

IN RE: PETITION FOR ZONING VARIANCE
N/S W. Joppa Road, 102' E of
the c/l of Thornton Road
(1630 W. Joppa Road)
8th Election District
3rd Councilmanic District
Leonard J. Schabdach, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 89-31-A

ORDER OF DISMISSAL

Pursuant to the receipt of a Voluntary Dismissal request from
Counsel for the Petitioner,

IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore
County this 16th day of August, 1988 that the above-referenced matter be
and is hereby DISMISSED without prejudice.

Ann M. Nastanowicz
ANN M. NASTANOWICZ
Deputy Zoning Commissioner
for Baltimore County

cc: Nathan Patz, Esquire
Maryland National Bank Bldg., 21st Floor, Baltimore, Md. 21202

Benjamin Rosenberg, Esquire
2115 First Maryland Building
25 S. Charles Street, Baltimore, Md. 21201

Mr. & Mrs. Leonard J. Schabdach
9701 McKinstry Mill Road, New Windsor, Md. 21776

People's Counsel

File

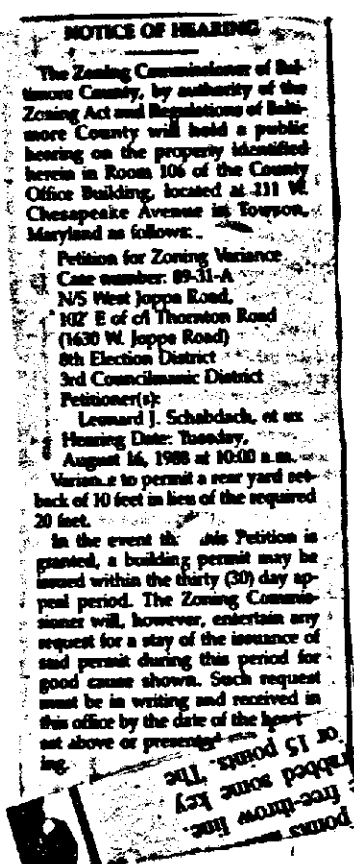
CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: July 27, 1988
Posted for: Variance
Petitioner: Leonard J. Schabdach, et ux
Location of property: 1415 West Joppa Rd., 102' E. of c/l Thornton Rd.
1630 W. Joppa Rd.
Location of Sign: W. Joppa Rd. in front of subject property
Remarks: _____
Posted by: A. J. Oates Date of return: July 29, 1988
Number of Signs: 1

"DUPLICATE" CERTIFICATE OF PUBLICATION

TOWSON, MD., July 20, 1988
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., once in each
of 1 successive weeks, the first publication appearing
on July 20, 1988

TOWSON TIMES,
S. Zabe Orban
Publisher



52.20

\$100.00

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-31-A

The undersigned, legal owner(s) of the property situated 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 232.3 to permit a rear yard setback of 10 feet in lieu of the re-
quired 20 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the
following reasons: (Indicate hardship or practical difficulty) Practical difficulty
& hard ship. See attached memorandum.

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.

Legal Owner(s):

Type or Print Name

Leonard J. Schabdach
Signature

Type or Print Name

June C. Schabdach
Signature

9701 McKinstry Mill Road

Address Phone No.
New Windsor, Maryland 21776

City and State

Name, address and phone number of legal owner, con-
tract purchaser or representative to be contacted

Leonard & June Schabdach

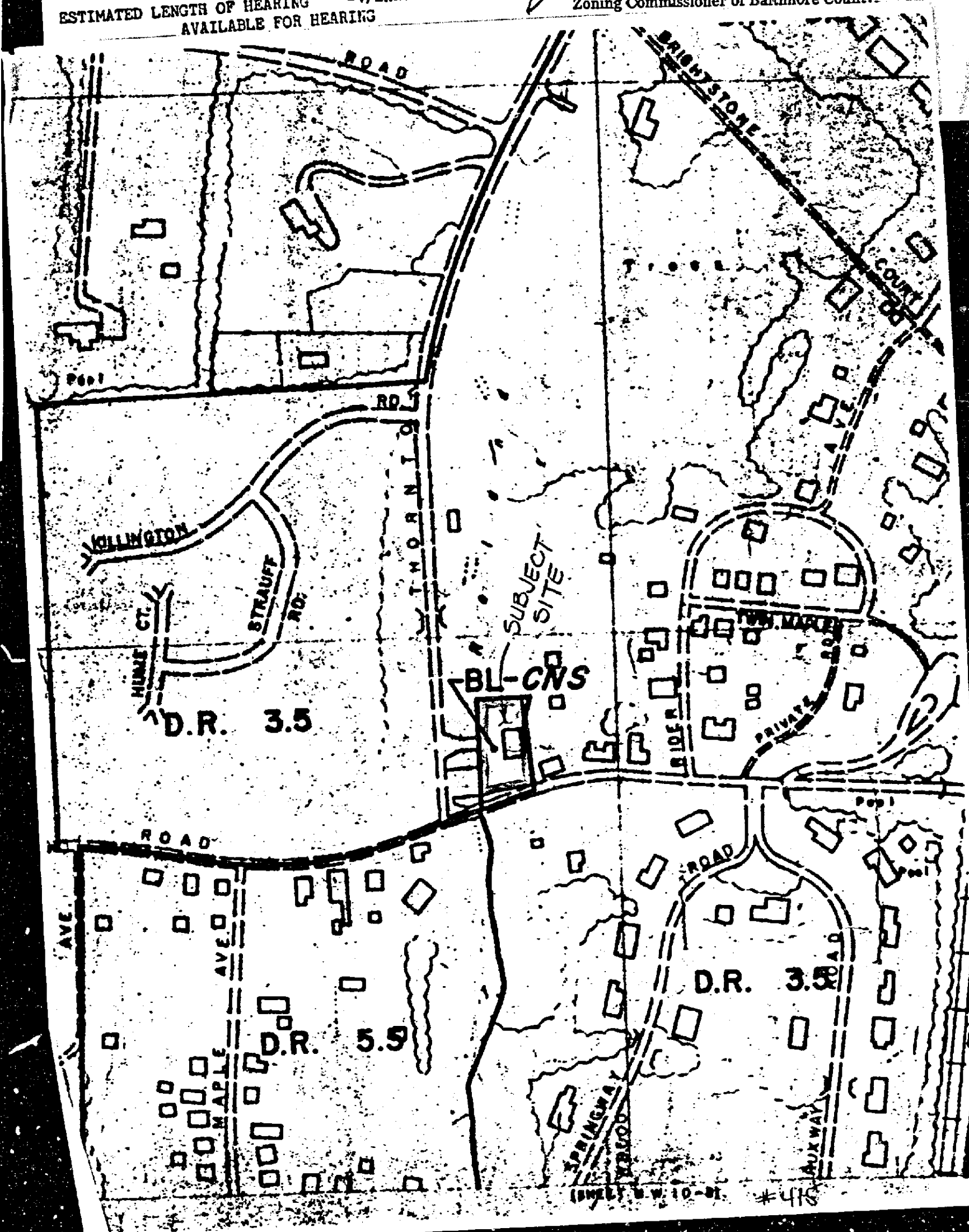
Name

9701 McKinstry Mill Road

Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day
of August, 1988, that the subject matter of this petition be advertised, as
required by the Zoning Law of Baltimore County, in two newspapers of general circulation through-
out Baltimore County, that property be posted, and that the public hearing be held before the Zoning
Commissioner of Baltimore County in Room 106 of the County Office Building in Towson, Baltimore
County, on the 16th day of August, 1988, at 10 o'clock
A.M.

ESTIMATED LENGTH OF HEARING - 1/2HR. +1HR.
AVAILABLE FOR HEARING



KIDDE CONSULTANTS, INC. Subsidiary of Kidde, Inc.

Memorandum
To Accompany The Petition For Yard Variance

The subject property of this petition request was formally a full
service gas station that has closed. Accordingly, under Section
405.4b 3a of the BCZR a service station building abutting a
residential zone with proper screening did not necessarily need a
side or rear yard setback.

In the case of the subject site a 6' wood fence was provided and
the building was located so that there was a rear yard of 15'.
Thusly the site was in compliance. Now the petitioner has a new
retail use for the site which requires a 20' rear yard for the
existing building in accordance with Section 232.3 b (Rear Yard)
of the BCZR.

Along with this requirement, because of the interior renovations
that are to occur the Baltimore County Buildings Department and
the Baltimore County fire Department are requiring two exterior
exits from the proposed second floor of the building. One of
these exits will be an enclosed stairway of brick which is
attached to the rear of the building and is further encroaching
into the existing 15' rear yard setback.

This addition to the rear of the building further decreases the
existing rear yard setback by 5', leaving a rear yard of 10'.
Instead of the required 20'. To obtain the proper rear yard of
20' would require the removal of the existing building from the
site and the complete redesign of the site. Here in lies the
reasons for hardship and practical difficulty and therefore the
request is hereby made to allow a rear yard setback of 10'
instead of 20' so that the existing building may be allowed to
remain in its present location and the exit stairway may be
constructed.

rlp

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

Date: July 26, 1988

Leonard and June Schabdach
9701 McKinstry Mill Road
New Windsor, Maryland 21776

Re: Petition for Zoning Variance
CASE NUMBER: 89-31-A
N/S West Joppa Road, 102' E of c/l Thornton Road
(1630 W. Joppa Road)
8th Election District - 3rd Councilmanic
Petitioner(s): Leonard J. Schabdach, et ux
HEARING SCHEDULED: TUESDAY, AUGUST 16, 1988 at 10:00 a.m.

Dear Mr. & Mrs. Schabdach:

Please be advised that \$100.95 is due for advertising and posting of
the above-referenced property. All fees must be paid prior to the hearing.
Do not remove the sign and post set(s) from the property from the time
it is posted by this office until the day of the hearing itself.

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

DATE: 8/16/88 ACCOUNT: P-01-415-000
AMOUNT: \$ 100.95

RECEIVED FROM: Leonard & June Schabdach
FOR: Posting

VALIDATION OR SIGNATURE OF CASHIER
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH:gs
cc: File

KIDDE CONSULTANTS, INC. Subsidiary of Kidde, Inc.

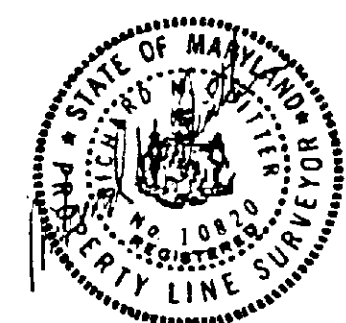
DESCRIPTION
0.38 ACRE PARCEL, NORTHEAST CORNER
WEST JOPPA ROAD & THORNTON ROAD
ELECTION DISTRICT 8 - BALTIMORE COUNTY, MARYLAND

This description is for a yard variance in a "BL" zone.

Beginning for the same at a point on the north side of West Joppa
Road, 102'± east of the center line of Thornton Road, thence
binding on the west line of the property (1) N 03°32'30" W
164.37'±, thence (2) N 41°05'25" E 20.95'±, thence (3) N
88°09'30" E 96.00'±, thence (4) S 13°55'30" W 63.73', thence (5)
S 03°21'20" E 104.41'± to intersect the north right of way line
of West Joppa Road as widened, thence binding on said right of
way line the two following courses and distances (6) by a curve
to the left with a radius of 1170.92' and an arc distance of
16.53' and with a chord of S79°41'29" W 16.53' and (7) S
79°17'13" W 74.03' to the place of beginning.

Containing 0.38 acres of land, more or less.

rlp



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

June 30, 1988

NOTICE OF HEARING

Dennis F. Rasmussen
County Executive

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
identified herein in Room 106 of the County Office Building, located at 111
W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 89-31-A
N/S West Joppa Road, 102' E of c/l Thornton Road
(1630 W. Joppa Road)
8th Election District - 3rd Councilmanic
Petitioner(s): Leonard J. Schabdach, et ux
HEARING SCHEDULED: TUESDAY, AUGUST 16, 1988 at 10:00 a.m.

Variance to permit a rear yard setback of 10 feet in lieu of the
required 20 feet.

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

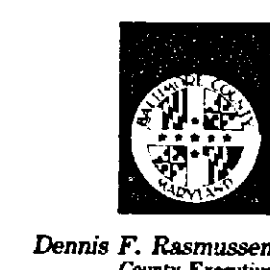
cc: Leonard & June Schabdach
Ruston Ridewood Lake Roland I.A.
Benjamin Rosenberg
Councilperson Bachur
Thornton Woods Condo Assoc.
File

89-31-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204Your petition has been received and accepted for filing this
25th day of May, 1988.*J. Robert Haines*
ROBERT HAINES
ZONING COMMISSIONERPetitioner: Leonard J. Schabdach, et ux Received by: James E. Dyer
Petitioner's Attorney Chairman, Zoning Plans
Advisory CommitteeBaltimore County
Fire Department
Towson, Maryland 21204-2386
494-4500Paul H. Reincke
Chief

June 7, 1988

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

Re: Property Owner: Leonard J. Schabdach, et ux

Location: N/S W. Joppa Road, 102' E. of c/1 Thornton Road

Item No.: 415 Zoning Agenda: Meeting of 5/24/88

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.
- (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *John F. O'Neill* Noted and Approved: Fire Prevention Bureau
Planning Group Special Inspection Division

/j1

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 9, 1988

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

000

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 DevelopmentMr. & Mrs. Leonard Schabdach
9701 McKinstry Mill Road
New Windsor, Maryland 21776RE: Item No. 415 - Case No. 89-31-A
Petitioner: Leonard J. Schabdach, et ux
Petition for Zoning Variance

Dear Mr. & Mrs. Schabdach:

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. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:dt

Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

John Reisinger
Permits & Licenses Date: June 27, 1988
TO: P. David Fields
Director of Planning and Zoning
FROM: Royal Farm Store at Joppa Road and Thornton Road
SUBJECT:

After considerable review and discussion, including contact with the Office of Law it is the position of this office that a full review by County agencies through the C.R.G. process is required for the Royal Farm Store at Joppa Road and Thornton Road. The construction of a full County review is necessary. The occupancy permit should not be approved until this project has been reviewed by the C.R.G.

I recommend that the developer contact the Bureau of Public Services, Department of Public Works for a pre-development conference to initiate the CRG process.

If you have any questions concerning this matter, contact Gary Kerns at 494-3335. Thank you for your cooperation.

David Fields
P. David Fields
Director of Planning and Zoning

PDF:rh

cc: Honorable Barbara Bachur
Gene Neff
J. Robert HainesBaltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Courts Building, Suite 405
Towson, Maryland 21204
494-3554

June 23, 1988

Dennis F. Rasmussen
County ExecutiveMr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number

408, 409, 410, 411, 412, 414, (415) 416 and 417.

Very truly yours,

Stephen E. Weber
Stephen E. Weber, P.E.
Assistant Traffic Engineer

SEW/RF/pml-b

RECEIVED ZONING OFFICE
DATE: 6/7/88BALTIMORE COUNTY, MARYLAND
Inter-Office CorrespondenceTO: The Honorable Barbara F. Bachur
Councilwoman, 4th District
FROM: P. David Fields, Director
Office of Planning and Zoning
SUBJECT: CRG - Royal Farms (Bldg. Permit #99764)

In reply to your memo of May 21, 1988:

1. A building permit (see copy attached) was reviewed and approved by County staff as it showed no change to existing building or use.
2. An addition was made to the building and as a result, a zoning violation was issued—Case #C-88-1835.
3. In order to approve the built addition, a variance would need to be granted by the Zoning Commissioner. A request for the variance was submitted in the past two weeks—item #415—but no case has yet been assigned.
4. The Department of Permits and Licenses indicated to Current Planning staff that the construction undertaken—raising of the roof and the cinder-block addition, comes under the definition of an interior alteration and does not constitute a change of use.
5. OPZ has concerns that the use and building proposed (built?) should at least have been accompanied by a site plan for review, especially as part of the parking may be in the Roland Run floodplain.
6. It is difficult to assess without a site plan if a CRG meeting or waiver of CRG would be required. If there is only one building for a single use for commercial development, a waiver of CRG may be granted under Section 22-43 A (8) of the Development Regulations. However, this Office, following the lead of the Planning Board has been generally opposed to granting a waiver of CRG meeting if the proposed development had aroused community concerns.
7. In this case, it is the intention of this Office to submit a report to the Zoning Commissioner opposing the granting of a variance and requesting that the Royal Farm Store be instructed to go through the full CRG Plan review and meeting process.

If you have any further comments, do not hesitate to contact me on Ext.3211 or Gary Kerns on Ext. 3338 directly.

David Fields
P. David Fields
DirectorPDF:pat
Attachment
cc: J. Robert Haines, Zoning Commissioner
Gary Kerns, Chief, Current Planning and DevelopmentBALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT89-31-88
DateZoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item #415. Zoning Advisory Committee Meeting of 5-24-88

Property Owner: Leonard Schabdach

Location: N/S W. Joppa Road District 9

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 of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation 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 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 Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.
- () 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 the Division of Waste Management.
- () 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.
- (x) 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 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. Dwyer

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

James Dyer
Zoning Supervisor Date: 5-24-88
TO: James Thompson
Zoning Enforcement Coordinator
FROM: (if known)
Item No.: (if known)
SUBJECT: Petitioner:

VIOLATION CASE # C 88-1855

LOCATION OF VIOLATION 1630 West Joppa
DEFENDANT Leonard & June Schabdach ADDRESS 9701 McKinstry Mill Rd.
New Windsor, Md. 21776

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following persons:

1. Ruxton Rider Wood Lake Roland IA P.O. Box 304 Roland Md. 21139
2. Benjamin Rosenberg 2115 First Maryland Building
25 South Charles St.
Baltimore, Maryland 21204
3. Councilperson Barbara Bachur M.S. 2201

4. After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Zoning Enforcement Coordinator, so that the appropriate action may be taken relative to the violation case.

Thornton Woods Condo Assoc.
Evan Christ, Pres
8031 Strau FF Rd
Towson, Md. 21204

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

Date: July 11, 1988

FROM: P. David Fields, Director
Office of Planning and Zoning

SUBJECT: Zoning Petition #89-31-A

This office is not opposed to the granting of the subject request.

P. David Fields
P. David Fields, Director
Office of Planning and Zoning

PDF/jat
cc: Shirley Hess, People's Counsel
J. G. Hoswell
Zoning File

RECEIVED
JUL 12 1988

ZONING OFFICE

John Schabdach
7-12-88

LAW OFFICES
NATHAN PATZ
Associate
ALAN A. ABRAMOWITZ

RECEIVED
AUG 12 1988

TWENTY-THIRD FLOOR
MARYLAND NATIONAL BANK BUILDING
BALTIMORE, MD 21202

TELEPHONE
(301) 685-6666

ZONING OFFICE

August 11, 1988
BY HAND

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

Re: Royal Farm Store, 1630
W. Joppa Road

Dear Commissioner Haines:

I have been informed this morning that while all matters have been resolved and cleared in connection with the occupancy and operation of the Royal Farm store at the above location, you have requested that a letter be sent to you stating that the previously calendared hearing for August 16, 1988 is no longer necessary.

Incidentally, may I refer you to the letter of July 28, 1988 addressed to me by Mr. John R. Reisinger, P.E., Buildings Engineer, concerning the above location.

This communication in behalf of Cloverland Farms Dairy, Inc. and its Division (Royal Farm Stores) is to be understood as agreeing that such hearing is no longer necessary and that the hearing will no longer be set without prejudice.

Very truly yours,

Nathan Patz
Nathan Patz

NP:llks
CC: Royal Farm Stores (John Kemp)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: The Honorable Barbara F. Bachur
Councilwoman, 4th District

August 11, 1988

FROM: J. Robert Haines
Zoning Commissioner

RE: Case No. 89-31-A
1630 West Joppa Road
Leonard J. Schabdach, et ux

Please be advised that the public hearing scheduled for the above referenced property on August 16, 1988 at 10:00 am., will be dismissed upon receipt of a motion from the Petitioner.

This office conducted an inspection of the site today to verify that the covered stairway has in fact been removed after being made aware of Stanley J. Schapiro's ruling on August 10, 1988. As a result of this action the need for a variance hearing to allow a rear yard setback of 10 feet in lieu of the required 20 feet is null and void.

If you wish to discuss this matter further, please contact me immediately since the hearing date is only five days away.

JRH:JHT:eoh

cc: Dennis F. Rasmussen
County Executive

Frank C. Robey, Jr.
Administrative Officer

J. Timothy Fagan
Deputy Administrative Officer

P. David Fields, Director
Office of Planning and Zoning

INTER-OFFICE CORRESPONDENCE

TO: John Reisinger, P.E.
Buildings Engineer

DATE: July 26, 1988

FROM: Stanley J. Schapiro,
Deputy County Attorney

RE: Royal Farm Store
Permit #99764
1630 West Joppa Road

A meeting was held with the attorney and representative of the owner and the construction company for the referenced subject. In addition, Gary Kerns and Jim Ogle of Current Planning & Development attended.

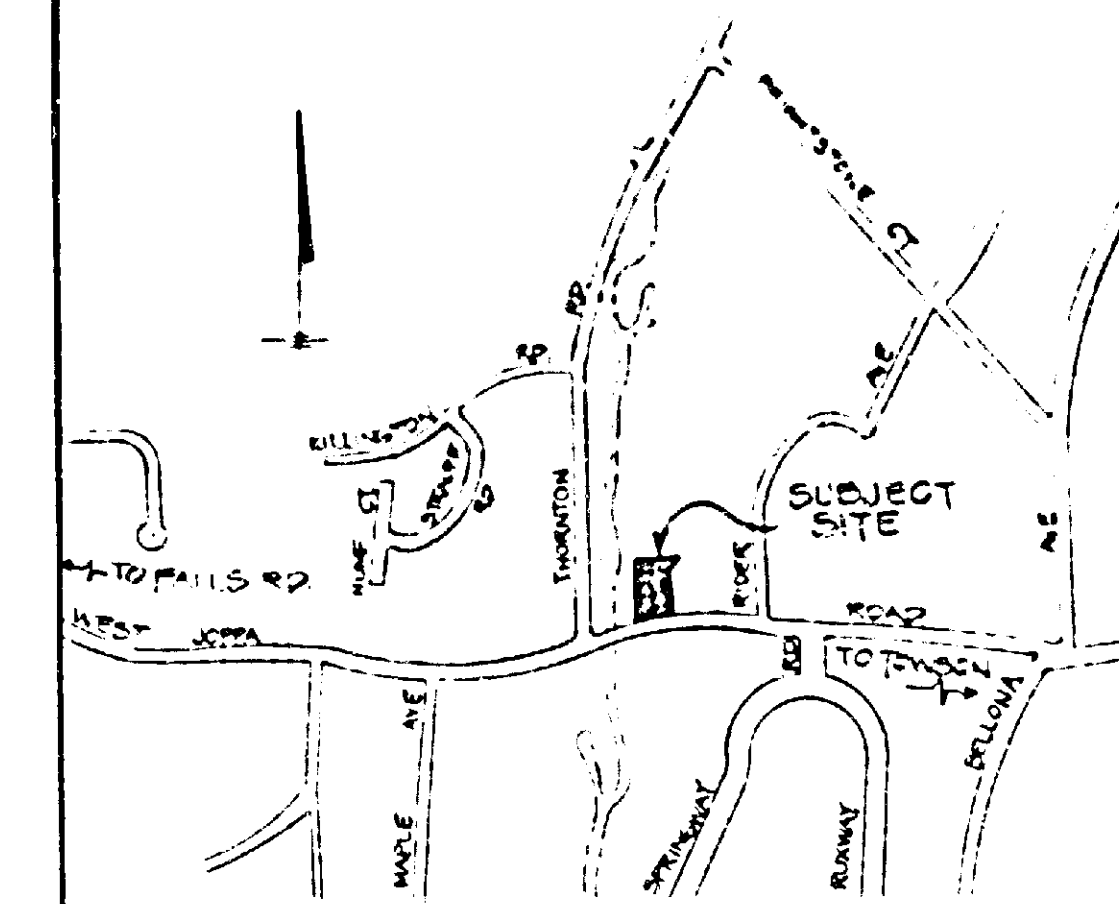
On behalf of all in attendance, it was agreed that the second floor was not needed and would not be used for the operation of the permittee and the permittee had agreed to remove the rear covered stairway.

I am therefore recommending the issuance of an occupancy permit for the use of the first floor, contingent upon the removal of the rear covered stairway.

Stanley J. Schapiro
Stanley J. Schapiro
Deputy County Attorney

SJS:gh

cc: Honorable Barbara Bachur
P. David Fields, Director - Planning & Zoning
✓ Gary Kerns, Chief - Current Planning
Benjamin Rosenberg, Esquire

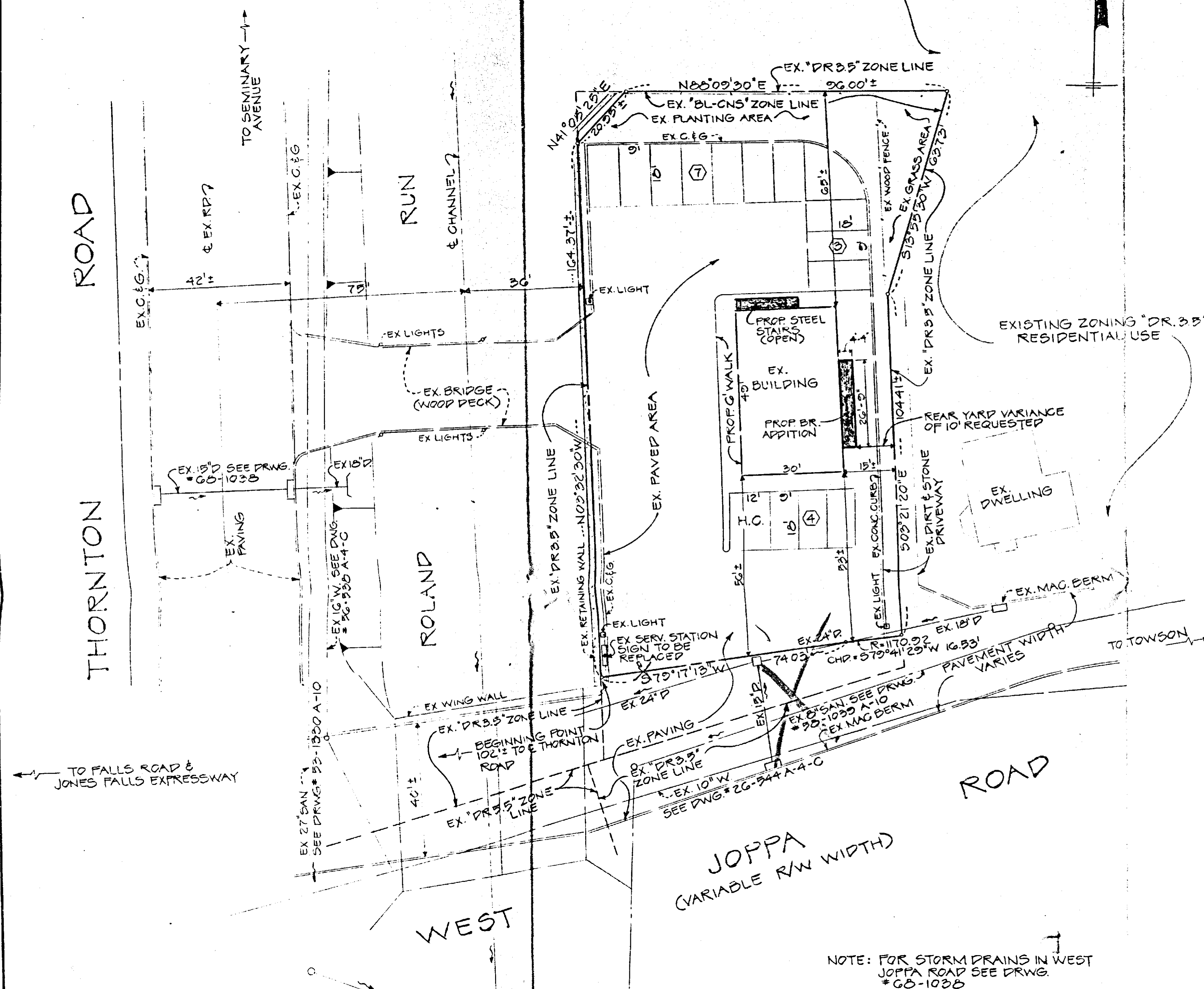


VICINITY MAP
SCALE: 1" = 500'

GENERAL NOTES

1. AREA OF PROPERTY = 0.30 AC ± (10,333 SF), GROSS AREA = 0.44 AC ± (10,270 SF)
2. EXISTING ZONING OF PROPERTY "BL-CNS"
3. EXISTING USE OF PROPERTY: "CLOSED SERVICE STATION" (NOW UNDER RENOVATION)
4. PROPOSED USE OF PROPERTY: "ROYAL FARM STORE"
5. OFF-STREET PARKING DATA:
 - A. AREA OF STORE = 1470 SF REQUIRING 7.4 SPACES (3/1000 SF)
 - B. AREA OF UPPER FLOOR = 1470 SQ. FT. REQUIRING 4.0 SPACES (3/1000 SF)
 - C. TOTAL SPACES REQUIRED = 12.3 = 13
 - D. PROPOSED SPACES (9 x 18') = 14 INCLUDING 1 FOR HANDICAPPED PARKING.
6. FLOOR AREA RATIO:
 - A. ALLOWABLE = 37,810 S.F. (3 x 10,270)
 - B. PROPOSED = 0.13 (2940 ÷ 19,270)

YARD VARIANCE REQUESTED
PETITIONER IS REQUESTING A VARIANCE TO SECTION 232.3 (REAR YARD) OF THE BCZR TO ALLOW A BUILDING SETBACK TO A RESIDENTIAL ZONE (R-55) TO BE A TOTAL OF 10' INSTEAD OF THE REQUIRED 20'. A VARIANCE OF 10'.



Drafting	DATE	REVISIONS
Check RLS		
Design RLS		
Check RLS		

KIDDE CONSULTANTS, INC.

ENGINEERS • PLANNERS • SURVEYORS
1020 CROMWELL BRIDGE ROAD, BALTIMORE, MARYLAND 21204, 301-321-5500

ELECTION DISTRICT 8
BALTIMORE COUNTY, MARYLAND

PLAT TO ACCOMPANY PETITION
FOR
YARD VARIANCE
NORTHEAST CORNER OF WEST JOPPA ROAD & THORNTON ROAD

SHEET	DATE	JOB
1	MAY 9, 1988	NUMBER
OF	SCALE	
1	1" = 20'	21-000