

IN RE: PETITION FOR SPECIAL EXCEPTION *
N/S Martin Blvd., 162' x W of
C/L Riverton Road (1506 Martin
Blvd.) *
Slavoy Vanicky
Petitioner *
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 88-287-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a service garage in a BL-CSA zone as more particularly described on Petitioner's Exhibit A.

The Petitioner was present, testified and was represented by attorney, Joseph H. Pokorny, Esquire. There were no Protestants.

Testimony indicates that the Petitioner wishes to establish a service garage to repair cars in a BL-CSA zoned property on Martin Boulevard. The property was a gas service station that was allowed by zoning case #714RS.

The Petitioner's evidence tends to establish that he is the owner/operator of the business. He is remodeling the building to do work on selected automobiles. There will be no body work or painting taking place. This will only be a repair shop. There will be no gasoline sales.

In accordance with the instructions of the Zoning Commissioner from the bench, the Petitioner has submitted a revised site plan. This plan is marked Petitioner's Exhibit A. The new site plan will control the development of this project.

The Petitioner must only show to the satisfaction of the Zoning Commissioner that the proposed use would be conducted without real detriment to the community to meet his burden. See, Turner v. Hammond, 270 Md. 41, 310 A2d 543 (1973). When the Petitioner produces credible and probative evidence on

all of the specific issues established by Section 502.1, then a special exception should be granted.

In fact, the Petitioner has shown that the proposed use would be conducted without real detriment to the community and would not adversely affect the public good. The evidence tends to show that the presently existing special exception use (i.e. repair shop) has not adversely impacted the community any more than an automotive repair shop would in any other community.

The new service garage will, in many ways, be less adverse than the old filling station and, in some ways, more adverse. However, it will be conducted without real detriment to the neighborhood and there is no legal requirement to prove that it is going to be a benefit to the community.

The facts, circumstances and evidence of the use proposed by the Petitioner do not show that the proposed use, at the particular location, described in Petitioner's Exhibit 1, would have any adverse impact above and beyond that inherently associated with such a special exception used irrespective of its location within the zone. Schultz v. Pritts, 432 A2d 1319 (1981).

Pursuant to the advertisement, posting of property, and public hearing held and, it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety and general welfare of the community not being adversely affected, the special exception should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of April 1988, that the Petitioner for Special Exception for a service garage be and is hereby GRANTED, subject to the following restrictions:

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 their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner

would be required to return, and be responsible for returning, said property to its original Petition.

2. The Petitioner must comply with the Baltimore County Zoning Advisory Committee comments contained in the file.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER FOR
BALTIMORE COUNTY

JRH:mm
cc: Peoples Counsel

PETITION FOR SPECIAL EXCEPTION

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 Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for the operation of a service garage.

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

I, or we, agree to pay expenses of above Special Exception 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
Legal Owner(s):
SLAVOY J. VANICKY
(Type or Print Name)
Signature
Address
City and State
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Name
Address
Phone No.
Attorney for Petitioner:
JOSEPH H. POKORNY
(Type or Print Name)
Signature
Address
City and State
Attorney's Telephone No.: 823-2000

QUERIED By The Zoning Commissioner of Baltimore County, this 12th day of November, 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 100, County Office Building in Towson, Baltimore County, on the 2nd day of December, 1988, at 11 o'clock A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 11/15/87
Posted for: Special Exception
Petitioner: Slavoy Vanicky
Location of property: 1506 Martin Blvd.
Location of Sign: 1506 Martin Blvd.
Remarks: See attached map of property.
Posted by: J. Robert Haines
Number of Signs: 1

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property described herein in Room 100 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland on the following date and time:
Case number: 88-287-X
1506 Martin Blvd., 162' x W of C/L Riverton Road
(1506 Martin Blvd.)
Petitioner: Slavoy Vanicky
DATE/TIME: TUESDAY, FEBRUARY 2, 1989 at 11:00 a.m.
Special Exception - the operation of a service garage.
In the event that this Petition 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 the period for bond release. Such request must be in writing and received in this office by the date of the hearing or before or presented at the hearing.
A Robert Haines
Zoning Commissioner of Baltimore County

The Times

Middle River, Md., 12-13-87
This is to certify, that the annexed was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of the successive weeks before the 2nd day of December, 1988.
Publisher.

ZONING DESCRIPTION

Located at the northside of Martin Blvd. Said point of beginning 162.5 feet west from the centerline of Riverton Road, thence N04° 58' W 100', thence S85° 02' W 129.13', thence S04° 55' E 100', thence N85° 02' E 129.52' to the point of beginning. Containing an area of 0.297 acres in the 15th Election District. Also known as 1506 Martin Blvd., 21220

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
N/S Martin Blvd., 162' x W of : OF BALTIMORE COUNTY
C/L of Riverton Rd. (1506 :
Martin Blvd.), 15th District :
SLAVOY VANICKY, Petitioner : Case No. 88-287-X

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, Md. 21204

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

No. 41676

of December, 1987, a copy
to Joseph H. Pokorny, Esquire,
for Petitioner.

DATE: 11/15/87 ACCOUNT: 1506 Martin Blvd.
AMOUNT: \$ 34.80
RECEIVED FROM: J. Robert Haines
FOR: Slavoy Vanicky
VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3323

J. Robert Haines
Zoning Commissioner

November 20, 1987
1/25/88

Mr. Slavoy J. Vanicky
1506 Martin Blvd.
Baltimore, Maryland 21220

Re: Case number: 88-287-X
N/S Martin Blvd., 162' x W of C/L Riverton Road Road
(1506 Martin Blvd.)
Petitioner: Slavoy Vanicky

Dear Mr. Vanicky:

Please be advised that \$34.80 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE FEE SHALL NOT BE REFUNDED.

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, 111 W. Chesapeake Avenue, Towson, Maryland 21204.

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

No. 45931

DATE: 1/25/88 ACCOUNT: 1506 Martin Blvd.
AMOUNT: \$ 34.80
RECEIVED FROM: J. Robert Haines
FOR: Slavoy Vanicky
VALIDATION OR SIGNATURE OF CASHIER

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Act and Regulations of Baltimore County, will hold a public hearing on the proposed Special Exception for the operation of a service station, located at 111 W. Chesapeake Avenue in Towson, Maryland, as follows:
Case number: 88-287-X
NS Martin Blvd., 162' ± W of c/l Riverton Road
Petitioner: Slavoy Vanicky
DATE/TIME: Tuesday, February 2, 1988 at 11:00 a.m.
Special Exception - the operation of a service station.

CERTIFICATE OF PUBLICATION

TOWSON, MD., Jan. 14, 1988

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 Jan. 14, 1988.

THE JEFFERSONIAN,

Susan Studer Obert
Publisher

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

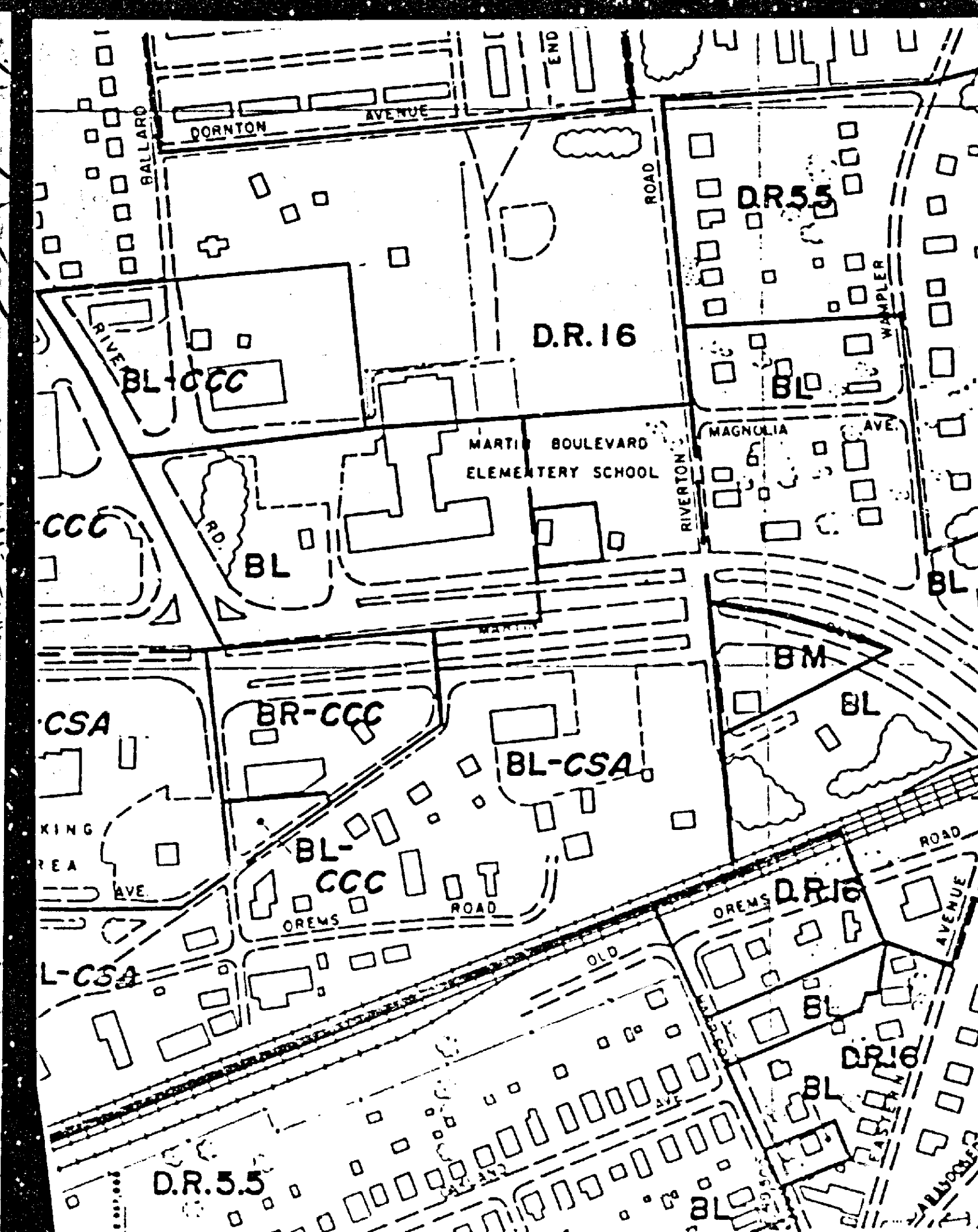
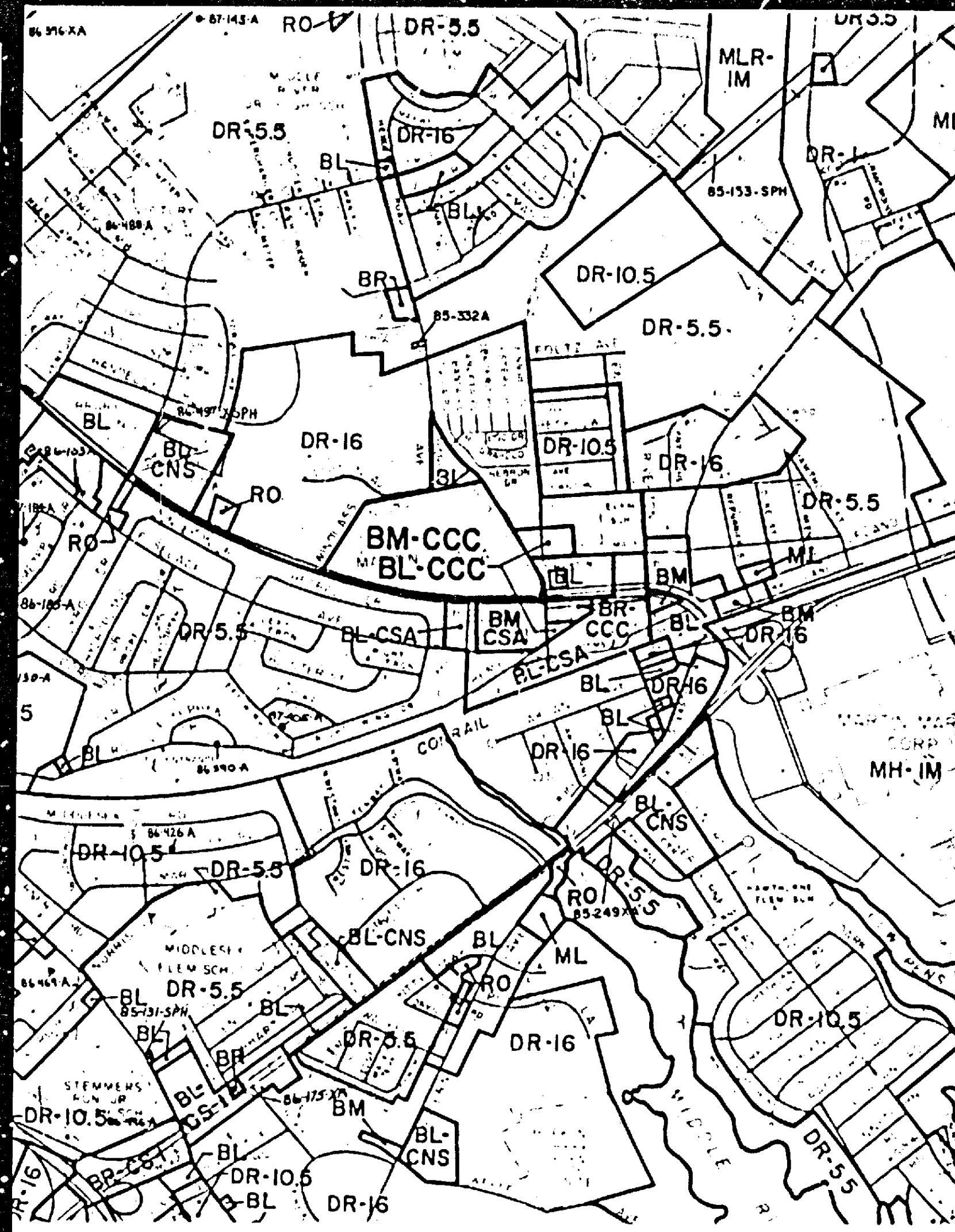
Case number: 88-287-X
NS Martin Blvd., 162' ± W of c/l Riverton Road
Petitioner: Slavoy Vanicky
DATE/TIME: Tuesday, February 2, 1988 at 11:00 a.m.

Special Exception - the operation of a service station.

In the event that this Petition 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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Slavoy J. Vanicky
Joseph K. Pokorny, Esq.
file



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 3rd day of November, 1987.

J. Robert Haines
ZONING COMMISSIONER

Petitioner: Slavoy J. Vanicky
Petitioner's Attorney

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

Baltimore County
Fire Department
Towson, Maryland 21204-2566
494-4500

Paul H. Reincke
J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Slavoy J. Vanicky

Location: N/S Martin Blvd., 162' ± W. c/l Riverton Rd.

Item No.: 131 Zoning Agenda: Meeting of 10/20/87

Gentlemen:

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

1. Fire hydrants for the referenced property are required and shall be located at intervals or feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: J. E. Dyer, 11-22-87 Noted and Approved: J. E. Dyer
Planning Group Fire Prevention Bureau
Special Inspection Division

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 27, 1988

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

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

Joseph K. Pokorny, Esquire
408 Jefferson Bldg.
Towson, Maryland 21204

RE: Item No. 131 - Case No. 88-287-X
Petitioner: Slavoy J. Vanicky
Petition for Special Exception

Dear Mr. Pokorny:

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
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

October 23, 1987

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attn: Mr. James Dyer

Re: ZAC Meeting of 10-20-87
ITEM: #131.
Property Owner: Slavoy J. Vanicky
Location: N/S Martin Blvd., 162 feet ± W centerline Riverton Rd.
Existing Zoning: B.L.-CSA
Proposed Zoning: Special Exception for a service garage
Area: 0.297 acres
District: 15th Election District

Dear Mr. Haines:

On review of the submittal for service garage, the State Highway Administration finds the concept plan generally acceptable.

Reconstruction of the existing entrances on the N/S of Martin Blvd., Route 700 service road for the proposed service garage shall be under Baltimore County permit and approval since the service road is county maintained.

If you have any questions, please contact George Wittman at 333-1350.

Very truly yours,

George J. Mills, Jr.
Acting Chief
Bureau of Engineering
Access Permits

GW:maw
cc: Mr. J. Ogil

My telephone number is (301) 333-1350.

Teletypewriter for impaired hearing or speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Stenotype Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0177

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building, Suite 405
Towson, Maryland 21204
894-5554

November 10, 1987

Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Zoning Commissioner:

The Bureau of Traffic Engineering has no comments for items number 130, 131, 132, 133, 134, 135, 136, 137, and 138.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Associate II

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

10-27-87
Date

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

Zoning Item #131, Zoning Advisory Committee Meeting of 10-20-87
Property Owner: Slavoy Vanicky
Location: 115 North Blvd at Riverston Rd. District 15
Water Supply: public Sewage Disposal: public

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, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Bureau of Air Quality Management 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 Bureau of Air Quality Management 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 tub, water and sewerage facilities or other amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3011.
- () 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 Natural 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 the State Department of the Environment.
- () Prior to raising of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of 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 Water and Sewer 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 repeated. 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 _____

Karen M. Merrey
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

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

J. Robert Haines
Zoning Commissioner



Dennis F. Rasmussen
County Executive

April 5, 1988

Joseph K. Pokorny, Esquire
408 Jefferson Building
105 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Exception
Slavoy Vanicky
Case No. 88-287-X

Dear Mr. Pokorny:

Pursuant to the recent hearing held on the subject case, please be advised that the Petition for Special Exception has been GRANTED.

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

Very truly yours,

J. Robert Haines
Zoning Commissioner

JRH:mn
enclosure

THE LAW OFFICE OF
JOSEPH K. POKORNY
408 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

TELEPHONE
822-2000

February 2, 1988

Mr. Slavoy Vanicky
D&S Auto Service
1506 Martin Boulevard
Baltimore, Maryland 21220

re: 1506 Martin Boulevard
1501 W. Riverton Road
Zoning Hearing No. 714

Dear Slavoy,

At the hearing before J. Robert Haines, Zoning Commissioner, on February 2, 1988, we submitted, as Exhibit 1, a plat drawn by Gelacio P. Dela Cruz, a professional engineer.

The Zoning Commissioner has indicated that he would issue a special exception as a service garage in a BM zone as we requested subject to the following drawing adjustments:

- 1) the dumpster must be listed or the location thereof
- 2) Waste oil storage location must be listed
- 3) It shows a three bay garage when it is actually a two bay garage
- 4) It must show the rear fence line will be slatted for screening purposes. This can be either vinyl slats or redwood slats and the screening must be brought up to code
- 5) Parking must be shown on the drawing where the parking presently exists
- 6) The drawing must show where major auto parts (engine blocks, cam shafts and/or transmissions) are stored for disposal.

You have been advised that there will be a restrictions that Mr. Haines will require no stored vehicles/parked vehicles on Martin Boulevard.

You have indicated that it is in your future plans to get a tow truck to benefit your customers.

THE LAW OFFICE OF
JOSEPH K. POKORNY
408 JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

TELEPHONE
822-2000

February 29, 1988

RECEIVED
MAR 7 1988
ZONING OFFICE

Mr. J. Robert Haines,
Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

re: Case No. 88-287-X
Petitioner: Slavoy Vanicky

Dear Mr. Haines,

In accordance with your instructions from the bench, enclosed are marked up drawings.

The side and rear fence, which you wanted slatted, belongs to the Department of Education.

Mr. Vanicky does not mind slatted the fence if he can get approval.

I await your orders.

Very truly yours,

Joseph K. Pokorny

JKP/lde

cc: S. Vanicky

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commission

Date: January 14, 1988

FROM: P. David Fields
Director of Planning and Zoning
Zoning Petition Nos. 88-287-X,
SUBJECT: 88-287-X, 88-341-A

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

P. David Fields per J. Howell
P. David Fields
Director

PDF:JGH:lme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

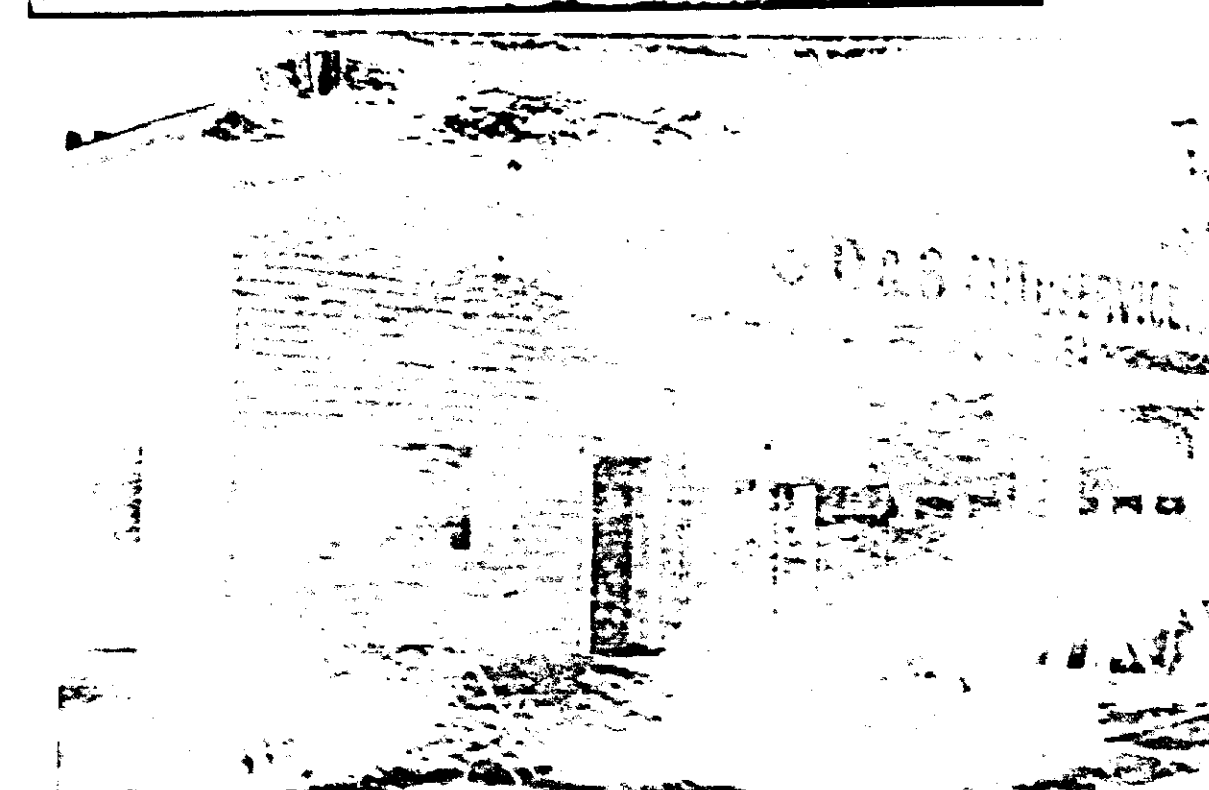
CPS-008



Jan 88



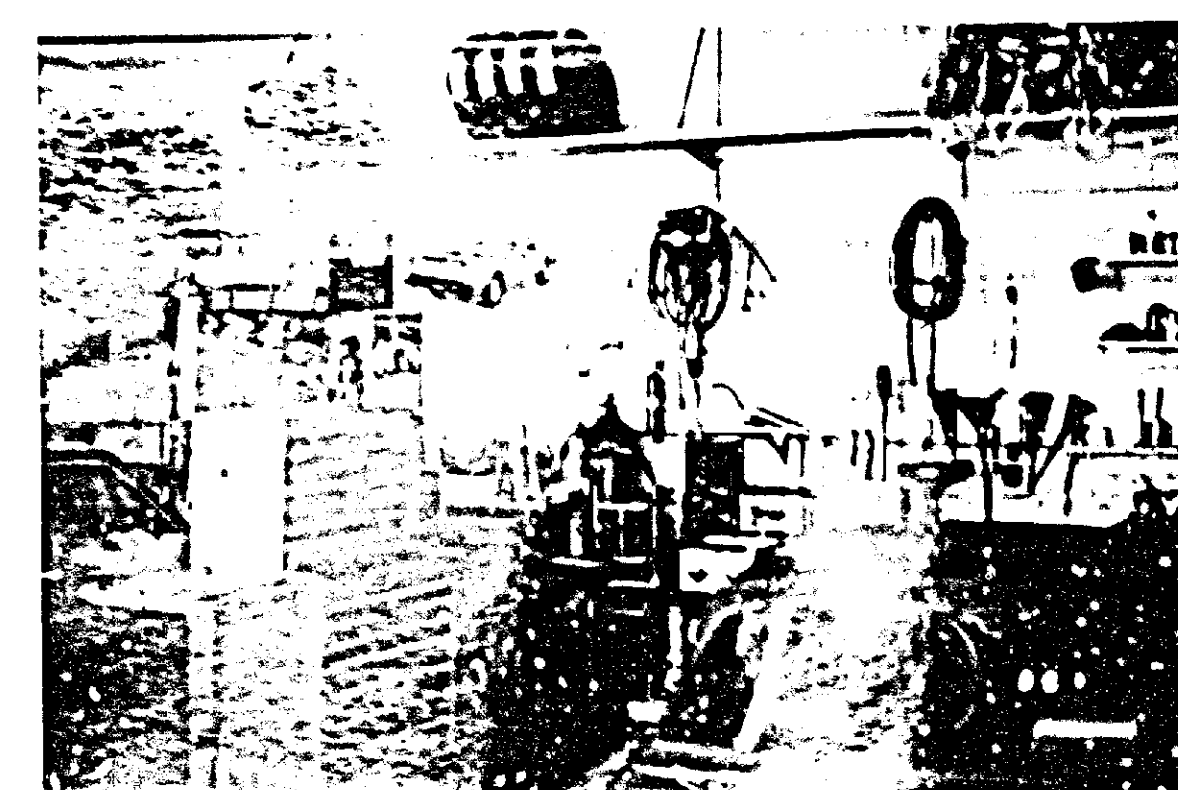
83'



Jan 88



Jan 88



Jan 88

EX. SCHOOL BLDG.
1510

MARTIN BOULEVARD
ELEMENTARY SCHOOL
EX. ZONED BL

6' HIGH RED WOOD OR VINYL
SLATTED FENCE (EX. 8' HIGH FENCE TO ADJACENT
OWNED BY M.B. DEM. 7/24/11)

BL-CSA

THE SPRINGLAKE CORP.
1205 ST. PAUL STREET
BALTO. MD. 21202
APPOINTED RECEIVER FOR
PEARLSTEIN LEVITT INVESTMENTS
EHK JR. 7219/232
TAX ACCT. # 15-K-650341

SPECIAL EXCEPT.
CASE NO. 714 RS

PROPOSED
7-11 STORE

N 13.300'

S 85° 02' W - 129.43'

EX. TRAILER

MAJOR
AUTO-PARTS
STORAGE TO
BE REPLACED
W/ A PERMANENT
STORAGE IN A
YEAR TIME

DUMPSTER
(6'x6')

EX. WASTE
OIL STORAGE

EX. 1 STORY BLDG.
(2-BAYS)
OFFICE

6'x10'x4'
CONC. BOOKER
(PLATFORM)

EX. 30' ENTR.

EX. CONC.
TO BE REMOVED

EX. 30' ENTRANCE

PARKING

N 64° 58' W - 100.00'

100.00' TO 1/2"

RIVERTON ROAD

EX. F.H.

BUILDING STL.
TUBE ON WIREMESH
(OPEN IN BUSINESS HRS.)

EX. CURB

SLIDING STL.
TUBE ON WIREMESH
GATE

EX. CURB

EX. 43' SW.

(ACCESS ROAD)

EX. CONC. CURB

EX. 10' GAS

EX. 16" WATER (C.H.P.)

EX. CONC. CURB

MARTIN BOULEVARD

(WEST BOUND)

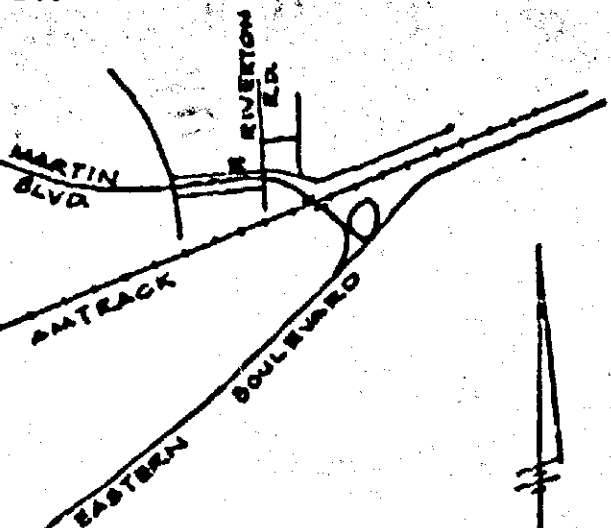
VARIABLE WIDTH

M.S.D.C. PLATS # 4311 & # 4725

N 49.200'

E 13.015'

SITE



VICINITY MAP

SCALE: 1"=200'

RIVERTON ROAD
(50' R/W)

GEN. NOTE:

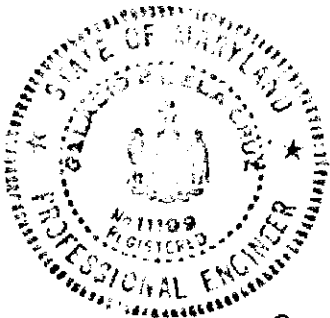
1. EXISTING ZONING BL-CSA
W/ SPECIAL EXCEPTION FOR
AUTO SERVICE STATION
CASE # 714 RS
2. PROPOSED: BL-CSA ZONING
W/ SPECIAL EXCEPTION FOR
SERVICE GARAGE.
3. PARKING:
BLDG. SIZE = 52'x 51' = 1,122 SQ. FT.
REQD. = 1/300 INCLUDING THE BAY
BLDG. AREA = 1,122/300 = 3.74 REQD.
PROPOSED = 15 + 2 (BAY) = 17 RS.

SITE FOR SPECIAL EXECPTION
FOR SERVICE GARAGE

OWNER: SLAVOJ VANICKY
1506 MARTIN BLVD., MD 21220

15TH ELECTION DISTRICT

SCALE: 1"=20'



Gelacio P. Dela Cruz
PROFESSIONAL ENGINEER

PREPARED BY
EXHIBIT A