

IN RE: PETITION FOR SPECIAL EXCEPTION
NW of the C/I of Intersection of
Belair Road & Silver Spring Rd.
8724-26 Belair Road
11th Election District
5th Councilmanic District
Silver Bell Associates
Petitioner

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE # 90-246-X

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a Special Exception for a service garage, as more particularly described on Petitioner's Exhibit No. 1.

The Petitioner, by Robert J. Wiley, Vice President of Stansbury Stereo, appeared, testified and represented by Benjamin Bronstein, Esquire. Appearing and testifying on behalf of the Petitioner was Gene Stevens, a Site Planner. Also appearing on behalf of the Petitioner was Messrs. Stanley Meroc and Dean Hoover. There were no Protestants.

Testimony indicated that the subject property known as 8724-8726 Belair Road is located within the Perry Hall Crossing Shopping Center and consists of 6,663 square feet +/-, zoned B.L.

Testimony proffered by counsel indicated that the Petitioner is desirous of constructing a two bay service garage consisting of approximately 662.5 square feet on the rear portion of the existing building, as indicated on Petitioner's Exhibit 1.

Testimony indicated that the Petitioner proposes to use the addition for the installation of car stereos which would be an ancillary operation to the Stansbury Stereo/Video Retail Store operating in the main building. Testimony indicated that one installer would be employed to operate the service bays and that no other services would be performed out of the proposed facility.

Mr. Robert Wiley, Vice President of Stansbury Stereo, testified that approximately five (5) cars would be serviced daily. He also testified that only hand tools and no air tools would be used in the service bays. He stated that inventory would be kept in the main store and only brought to the service bays as needed.

Mr. Gene Stevens, Site Planner, testified that the Petitioners' request fulfills all of the requirements set forth in Section 502.1 and, otherwise, within the spirit and intent of the Baltimore County Zoning Regulations (B.C.Z.R.).

It is clear that the B.C.Z.R. permits the use proposed in a B.L. zone 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 whether the conditions as delineated by Section 502.1 are satisfied by the Petitioner.

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. In fact, 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. Pritts, 432 A2d 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.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21st day of January 1990, that the Petition for Special Exception to approve a service garage be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner may apply for their 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 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.

JRH:mmm
cc: Peoples Counsel

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

January 19, 1990

Benjamin Bronstein, Esquire
Evans, George and Bronstein
29 W. Susquehanna Avenue, Suite 205
Towson, Maryland 21204

RE: Petition for Special Exception
Case #90-246-X
Silver Bell Associates, Petitioner

Dear Mr. Bronstein:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

JRH:mmm
att.
cc: Peoples Counsel

Tracking System

Baltimore County
Zoning Commissioner
Office of Planning & Zoning

Date Recd. FEE
By Month Year Number TYPE Identification Number Zip Code

Petitioner: Silver Bell Assoc. (Full) (Middle Initial)

Property Address: 8724-26 Belair Rd. (Number) (Street)

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

No. 077183

DATE 1/14/90 ACCOUNT R-246-X

AMOUNT \$ 175.00

RECEIVED FROM P. Bronstein

BY C. D. Y. 1/5/90 #100

VALIDATION OR SIGNATURE OF CASHIER

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. BOX 6000, TOWSON, MARYLAND 21204

90-246-X

September 6, 1989

Description to Accompany
A Petition for a Special Exception.

EX: Perry Hall Crossing Shopping Center
N.E. Corner Belair & Silver Spring Roads
Election District No. 11

Point of beginning being located North 02° 30' West 570' of the centerline
of intersection of Belair and Silver Spring Roads, thence in a clockwise direction:

- 1 - North 47° 52' West 25.00 feet
- 2 - North 42° 06' East 27.00 feet
- 3 - South 47° 52' East 20.00 feet
- 4 - South 02° 52' East 7.07 feet
- 5 - South 42° 08' West 22.00 feet to the place of beginning.

Containing 0.0152 acres.

(THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED IN
CONVEYANCES AND AGREEMENTS)

(BASED ON DEED 6904/277)

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-246-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 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) Silver Bell Associates, A Maryland Partnership

Signature Robert J. Wiley

Address 29 W. Susquehanna Ave., Suite 205

City and State Towson, Maryland 21204

Attorney for Petitioner:

Evans, George and Bronstein

(Type or Print Name) 29 W. Susquehanna Ave., Suite 205

Signature 29 W. Susquehanna Ave., Suite 205

City and State Towson, Maryland 21204

Attorney's Telephone No.: (301) 296-0200

Legal Owner(s):

(Type or Print Name) Silver Bell Associates, A Maryland Partnership

Signature Robert J. Wiley

BY: Robert J. Wiley, Managing Partner

(Type or Print Name)

Signature

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:

G. W. Stephens & Associates - Charles

Name 303 W. Allegheny Avenue (301) 825-812

Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of Oct, 1989, 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 the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building, in Towson, Baltimore County, on the 19th day of Dec, 1989, at 2 o'clock P.M.

ESTIMATED LENGTH OF HEARING 1/2HR. (1HR.)
AVAILABLE FOR HEARING
MON./TUES./WED. - NEXT TWO MONTHS
OTHER
REVIEWED BY J. Robert Haines
DATE 9/14/89 (over)

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
Stanley C. Meroc	2711 1/2 Kildine Dr
Dean Hoover	659 Kennelworth Dr. Towson, MD 21204
Ben Bronstein	285 Susquehanna Rd 21204
Robert J. Wiley	8724 Belair Rd 21236

GWs RECEIVED JAN 2 1990 ZONING OFFICE December 28, 1989

THE HONORABLE J. ROBERT HAINES
Zoning Commissioner for Baltimore County
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Item No. 100
Case No. 90-246-X
Petitioner: Silver Bell Associates,
et al
Petition for Special Exception

Dear Commissioner Haines,

At the time of the above entitled hearing on December 19, 1989, you requested that we review the prior zoning history on the subject property. Your recollection that your office was involved in the case of the Di Pasta Restaurant is correct. However, your involvement related to update the parking layout to conform to the new parking regulations. Once the changes were made to the parking layout, there was no need for a special exception.

In review of the zoning files at the County the only case on file was the original special exception which granted the reduction in parking (Case #87-164-A). If you have any questions about the case please call me.

Very truly yours,
GEORGE WILLIAM STEPHENS, JR.
Dean C. Hoover

cc: Mr. Benjamin Bronstein
Mr. Stan Maros

EVANS, GEORGE AND BRONSTEIN
SUSQUEHANNA BUILDING, SUITE 205
28 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(301) 296-0200
FAX (301) 296-3719

December 20, 1989

Re: Item No. 100,
Case No. 90-246-X
Petitioner: Silver Bell Associates, et al.
Petition for Special Exception

Dear Commissioner Haines:

At the time of the above entitled hearing on December 19, 1989, you requested that I review the prior zoning history on the subject property. Your recollection that your office was involved in the case of the Di Pasta Restaurant is correct. However, that involvement related to the processing of a building permit and updating the parking to the new parking regulations.

I am enclosing copies of correspondence from my file which may be helpful. In addition, I am by this letter requesting that Dean Hoover of G.W. Stephens review the zoning office files to ascertain whether there may be any other information that will be helpful to you.

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

DEC 12 1989

Silver Bell Associates
One S. Charles Street, Suite 1100
Baltimore, Maryland 21201

ATTN: ROBERT C. LAYNE

Re:
Petition for Special Exception
CASE NUMBER: 90-246-X
W of centerline of intersection of Belair Road and Silver Spring Road
8724-26 Belair Road
11th Election District - 5th Councilmanic
Petitioner(s): Silver Bell Associates
HEARING: TUESDAY, DECEMBER 19, 1989 at 2:00 p.m.

Dear Petitioner(s):

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-4150
Number: 741
90-246-X

12/17/89

PUBLIC HEARING FEES
90-POSTING SIGNS / ADVERTISING
LAST NAME OF OWNER: SILVER BELL ASSOC

QTY PRICE
1 X \$95.12
TOTAL: \$95.12

8131*****96121a *202F
Please make checks payable to: Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

11/22/89

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 21204 as follows:

Petition for Special Exception
CASE NUMBER: 90-246-X
W of centerline of intersection of Belair Road and Silver Spring Road
8724-26 Belair Road
11th Election District - 5th Councilmanic
Petitioner(s): Silver Bell Associates
HEARING: TUESDAY, DECEMBER 19, 1989 at 2:00 p.m.

Special Exception for 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 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

JRHgs
cc: Silver Bell Associates
Benjamin Bronstein, Esq.
Charles Fick

Page 2
Letter to Commissioner Haines
December 20, 1989

Thank you for your kind consideration.

Very truly yours,
EVANS, GEORGE & BRONSTEIN
Benjamin Bronstein

BB/mlh

Enclosure
cc: Dean Hoover, George William Stephens, Jr. & Associates, Inc.
Stan Maros, Silver Bell Associates

CERTIFICATE OF PUBLICATION
November 30 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of successive weeks, the first publication appearing on Nov 29 1989.

NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER

S. Zeke Orlean
Publisher

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 11th
Period for: Special Exception
Petitioner: Silver Bell Associates
Location of property: W of centerline of intersection of Belair Rd and Silver Spring Rd
8724-26 Belair Rd
Location of Sign: Along Belair Rd across St. Francis & across Hwy 100
Fm Silver Spring Rd
Remarks: [Signature]
Posted by: [Signature]
Number of Signs: 1
Date of return: 12/18/89

CERTIFICATE OF PUBLICATION
TOWSON MD. November 30 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on Nov 30 1989.

THE JEFFERSONIAN

S. Zeke Orlean
Publisher

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

September 19, 1989

Benjamin Bronstein, Esq.
Evans, George and Bronstein
29 West Susquehanna Avenue, Suite 205
Towson, Maryland 21204

Re: Perry Hall Crossing Shopping Center Item #100
Dear Mr. Bronstein:
A forty percent increase of petitions filed, regulations which exact the time frame hearings must be set, along with a number of hearings running four to five days, result in an inability to schedule any early hearing dates.

As your reasons for an expediated hearing have merit, it is with regret that I must inform you of this fact.

However, your request has been duly noted. Should the docket open up, due to postponement or withdrawal, and advertising and posting time guides can be met, this matter will be slipped into the open slot.

Very truly yours,
G. G. Stephens
Hearing Desk
887-3391

EVANS, GEORGE AND BRONSTEIN
SUSQUEHANNA BUILDING, SUITE 205
28 WEST SUSQUEHANNA AVENUE
TOWSON, MARYLAND 21204
(301) 296-0200
FAX (301) 296-3719

SEP 18 1989

ZONING OFFICE
90-246-X

September 14, 1989

The Honorable J. Robert Haines
Zoning Commissioner for Baltimore County
Zoning Office, County Office Building
Towson, Maryland 21204

Re: Petition for Special Exception for Service Garage Perry Hall Crossing Shopping Center Item #100

Dear Commissioner Haines:

I represent the Silver Bell Associates, a Maryland partnership, Petitioner in the above entitled matter.

This Special Exception relates to a service garage in the rear of the shopping center for use by Stansbury Radio for the installation of car sound systems. We did not anticipate any opposition with this Special Exception. Stansbury Radio, is in urgent need of the garage. In view of the fact that this hearing will probably be of short duration and the need for the use by Stansbury Radio, I am hereby requesting that the hearing date be expedited.

Thank you for your kind attention to this matter.

Very truly yours,
EVANS, GEORGE & BRONSTEIN
Benjamin Bronstein

cc: Mr. Stan Maros
BB/mlh

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 11, 1989

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

Ben Bronstein, Esquire
Evans, Geroge and Bronstein
29 W. Susquehanna Avenue, Suite 205
Towson, MD 21204

RE: Item No. 100, Case No. 90-246-X
Petitioner: Silver Bell Associates, et al
Petition for Special Exception

Dear Mr. Bronstein:

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 ensure 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

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

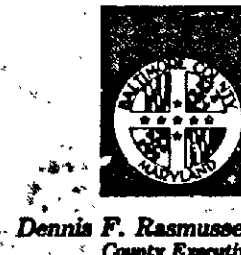
JED:jw

Enclosures

cc: Mr. Robert C. Levin
Silver Bell Associates
One N. Charles Street
Baltimore, MD 21201

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(801) 887-3355

J. Robert Haines
Zoning Commissioner



Your petition has been received and accepted for filing this
2nd day of October, 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
Chairman
Zoning Plans Advisory Committee

Petitioner: Silver Bell Associates, et al

Petitioner's Attorney: Ben Bronstein.



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

October 3, 1989

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

RE: Baltimore County
Silver Bell Associates
Zoning meeting 9/28/89
W/S Belair Road
1-W
at N/W corner of
Silver Spring Road
Item #100

Dear Mr. Haines:

After reviewing the submittal for a special exception for a service garage, we find the plan acceptable.

If you have any questions, contact Larry Brocato (333-1350).

Very truly yours,

Charles Rose
Charles Rose, Acting Chief
Engineering Access Permits
Division

LB/es

cc: G.W. Stephens, Jr. and Associates Inc.
Mr. J. Orle

RECEIVED
OCT 5 1989

ZONING OFFICE

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0481 D.C. Metro - 1-800-482-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines Zoning Commissioner DATE: December 5, 1989
FROM: Pat Keller, Deputy Director Office of Planning and Zoning
SUBJECT: Silver Bell Associates, Item 100 Zoning Petition No. 90-246

The Petitioner requests a special exception for a service garage.
In reference to this request, staff offers no comment.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
(301) 887-3355

November 9, 1989

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

RECEIVED
NOV 16 1989
ZONING OFFICE

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 87, 94, 95, 96, 97, 98, 99, 101, 102 and 104.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan,
Traffic Engineer Associate II

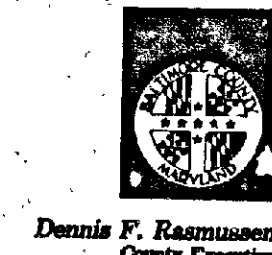
MSF/lab

Baltimore County
Fire Department
800 York Road
Towson, Maryland 21204-2536
(301) 887-4500

Paul H. Rotondo
Chief

September 25, 1989

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



RE: Property Owner: SILVER BELL ASSOCIATES
Location: 570' NW OF CENTERLINE OF INTERSECTION OF BELAIR ROAD AND SILVER SPRING ROAD
Item No.: 100 Zoning Agenda: SEPTEMBER 26, 1989

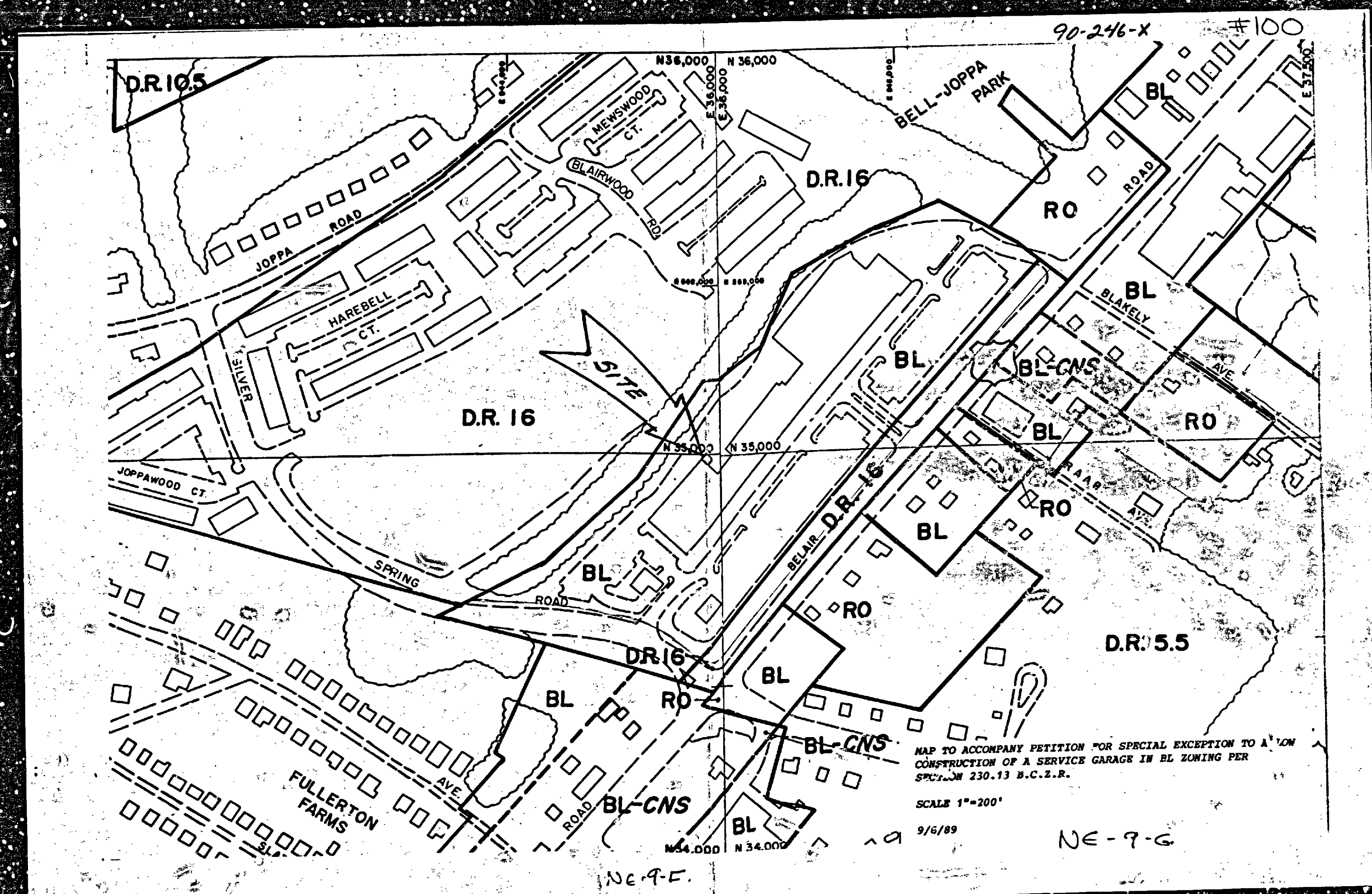
Gentlemen:

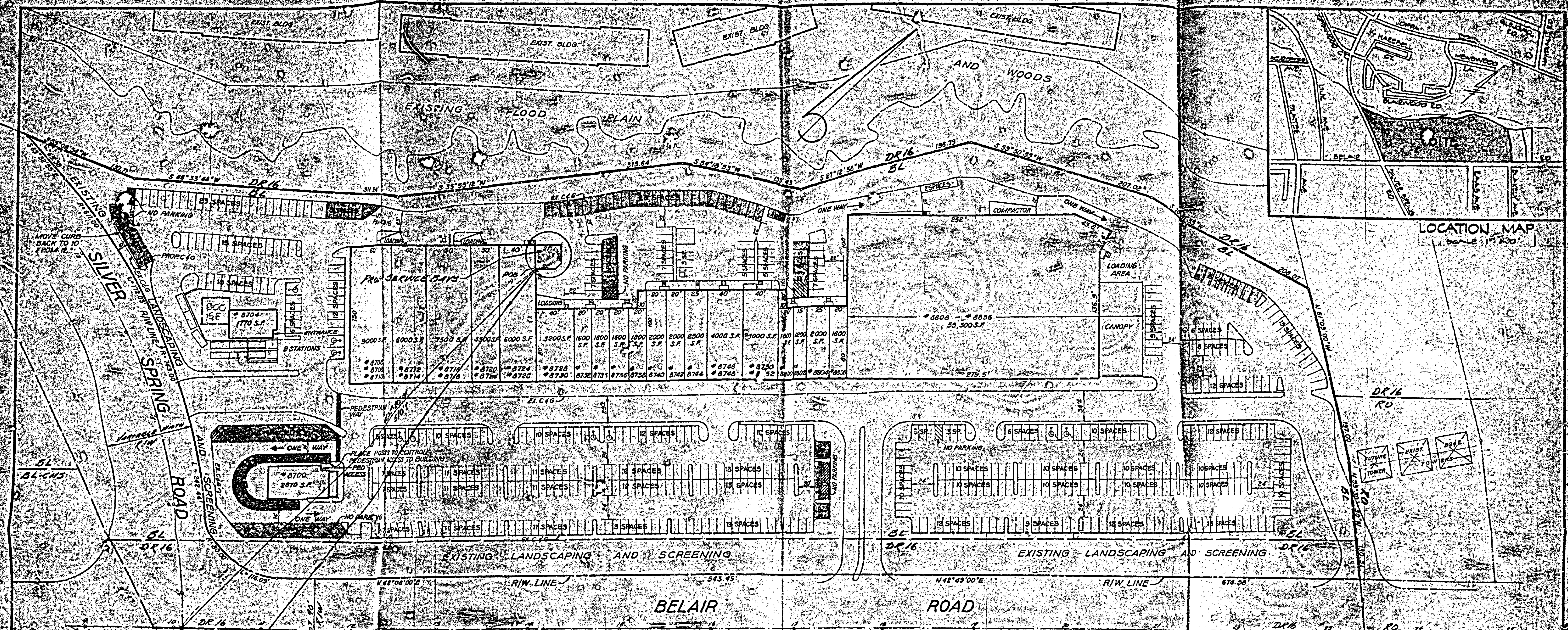
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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", 1988 edition prior to occupancy.

REVIEWER: *Paul H. Rotondo* Noted and Approved *Paul H. Rotondo*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KET





EXISTING USE RESIDENTIAL

AREA OF SITE = 12.958 ACRES

FLOOR AREA RATIO CALCULATIONS:

FLOOR AREA RATIO ALLOWED = 1.0

FLOOR AREA RATIO PROPOSED = 1.0

DEVELOPED AS FOLLOWS:

FLOOR AREA (SQ. FT.)

GROSS AREA RATIO (SQ. FT.)

125,000 SQ. FT.

12,958 AC. X 43,560 SQ. FT./AC.

12,958 AC. X 43,560 SQ. FT./AC.

NOTE:

ALL SHADED PARKING BAYS ARE REQUIRED TO BE RESTRICTED.

1" STD PKG SPACE

1" PARALLEL PKG SPACE

1" 45° PKG SPACE

1" STACKING SPACE

NOTES:

ALL PARKING AREAS HAVE EXISTING PAVING AND ARE SHOWN AS SHOWN EXCEPT THOSE AREAS SHOWN REPRESENT NEW OR RECONFIGURED STRIPING. NO NEW PAVING NEEDED.

ENTIRE SITE IS LANDSCAPED & SCREENED AS REQUIRED.

VARIANCE TO PERMIT 639 SPACES IN LIBU OF THE REQUIRED 661 GRANTED 10/23/86.

SEE CASE NO. 87-184A.

ADDRESS	TENANT	SQ. FT.
8700	Wendy's (Fast Food)	2,870
8704	Loyola Federal Savings & Loan	2,870
8706-8710	Annapolis Clothing	8,000
8712, 8714	Linn's Gallery	6,000
8716, 8718	Show-off	7,500
8720, 8722	Party House	4,000
8724, 8726	Pharmacia	3,200
8728, 8730	Computers to Go	1,600
8732	Cleaners	1,600
8734	Ray State Video	1,600
8736	Hill End Shops	1,600
8738	Fleming & Shively Carpets	2,000
8740	ACT Electronics	2,000
8742	Shoe Spot	2,500
8744	Nick & Sam Shop	4,000
8746, 8748	Casa de Pasta	4,000
8750, 8752	Macmillan's	1,600
8754	Mark's Bobbin	1,200
8756	Metropolitan Life	1,600
8758	Tuyedo House	1,600
8760-8762	Chenel	3,200

Includes future 300' expansion to east side.

Total Number Parking Spaces Required = 639

Total Number Parking Spaces Provided = 639 68 / INCLUDES 2 SPACES IN SERVICE BAYS

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.

CIVIL ENGINEERS & LAND SURVEYORS

303 ALLEGHENY AVENUE

TOWSON, MARYLAND 21204

(301) 825-8120

OWNER

SILVER BELL ASSOCIATES

SUITE 1100

ONE NORTH CHARLES STREET

BALTIMORE, MARYLAND 21201

Phone (301) 721-8300

PETITIONER'S EXHIBIT

PARKING PLAN

PERRYHALL CROSSING SHOPPING CENTER

BALTIMORE COUNTY, MARYLAND

SCALE 1" = 50'

ELECTION DISTRICT #11

DATE: JULY 28, 1988

P.N. 3297