

IN RE: PETITION FOR SPECIAL EXCEPTION BEFORE THE
 W/S Harford Road, 1040' NE of the C/L of Jonat Avenue (9736 Harford Road) 9th Election District 6th Councilmanic District
 Raphael Joseph Santini Petitioner
 DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY
 Case No. 89-223-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a law office in a private residence, not to exceed 25% of the total floor area, as more particularly described in Petitioner's Exhibit 1.

The Petitioner appeared and testified. Also appearing on behalf of the Petition was Paul Lee with Paul Lee Engineering, Inc. There were no Protestants.

Testimony indicated the subject property, known as 9736 Harford Road, is split zoned D.R. 5.5 and D.R. 16 and is currently improved with a single family dwelling which has been the Petitioner's residence for the past year. Mr. Santini proposes using a portion of his home, not to exceed 25% of the total floor area, as office space for his law practice. No structural changes are proposed for the building and there will be no exterior distinction between the residential and office uses. Testimony presented by Mr. Santini indicated his proposed use of the property will have no adverse impact on any of the conditions as set forth in Section 502.1 of the Baltimore County Zoning Regulations (B.C.Z.R.).

Petitioner seeks relief from Section 1.B01.1C.9B, pursuant to Section 502.1 of the B.C.Z.R.

It is clear that the B.C.Z.R. permits the use proposed in the D.R. zones by special exception. It is equally clear that the proposed

use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone.

Schultz v. Prills, 432 A.2d 1319 (1981).
 The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 16th day of December, 1988 that the Petition for Special Exception for a law office in a private residence, not to exceed

25% of the total floor area, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted:

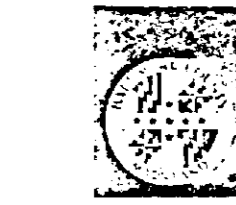
- 1) The Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- 2) Petitioner shall not employ more than one legal secretary and one para-legal at any time.
- 3) The granting of this special exception is limited to Petitioner only. Use of the subject property by any future owner and/or lessee for a professional office will be subject to a new public hearing for a determination as to its appropriateness.

ANN M. NASTAROWICZ
 Deputy Zoning Commissioner
 for Baltimore County

AMN:bjs

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21284
 XRX:RBY 897-3353
 J. Robert Haines
 Zoning Commissioner

December 16, 1988



Dennis F. Rasmussen
 County Executive

Mr. Raphael Joseph Santini
 9736 Harford Road
 Baltimore, Maryland 21234

RE: PETITION FOR ZONING VARIANCE
 W/S Harford Road, 2040' NE of the c/l of Jonat Avenue (9736 Harford Road)
 9th Election District - 6th Councilmanic District
 Raphael Joseph Santini - Petitioner
 Case No. 89-223-X

Dear Mr. Santini:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

Very truly yours,

ANN M. NASTAROWICZ
 Deputy Zoning Commissioner
 for Baltimore County

AMN:bjs

cc: People's Counsel

File

ORDER REQUESTED FOR FILING
 Date 12/16/88
 By *Rafael Joseph Santini*

ORDER REQUESTED FOR FILING
 Date 12/16/88
 By *Rafael Joseph Santini*

ORDER REQUESTED FOR FILING
 Date 12/16/88
 By *Rafael Joseph Santini*

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-223-X

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 a Special Exception to utilize twenty-five (25) percent of my house for a law office.

MAP NO. 446
 C.D. 11 H
 DATE 2-13-77
 88
 1000
 FF

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: Raphael Joseph Santini
 Signature: *Rafael Joseph Santini*
 Address: 9736 Harford Road, Baltimore, MD 21234

Attorney for Petitioner: Raphael Joseph Santini
 Address: 9736 Harford Road, Baltimore, MD 21234
 Attorney's Telephone No.: 882-9821

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of October, 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 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 13th day of December, 1988, at 2:30 o'clock P.M.

J. Robert Haines
 Zoning Commissioner of Baltimore County

Paul Lee P.E.

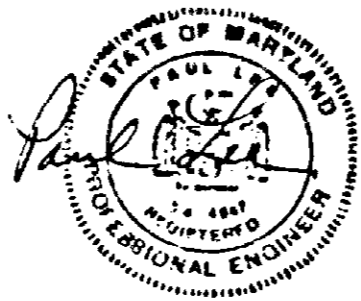
Paul Lee Engineering Inc.
 308 W. Pennsylvania Ave.
 Towson, Maryland 21284
 301.821.5341

DESCRIPTION

9736 HARFORD ROAD
 NINTH ELECTION DISTRICT
 BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point located on the west side of Harford Road, said point also being located northeasterly 1040 ± feet from the center of Jonat Avenue; thence leaving said west side of Harford Road, (1) N 46°13'30" W 200 feet and (2) N 36°29'30" E 109.87 feet, and (3) S 46°13'30" E 200 feet to the west side of Harford Road; thence binding on the west side of Harford Road (4) S 36°29'30" W 109.87 feet to the point of beginning.

Containing 21,750 square feet ± (0.50 acre ±) of land, more or less.



Engineers - Surveyors - Site Planners
 J.O. 88051 9/23/88



Richard H. Trainor
 Secretary
 Hal Kassoff
 Administrator

November 1, 1988

Paul Lee Engineering
 Incorporated
 304 W. Pennsylvania Avenue
 Towson, Maryland 21204
 Att: Paul Lee

Re: Baltimore County
 Raphael Santini Property
 9736 Harford Road
 W/S Harford Road
 MD 147
 1040' N/E of the
 centerline of Jonat
 Avenue
 Item #133

Dear Mr. Lee:

After reviewing your revised plan of October 25th, we find it acceptable showing all required improvements.

Very truly yours,

Charles J. Mills, Jr.
 Chief Bureau of Engineering
 Access Permits

LB/es

cc: Mr. James Dyer
 Mr. J. Ogle

PETITIONER'S
 EXHIBIT 2

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
 707 North Calvert St., Baltimore, Maryland 21201

ORDER REQUESTED FOR FILING
 Date 12/16/88
 By *Rafael Joseph Santini*

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 18, 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 November 17, 1988.

THE CATONSVILLE TIMES
 THE JEFFERSONIAN,

S. Zehe Olson
 Publisher

NOTICE OF HEARING
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Law and Zoning Regulations of Baltimore County, has received a petition for a Special Exception to use the herein described property for a Special Exception to utilize twenty-five (25) percent of my house for a law office. The proposed use is to be located on the west side of Harford Road, (1) N 46°13'30" W 200 feet and (2) N 36°29'30" E 109.87 feet, and (3) S 46°13'30" E 200 feet to the west side of Harford Road; thence binding on the west side of Harford Road (4) S 36°29'30" W 109.87 feet to the point of beginning. The proposed use is to be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted. In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

PO 05846
 reg M20442
 case 89-223-X
 price \$50.35

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
 W/S Harford Rd., 1040' NE c/l
 Jomat Ave. (9736 Harford Rd.) : OF BALTIMORE COUNTY
 9th Election District :
 6th Councilmanic District :
 RAPHAEL JOSEPH SANTINI, : Case No. 89-223-X
 Petitioner :

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 304, County Office Building
 Towson, Maryland 21204
 494-2188

I HEREBY CERTIFY that on this 25th day of November, 1988, a copy of the foregoing Entry of Appearance was mailed to Raphael Joseph Santini, Esquire, 9736 Harford Rd., Baltimore, MD 21234, Petitioner.

Peter Max Zimmerman
 Peter Max Zimmerman

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

J. Robert Haines
 Zoning Commissioner
 Raphael Joseph Santini, Esq.
 9736 Harford Road
 Baltimore, Maryland 21234

Date: **DEC 8 1988**



Dennis F. Rasmussen
 County Executive

Re: Petition for Special Exception
 CASE NUMBER: 89-223-X
 W/S Harford Road, 1040' NE c/l Jomat Avenue
 (9736 Harford Road)
 9th Election District - 6th Councilmanic
 Petitioner(s): Raphael Joseph Santini
 HEARING SCHEDULED: TUESDAY, DECEMBER 13, 1988 at 2:30 p.m.

Dear Mr. Santini:

Please be advised that \$5.35 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.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

BALTIMORE COUNTY, MARYLAND No. 059584
 OFFICE OF FINANCE-REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT
 DATE: 12/13/88 ACCOUNT: R-01-615-000
 AMOUNT: \$ 65.35
 RECEIVED FROM: Raphael Joseph Santini
 FOR: 12/13/88 hearing
 B*CN*****6535a 2121-89-223-X

and bring office, County Office 5) minutes before

and post set(s), there for each set not

per of

VALIDATION OR SIGNATURE OF CASHIER
 YELLOW CHECKER
 cc: File

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

October 31, 1988



Dennis F. Rasmussen
 County Executive

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

Petition for Special Exception
 CASE NUMBER: 89-223-X
 W/S Harford Road, 1040' NE c/l Jomat Avenue
 (9736 Harford Road)
 9th Election District - 6th Councilmanic
 Petitioner(s): Raphael Joseph Santini
 HEARING SCHEDULED: TUESDAY, DECEMBER 13, 1988 at 2:30 p.m.

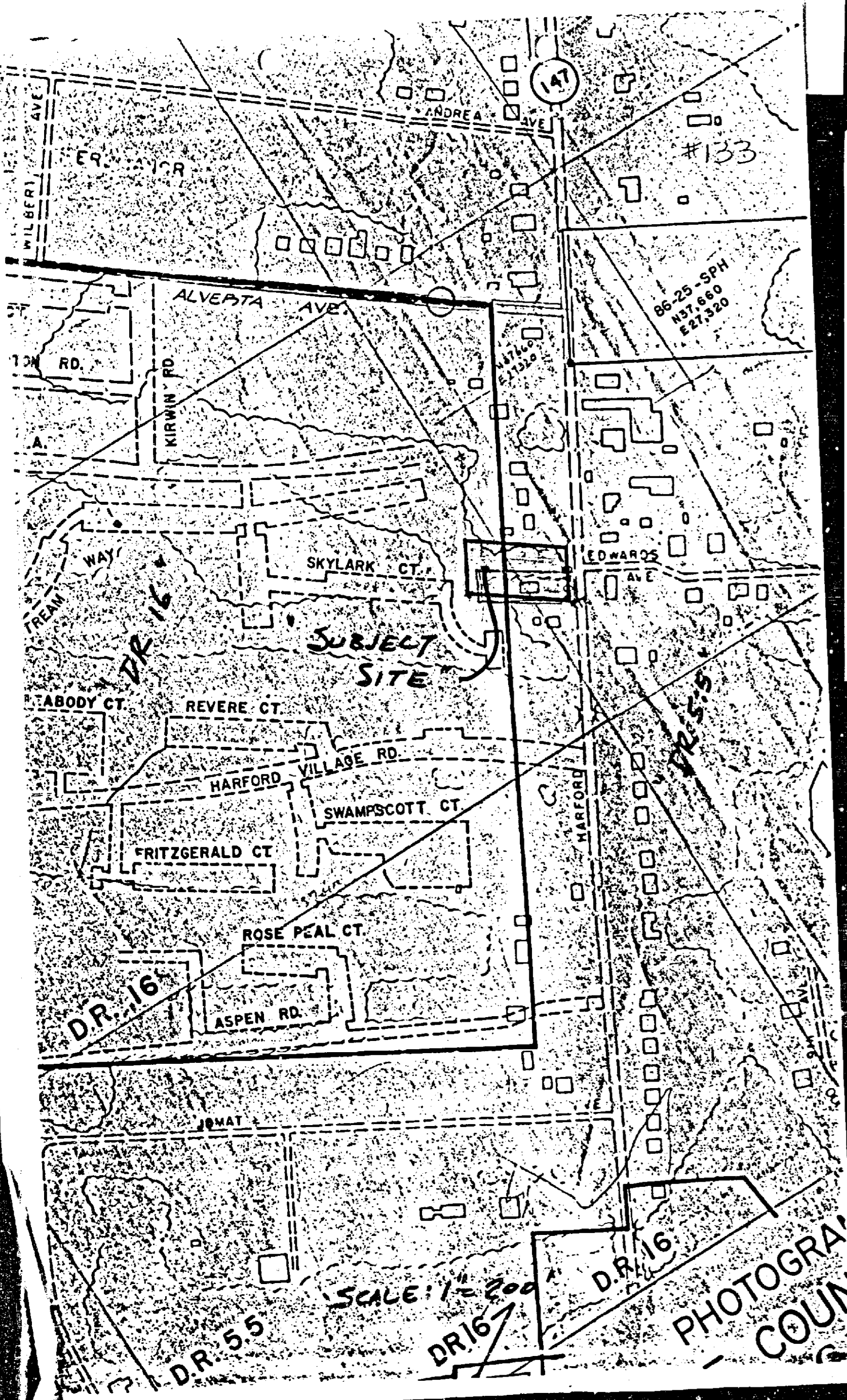
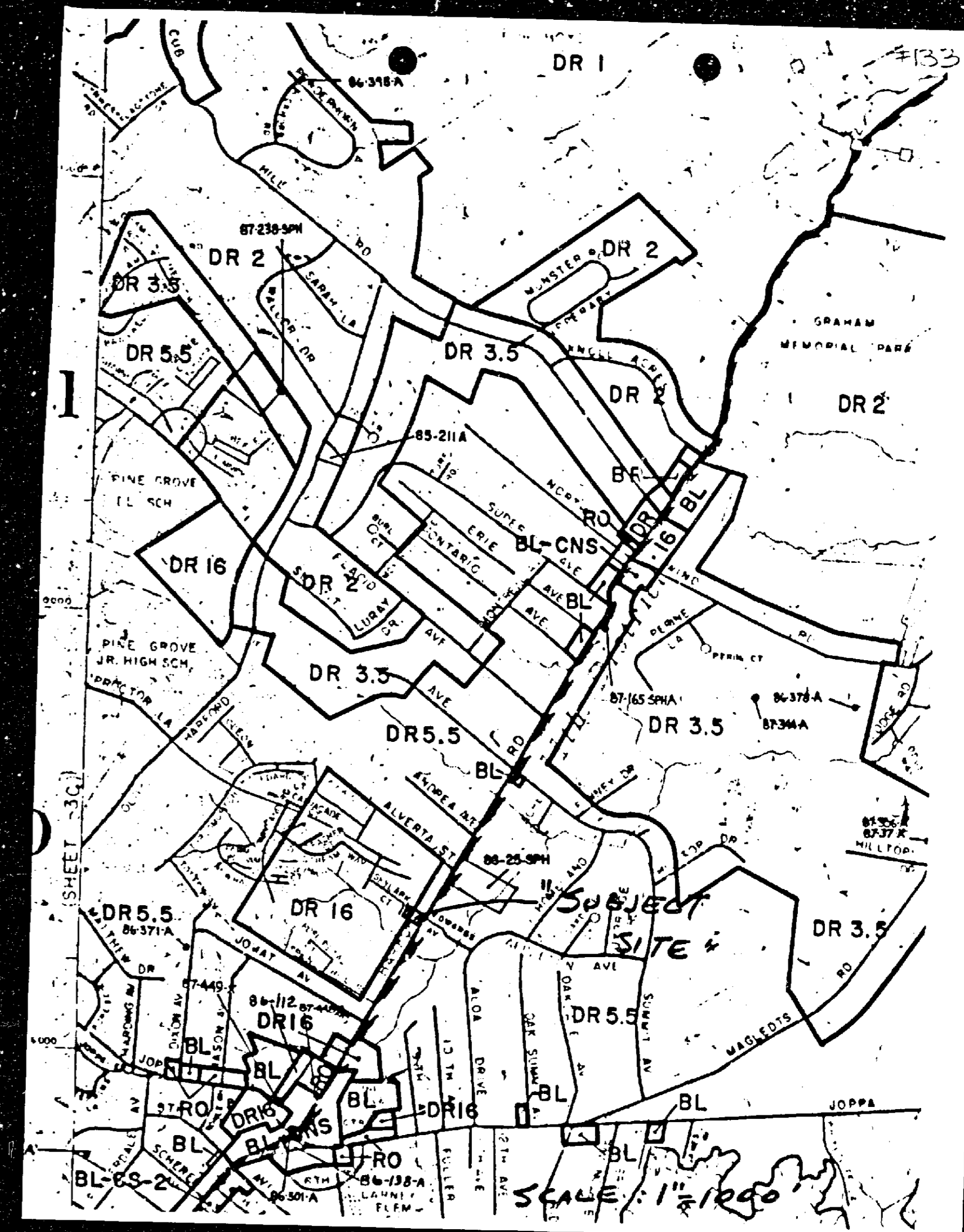
Special Exceptions to utilize twenty-five percent of my house for a law office.

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

J. ROBERT HAINES
 Zoning Commissioner of
 Baltimore County
 cc: Raphael Joseph Santini, Esq.
 File

IF PHASE II OF THE SHOW EMERGENCY PLAN IS IN EFFECT IN BALTIMORE COUNTY BY 8:30 a.m. ON THE DATE OF THE ABOVE HEARING, SUCH HEARING WILL BE POSTPONED AND TENTATIVELY RESCHEDULED FOR THURSDAY, JANUARY 12, 1989. PLEASE TELEPHONE DCKET CLERK AT 494-3391 or 687-3391 TO CONFIRM DATE.



89-223-X
 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 13th day of October, 1988.

J. Robert Haines
 J. ROBERT HAINES
 ZONING COMMISSIONER

Petitioner: Raphael J. Santini
 Received by: James E. Dyer
 Chairman, Zoning Plans Advisory Committee
 Petitioner's Attorney

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 6, 1988

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

Raphael J. Santini, Esquire
 9736 Harford Road
 Baltimore, Maryland 21234

RE: Item No. 133, Case No. 89-223-X
 Petitioner: Raphael J. Santini
 Petition for Special Exception

- MEMBERS
- Bureau of Engineering
 - Department of Traffic Engineering
 - State Roads Commission
 - Bureau of Fire Prevention
 - Project Planning
 - Building Department
 - Board of Education
 - Zoning Administration
 - Industrial Development

Dear Mr. Santini:

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

cc: Paul Lee Engineering, Inc.
 304 W. Pennsylvania Avenue
 Towson, MD 21204

Baltimore County
 Fire Department
 Towson, Maryland 21204-2586
 494-4500

Paul H. Reinecke
 Chief

November 11, 1988



J. Robert Haines, Zoning Commissioner
 Office of Planning & Zoning
 Baltimore County Office Building
 Towson, Maryland 21204

Re: Property Owner: Raphael Joseph Santini

Location: W/S Harford Road, 1,040' NE from c/l of Jomat Avenue
 Item No.: 133 Zoning Agenda: Meeting of 10/11/88

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: *Paul Lee* NOTED & APPROVED: _____
 Planning Group Fire Prevention Bureau
 Special Inspection Division

/s/



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

October 21, 1988

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer

RE: Baltimore County
Raphael Joseph
Santini Property
Zoning meeting 10/11/88
W/S Harford Road
MD 147
1040' NE of the
centerline of Jomat
Avenue
Item #133

Dear Mr. Haines:

After reviewing the submittal of a special exception for a law office, we have the following comments.

The plan must be revised to show the construction of a 25' entrance built to SHA standards as listed below and shown on the attached revised plan:

- a 5' tangent section from the southern property line;
- construction of concrete curb and gutter along the frontage of the site at a distance of 24' from the centerline and in line with existing curb and gutter to the south;
- 10' radii must be shown at the entrance; and
- a future 80' right-of-way on Harford Road.

It is requested these revisions be made prior to a hearing date being set. If you have any questions, please call Larry Brocato (333-1350).

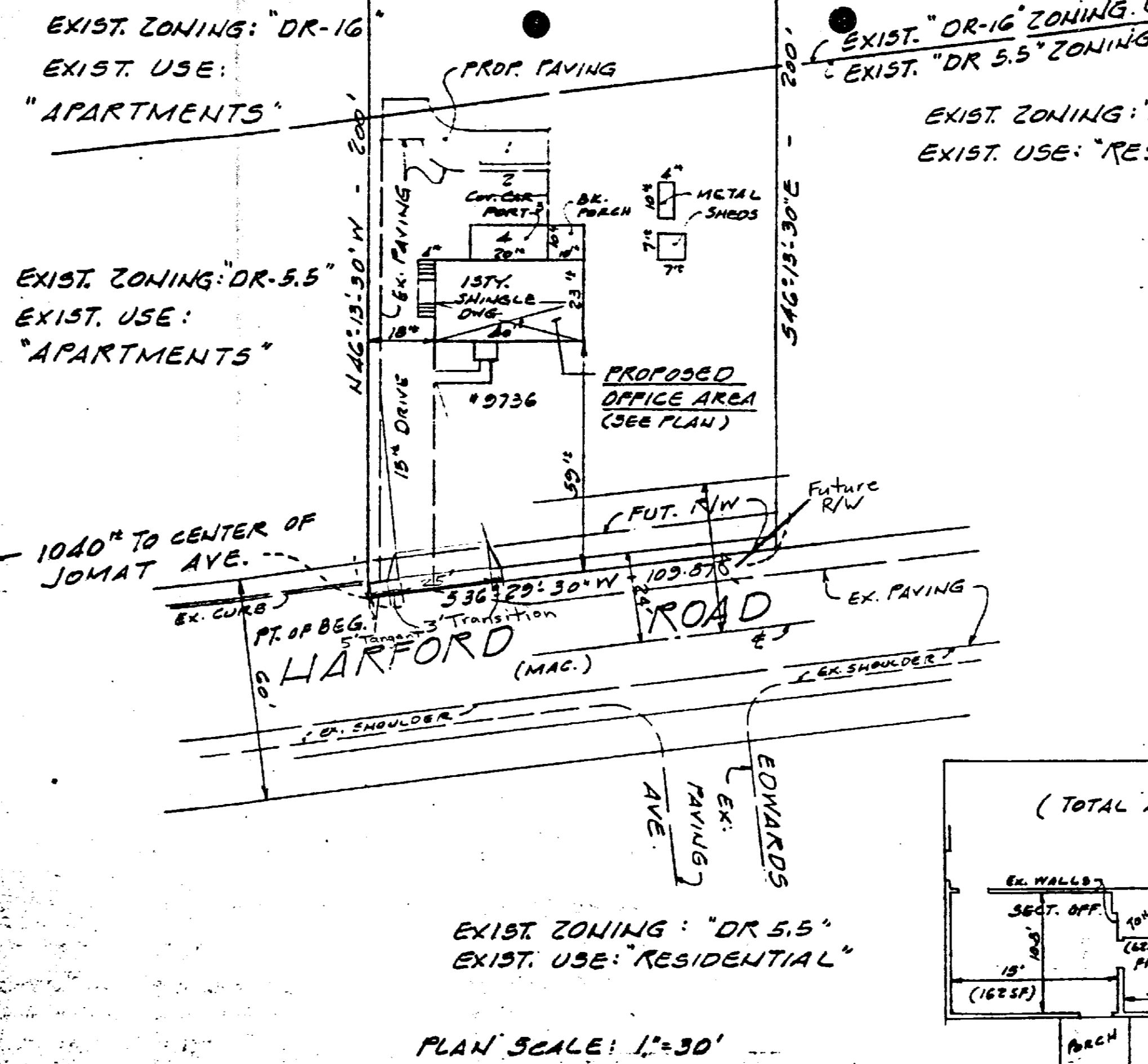
Very truly yours,

Creston J. Mills, Jr.
Creston J. Mills, Jr.
Chief Bureau of Engineering
Access Permits

LB/es
attachment

cc: Paul Lee Engineering Inc. w/att
J. Ogle w/att
J. Ogle w/a telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 545-0451 D.C. Metro - 1-800-482-3052 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717



Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
484-3334

October 28, 1988

Mr. 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 124, 129, 130, 131, 132, 133, 134, 135, 136, 138, and 139.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineering Associate

MSP/lw

RECEIVED
NOV 9 1988
ZONING OFFICE

11-14-2

Paul Lee P.E.

Paul Lee Engineering Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
301 821-5344

October 28, 1988

Mr. Creston J. Mills, Jr., Chief
Bureau of Engineering
Access Permits
State Highway Administration
P. O. Box 717 - 707 N. Calvert St.
Baltimore, Maryland 21203

Re: 19736 Harford Road
Zoning Petition Item #133

Dear Mr. Mills:

Please find enclosed herewith 2 prints of the revised Zoning Plat for the above mentioned site showing the revised entrance in accordance with your letter and plan of October 21, 1988.

Trusting the enclosed is satisfactory, I am,

Yours sincerely,

Paul Lee
Paul Lee

Pl:tl
Enclosures
cc: Mr. James Dyer w/enc.
Mr. Raphael Santini

Engineers - Surveyors - Site Planners

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines
TO: Zoning Commissioner Date: December 7, 1988
Pat Keller, Deputy Director
FROM: Office of Planning and Zoning
Raphael J. Santini
SUBJECT: Zoning Petition No. 89-223-X

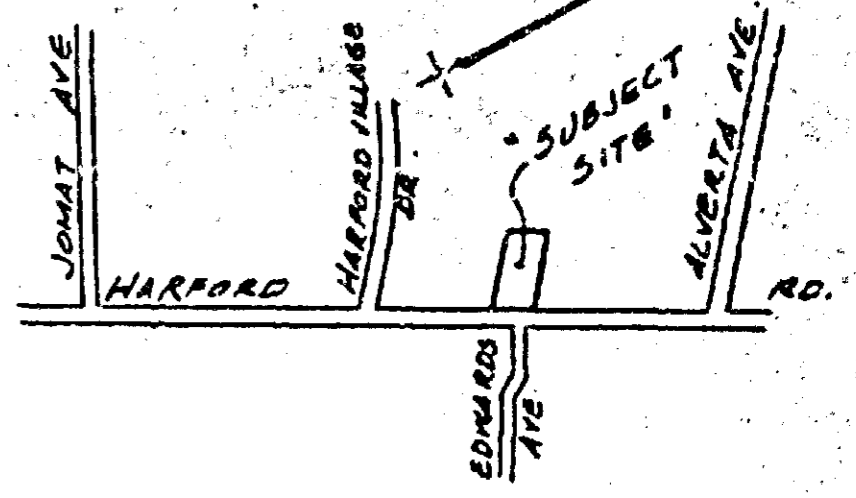
The Office of Planning and Zoning approves of the above petition, provided:
The applicant should consider some landscaping buffer along the driveway and provide some street trees (if none exist) along Harford Road.

PK/sf

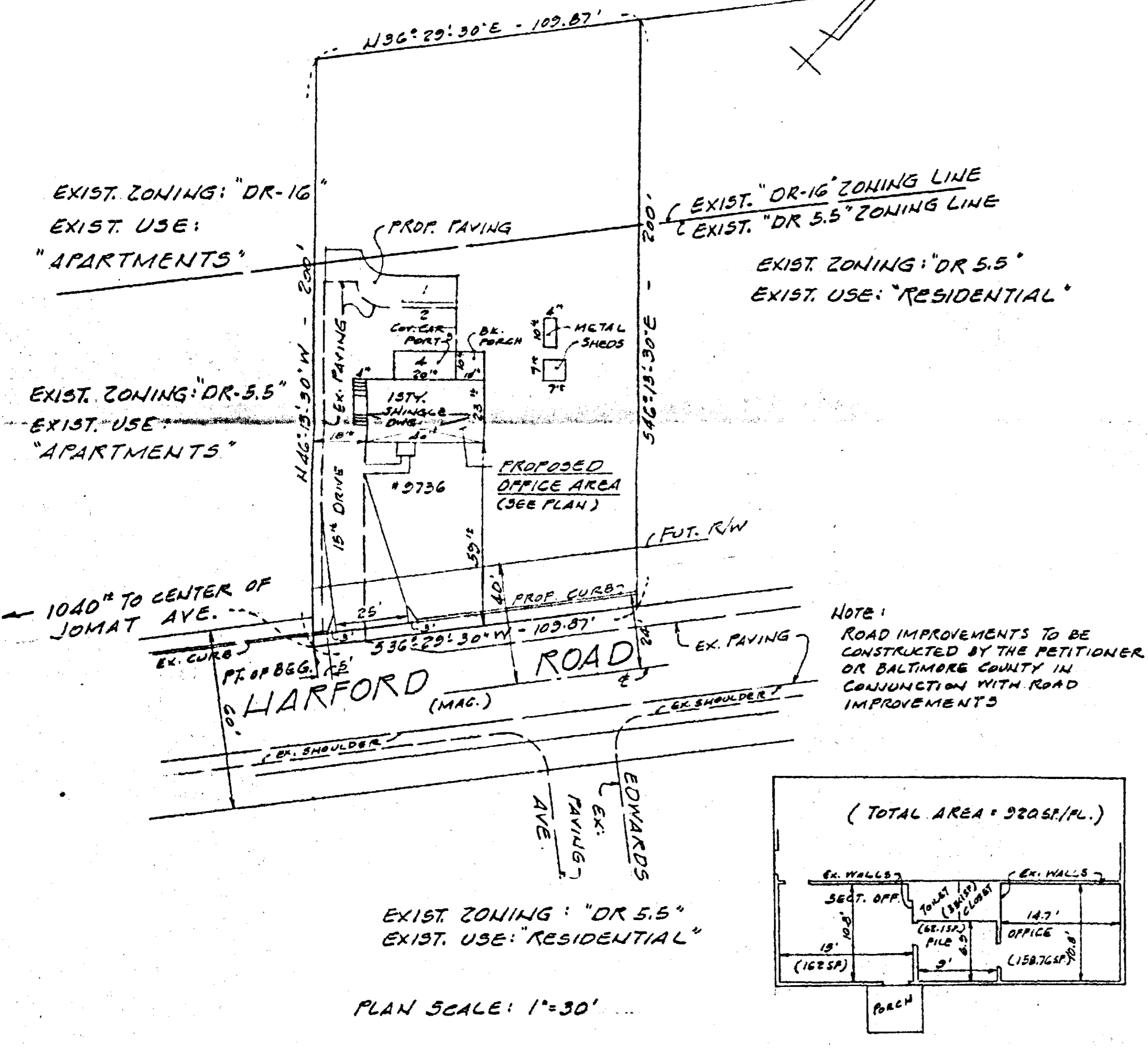
cc: Raphael Joseph Santini
12/14/88

TOWN & COUNTRY - CARNEY
E.H.K.J.R. 36-31

EXIST. ZONING: "DR-16"
EXIST. USE: "APARTMENTS"



LOCATION PLAN
SCALE: 1"=500'



GENERAL NOTES

1. AREA OF PROPERTY = 21,750 S.F. (0.50 AC.)
2. EXISTING ZONING OF PROPERTY = "DR 5.5" / "DR 16"
3. EXISTING USE OF PROPERTY = "RESIDENTIAL"
4. PROPOSED ZONING OF PROPERTY = "DR 5.5" / "DR 16" / "SPECIAL EXCEPTION"
5. PROPOSED USE OF PROPERTY = "RESIDENTIAL W/ OFFICES"
6. TOTAL FLOOR AREA EXISTING DWELLING:
 - 1ST FLOOR = 320 S.F.
 - BASEMENT = 320 S.F.
 - TOTAL FLOOR AREA = 1,840 S.F. (25% = 460 S.F.)
7. PROPOSED AREA FOR OFFICE USE = 418 S.F.
8. OFF STREET PARKING REQUIRED:
 - 418 S.F. @ 3.31/1000 = 1.27 = 2 P.S. FOR RESIDENCE = 4 P.S.
9. PROPOSED PARKING SPACES SHOWN = 4 P.S. (INCL. CAR PORT)
10. PETITIONER REQUESTING A SPECIAL EXCEPTION TO UTILIZE 25% OF HIS HOME FOR PROFESSIONAL OFFICE.
11. PROPERTY SERVED BY PUBLIC SEWER AND WATER.

NOTE 1
ROAD IMPROVEMENTS TO BE CONSTRUCTED BY THE PETITIONER OR BALTIMORE COUNTY IN CONJUNCTION WITH ROAD IMPROVEMENTS

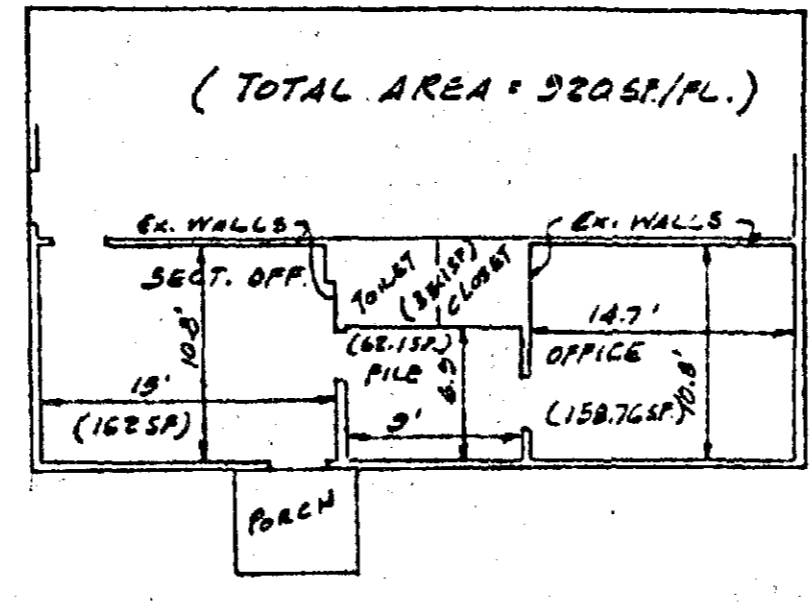
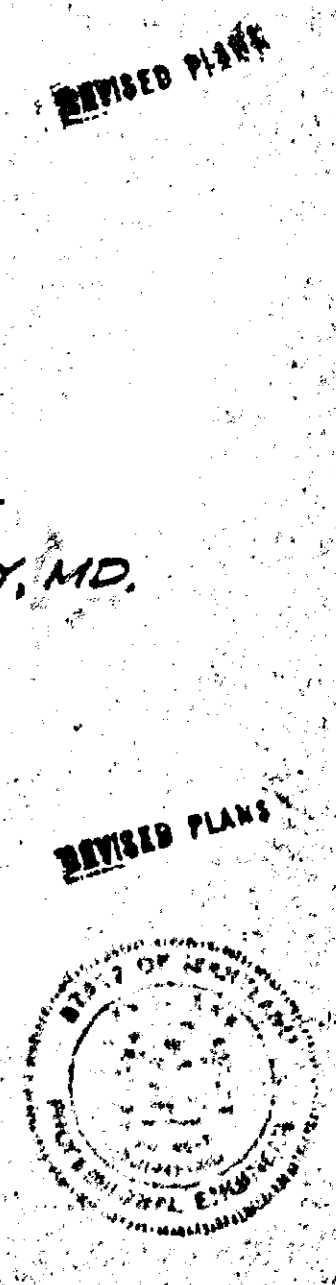
PLAT TO ACCOMPANY PETITION FOR

SPECIAL EXCEPTION
9736 HARFORD ROAD

5TH ELECT. DIST. BALTIMORE COUNTY, MD.
SCALE: AS SHOWN AUG. 26, 1988
OCT. 23, 1988

Petitioner's Exhibit 1

PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204

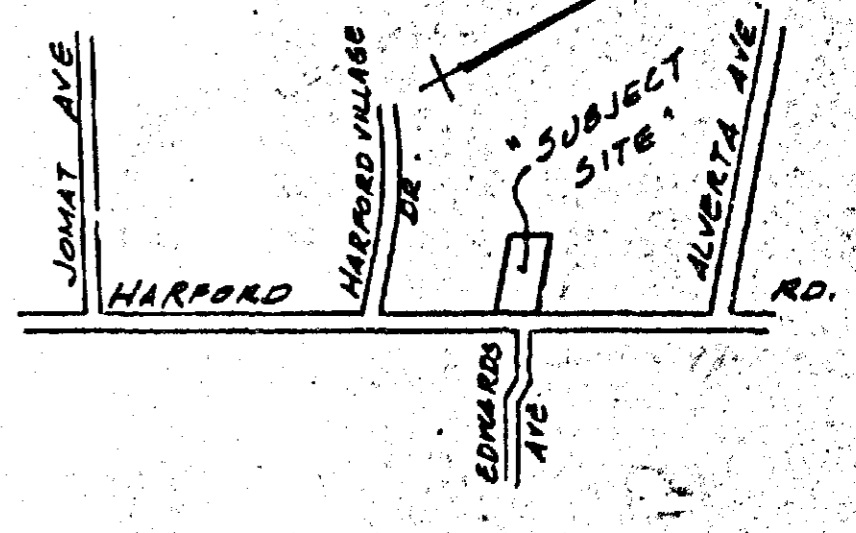


EXISTING 1ST FLOOR PLAN
SHOWING PROPOSED OFFICES
SCALE: 1"=10'

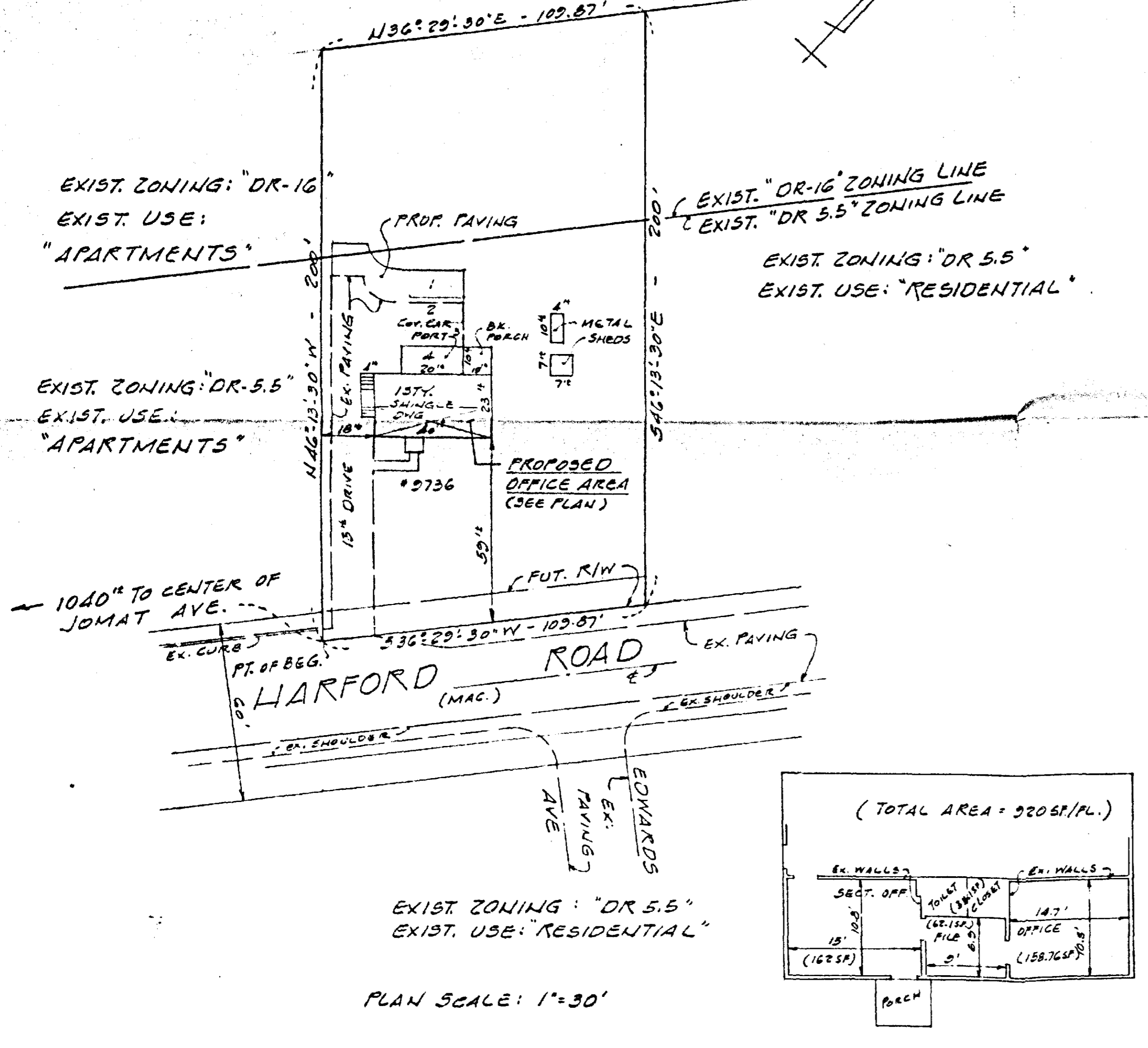
88-051

TOWN & COUNTRY - CARNEY
E.H.K.J.R. 36-31

EXIST. ZONING: "DR-16"
EXIST. USE: "APARTMENTS"



LOCATION PLAN
SCALE: 1"=500'



GENERAL NOTES

1. AREA OF PROPERTY = 21,750 S.F. (0.50 AC.)
2. EXISTING ZONING OF PROPERTY = "DR 5.5" / "DR 16"
3. EXISTING USE OF PROPERTY = "RESIDENTIAL"
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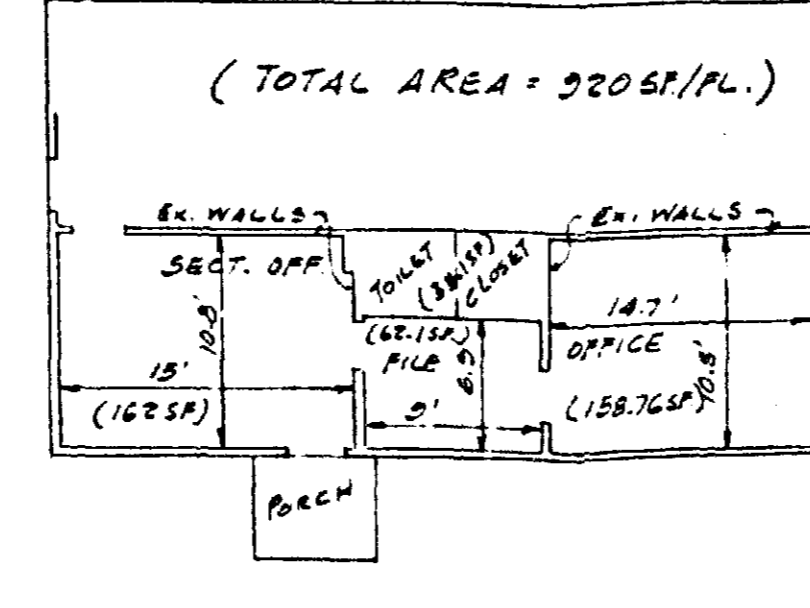
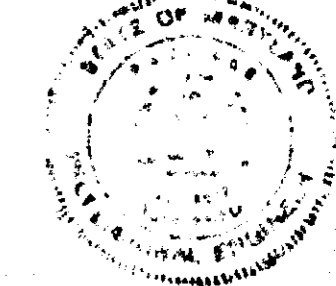
PLAT TO ACCOMPANY PETITION FOR

SPECIAL EXCEPTION
9736 HARFORD ROAD

5TH ELECT. DIST. BALTIMORE COUNTY, MD.
SCALE: AS SHOWN AUG. 26, 1988

PETITIONER'S EXHIBIT

PAUL LEE ENGINEERING, INC.
304 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204



EXISTING 1ST FLOOR PLAN
SHOWING PROPOSED OFFICES
SCALE: 1"=10'

88-051