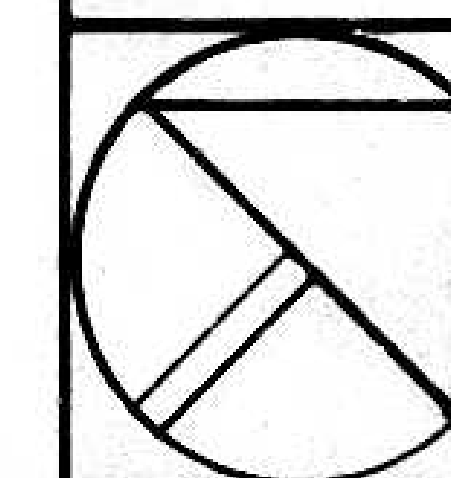
IN LIEU OF THE REQUIRED 5' SIDEYARD SETBACK IN LIEU OF THE REQUIRED 5' AND FROM SEC. 409.2.2.2 AS INTERPRETED BY ZONING POLICY 301-11 FOR A STONE PAVING SURFACE IN LIEU OF REQUIRED DURABLE AND DUST FREE SURFACE.



William N. Bette, P.E.
301-381-2338

Civil Engineers / Land Planners / Surveyors
1240 Englebert Rd. Baltimore, Md. 21221

PLAT TO ACCOMPANY ZONING VARIANCE



SCALE:
AS SHOWN
JOB ORDER NO.
DATE:
1/5/87

NO	REVISIONS	DATE
1	ENTRANCE & PARKING DISTURBED AREA	1/15/87
2	SILT FENCE	1/15/87
3	PROP. BIT. PAVING & HANDICAPPED PARKING, 1 PROP. PARKING	1/15/87
4	ENTRANCE	1/15/87

DISTURBED AREA = 14,675 SF.
= 0.337 AC.