

IN RE: PETITION FOR ZONING VARIANCE BEFORE THE
 SW/S Reisterstown Road, 100' SE OF Bonita Avenue DEPUTY ZONING COMMISSIONER
 (10526 Reisterstown Road) OF BALTIMORE COUNTY
 4th Election District 3rd Councilmanic District Case No. 91-382-A
 Irvin Herling Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance from Section 409.8.A.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a parking setback of 5 feet in lieu of the minimum required 10 feet from the street right-of-way and a variance from Section 409.4.C of the B.C.Z.R. to permit 2 parking spaces with an aisle width of 9 feet in lieu of the minimum required 22 feet, as more particularly described on Petitioner's Exhibit 1.

The Petitioner appeared, testified and was represented by I. William Chase, Esquire. Also appearing on behalf of the Petitioner was David S. Thaler of D.S. Thaler & Associates, Inc. There were no Protestants.

Testimony indicated that the subject property, known as 10526 Reisterstown Road, consists of 0.96 acres zoned B.L.-C.N.S. and is improved with a one-story building known as the Northwest Animal Hospital. Petitioner is desirous of constructing a one story addition to the existing building in accordance with Petitioner's Exhibit 1. Testimony indicated that due to the unique configuration of the subject property and its close proximity to the Gwynns Falls, the relief requested is necessary in order to construct the proposed addition. Petitioner argued that strict compliance with the zoning regulations would create practical difficulty and unreasonable hardship and that development of the property in the manner

proposed on Petitioner's Exhibit 1 will not create any detriment to the health, safety or general welfare of the surrounding community.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

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

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 16th day of July, 1991 that the Petition for Zoning Variance from Section 409.8.A.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a parking setback of 5 feet in lieu of the minimum required 10 feet from the street right-of-way and a variance from

Section 409.4.C of the B.C.Z.R. to permit 2 parking spaces with an aisle width of 9 feet in lieu of the minimum required 22 feet, 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 may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 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.

TIMOTHY M. KOTROCO
 Deputy Zoning Commissioner
 for Baltimore County

TMK:bjs

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning
 111 West Chesapeake Avenue
 Towson, MD 21204
 887-3353

July 16, 1991

I. William Chase, Esquire
 1190 Northern Parkway
 Baltimore, Maryland 21210
 RE: PETITION FOR ZONING VARIANCE
 SW/S Reisterstown Road, 180' SE of Bonita Avenue
 (10526 Reisterstown Road)
 4th Election District - 3rd Councilmanic District
 Irvin E. Herling - Petitioner
 Case No. 91-382-A

Dear Mr. Chase:

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 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO
 Deputy Zoning Commissioner
 for Baltimore County

TMK:bjs

cc: Harry L. Chase, Esquire
 1190 West Northern Parkway, Baltimore, Md. 21210

People's Counsel

File

ORDER RECEIVED FOR FILING
 Date 7/16/91
 By [Signature]

ORDER RECEIVED FOR FILING
 Date 7/16/91
 By [Signature]

ORDER RECEIVED FOR FILING
 Date 7/16/91
 By [Signature]

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 91-382-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.8.A.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a parking setback of 5 feet in lieu of the minimum required 10 feet from the street right-of-way and a variance from Section 409.4.C of the B.C.Z.R. to permit 2 parking spaces with an aisle width of 9 feet in lieu of the minimum required 22 feet, as more particularly described on Petitioner's Exhibit 1. Testimony indicated that due to the unique configuration of the subject property and its close proximity to the Gwynns Falls, the relief requested is necessary in order to construct the proposed addition. Petitioner argued that strict compliance with the zoning regulations would create practical difficulty and unreasonable hardship and that development of the property in the manner proposed on Petitioner's Exhibit 1 will not create any detriment to the health, safety or general welfare of the surrounding community.

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

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name) _____ Signature _____ Address _____ City and State _____

Legal Owner(s): (Type or Print Name) _____ Signature _____ Address _____ City and State _____

Attorney for Petitioner: (Type or Print Name) _____ Signature _____ Address _____ City and State _____

Attorney's Telephone No.: _____ Address _____ Phone No. _____

ORDERED By The Zoning Commissioner of Baltimore County, this 16th day of July, 1991.

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 29th day of July, 1991 at 2 o'clock

FILED BY JLL 3/20/91
 ANY TIME OR DAY
 HEARING TIME 1/2 HR

(over)

NORTHWEST ANIMAL HOSPITAL
 DESCRIPTION TO ACCOMPANY ZONING VARIANCE REQUEST

Beginning for the same at a point on the southwest side of Reisterstown Road (Maryland Route 140) and approximately 180 feet southeast from the centerline of Bonita Avenue; thence, South 43 12'18" East 185.00 feet, to a point; thence, South 46 42'42" West 118.27 feet, to a point; thence, South 43 17'18" East 80.19 feet, to a point; thence, South 40 51'10" West 64.63 feet, to a point; thence, North 54 46'59" West 169.75 feet, to intersect the eastern side of a 30 foot private right-of-way, known as Carlvon Road; thence, binding on the eastern side of said right-of-way, North 11 41'26" East 119.82 feet, to a point; and, North 29 29'26" East 123.82 feet to the point of beginning.

Containing 0.83 acres of land, more or less.

[Signature]

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 4th Date of Posting 4-18-91
 Posted for: [Signature]
 Petitioner: [Signature]
 Location of property: SW/S of Reisterstown Road, 180' SE of Bonita Ave, 10526 Reisterstown Road
 Location of Sign: [Signature]
 Remarks: [Signature]
 Posted by: [Signature] Date of return: 4-18-91
 Number of Signs: 7

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/29, 1991

THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 25 successive weeks, the first publication appearing on 4/25, 1991.

OWINGS MILLS TIMES,

S. Zake Orlean
 Publisher

\$ 70.76

NOTICE OF HEARING
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Provisions of Baltimore County, will hold a public hearing on the property described herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 at 2:00 p.m.
 Case Number: 91-382-A
 Date: Wednesday, May 29, 1991 at 2:00 p.m.
 Petitioner: Irvin E. Herling
 Hearing Date: Wednesday, May 29, 1991 at 2:00 p.m.
 Witnesses in person \$ 5. each; by mail \$ 10.00; by telephone \$ 10.00. Petitioner to provide two parking spaces with 6 ft. of aisle width in lieu of the required 22 ft.
 J. ROBERT HAINES
 Zoning Commissioner of Baltimore County
 OJ44252 April 25

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/29, 1991

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 25 successive weeks, the first publication appearing on 4/25, 1991.

THE JEFFERSONIAN,

S. Zake Orlean
 Publisher

\$ 70.76

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 J. ROBERT HAINES
 Zoning Commissioner of Baltimore County
 OJ44252 April 25

receipt

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

Account # 001-6150
Number

Date: 3/28/91

15104373

PUBLIC HEARING FEES	QTY	PRICE
NO ZONING VARIANCE (OTHER)	1 X	\$175.00
TOTAL:		\$175.00

LAST NAME OF OWNER: HERLING

040040012MCHRC
0002159PH03-28-91 \$175.00

Please Make Checks Payable To: Baltimore

receipt

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

Account # 001-6150
Number

Date: 91-382

040040012MCHRC
0002159PH03-28-91 \$175.00

Please Make Checks Payable To: Baltimore

Cashier Validation

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204 887-3353

DATE: 5/13/91

Irvin E. Herling
10526 Reisterstown Road
Owings Mills, Maryland 21117

RE:
Case Number: 91-382-A
SW/S Reisterstown Road, 180' SE of Bonita Avenue
10526 Reisterstown Road
4th Election District - 3rd Councilmanic
Petitioner(s): IRVIN E. HEALING
HEARING: WEDNESDAY, MAY 29, 1991 at 2:00 p.m.

Dear Petitioner(s):

Please be advised that \$ 95.76 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE SIGN SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER
BALTIMORE COUNTY, MARYLAND

cc: Harry L. Chase, Esq.

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204 887-3353

April 11, 1991

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:

Case Number: 91-382-A
SW/S Reisterstown Road, 180' SE of Bonita Avenue
10526 Reisterstown Road
4th Election District - 3rd Councilmanic
Petitioner(s): IRVIN E. HEALING
HEARING: WEDNESDAY, MAY 29, 1991 at 2:00 p.m.

Variance to permit 5 ft. parking setback off entire length of Md. Route 140 right-of-way in lieu of 10 ft. required; to permit two parking spaces with 9 ft. of aisle width in lieu of the required 22 ft.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Harry L. Chase, Esq.
Irvin E. Herling

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204 887-3353

May 8, 1991

Harry L. Chast, Esquire
1190 West Northern Parkway
Baltimore, MD 21210

RE: Item No. 373, Case No. 91-382-A
Petitioner: Irvin F. Healing
Petition for Zoning Variance

Dear Mr. Chast:

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.

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. Irvin F. Healing
10526 Reisterstown Road
Owings Mills, MD 21117

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21204 887-3353

Your petition has been received and accepted for filing this 10th day of April, 1991.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:
James E. Dyer
Chairman
Zoning Plans Advisory Committee

Petitioner: Irvin F. Healing
Petitioner's Attorney: Harry L. Chast

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

April 10, 1991

Re: Baltimore County
Northwest Animal Hospital
Zoning Meeting 4/9/91
S/S Reisterstown Road
MD 140
at Carlon Road
Item #373

Dear Mr. Haines:

We have reviewed the submittal for a variance to allow a 5' parking setback in lieu of the required 10' and offer the following:

We find the plan acceptable with all required improvements having been shown.

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

Very truly yours,
John Contestabile
John Contestabile, Chief
Engineering Access Permits
Division

LBles

cc: D.S. Thaler and Associates Inc.
Mr. J. Ogle

My telephone number is 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: April 22, 1991

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Irvin Herling, Item No. 373

Should the petitioner's request be granted, staff recommends that the applicant submit a landscape plan to the Baltimore County landscape planner. The plan shall then be forwarded to the deputy director of the Office of Planning and Zoning prior to the issuance of any building permits. Subsequent to the approval of the deputy director, the petitioner shall provide a copy of the approved landscape plan to the zoning office to ensure that it becomes a part of the official file.

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
ITEM373/ZAC1

received
4-24-91

Baltimore County Government
Department of Public Works
Bureau of Traffic Engineering

401 Bosley Avenue Suite 405
Towson, MD 21204 887-3551
Fax 887-5781

April 26, 1991

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

Z.A.C. Meeting Date: April 9, 1991
Item Number: 373

Dear Mr. Haines:

Please see the CRG comments for this site.

Very truly yours,
Rahee J. Famill
Rahee J. Famill
Traffic Engineer II

RJF/lab

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. J. Robert Haines, Zoning Commissioner
Date: April 22, 1991
FROM: Mr. J. James Dieter
SUBJECT: Petition for Zoning Variance #373 Northwest Animal Hospital

Staff from this Department have reviewed the information submitted regarding the above referenced variance request. This Department has no objection to the granting of this variance.

J. James Dieter, Director
Department of Environmental Protection and Resource Management

JJD:VR:sp

RECEIVED
ZONING OFFICE

CPS-004

Baltimore County Government Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21284-5500

(410) 887-1500

APRIL 9, 1991

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

RE: Property Owner: IRVIN E. HERLING
Location: #10526 REISTERSTOWN ROAD
Item No.: 373 Zoning Agenda: APRIL 9, 1991

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: Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JR/KEK

received
4/10/91

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: April 4, 1991

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting for April 9, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 360, 368 and 369.

For Items 215 (91-180-A) and 373, the previous County Review Group Comments still apply.

For Items 359 and 370, a County Review Group Meeting may be required for each site.

ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:q

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

111 West Chesapeake Avenue
Towson, MD 21201

887-3353

May 16, 1991

Harry L. Chase, Esq.
1190 W. Northern Parkway, Suite 124
Baltimore, Maryland 21210

Re: Case Number(s): 91-382-A
Petitioner(s): Irvin E. Herling
Location: 10526 Reisterstown Road

Dear Mr. Chase:

Please be advised that due to scheduling conflicts beyond our control, the above matters, previously set to be heard on May 29, 1991 cannot go forward on that date.

This case has been rescheduled for JULY 2, 1991 at 2:00 P.M.

This office regrets any inconvenience caused by this change and thanks you for your cooperation and understanding.

Very truly yours,

G. S. Stephens
(301) 887-3391

cc: Irvin E. Herling

File

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines, Zoning Commissioner
DATE: June 3, 1991
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Northwest Animal Hospital, Case No. 91-382

This office offers the following comments in reference to the petitioner's request:

- This project received CRG approval on November 29, 1990 (see IV-399). Comments relative to this issue are attached.
- The Baltimore County Master Plan recognizes the need to prepare a corridor plan to "identify methods of improving site and building quality, signage, landscaping and accessibility..." along the North-Central Reisterstown Road Corridor. In keeping with this philosophy, the staff recommends that the landscape element of the site be enhanced, particularly along Reisterstown Road.
- Should the petitioner's request be granted, staff recommends that the applicant submit a landscape plan to the Baltimore County landscape planner. The plan shall then be forwarded to the deputy director of the Office of Planning and Zoning prior to the issuance of any building permits. Subsequent to the approval of the deputy director, the petitioner shall provide a copy of the approved landscape plan to the zoning office to ensure that it becomes a part of the official file.

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
Attachment

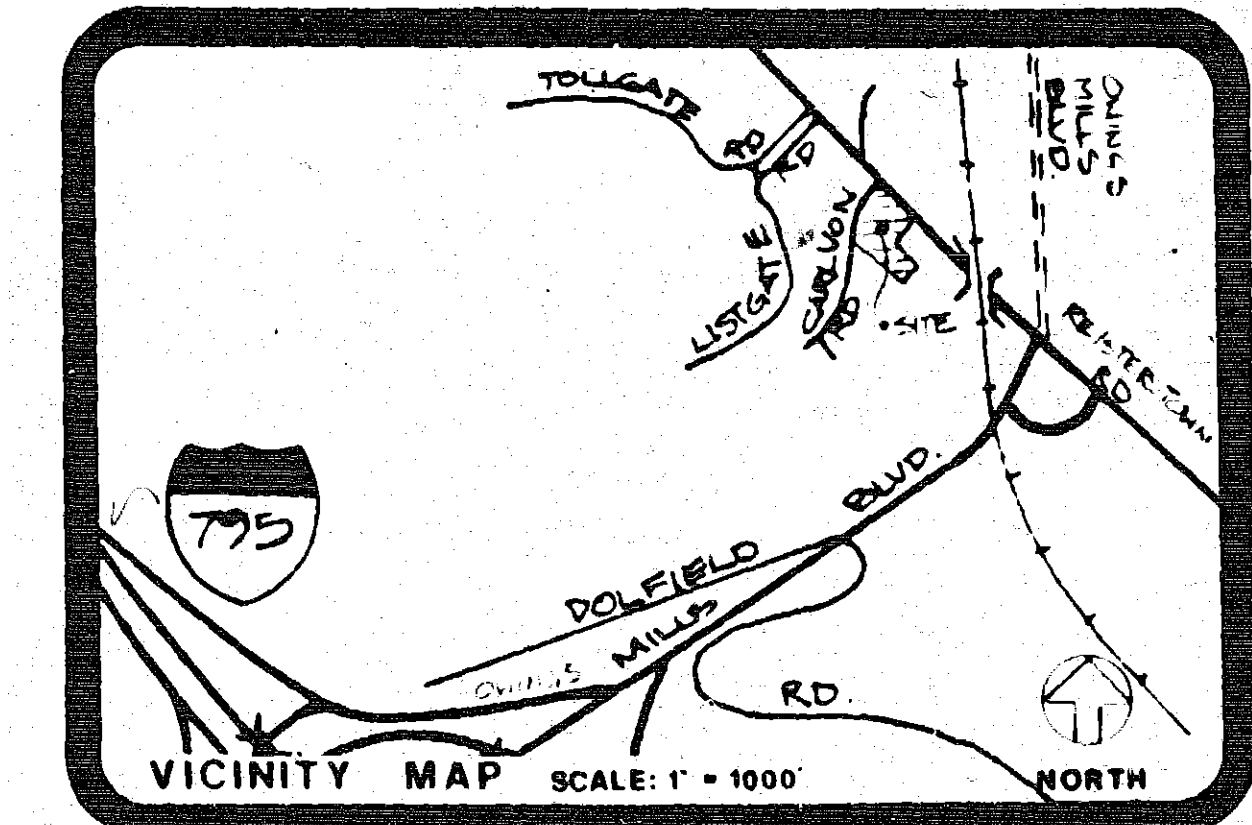
ITEM382/ZAC1

received

PLEASE PRINT CLEARLY

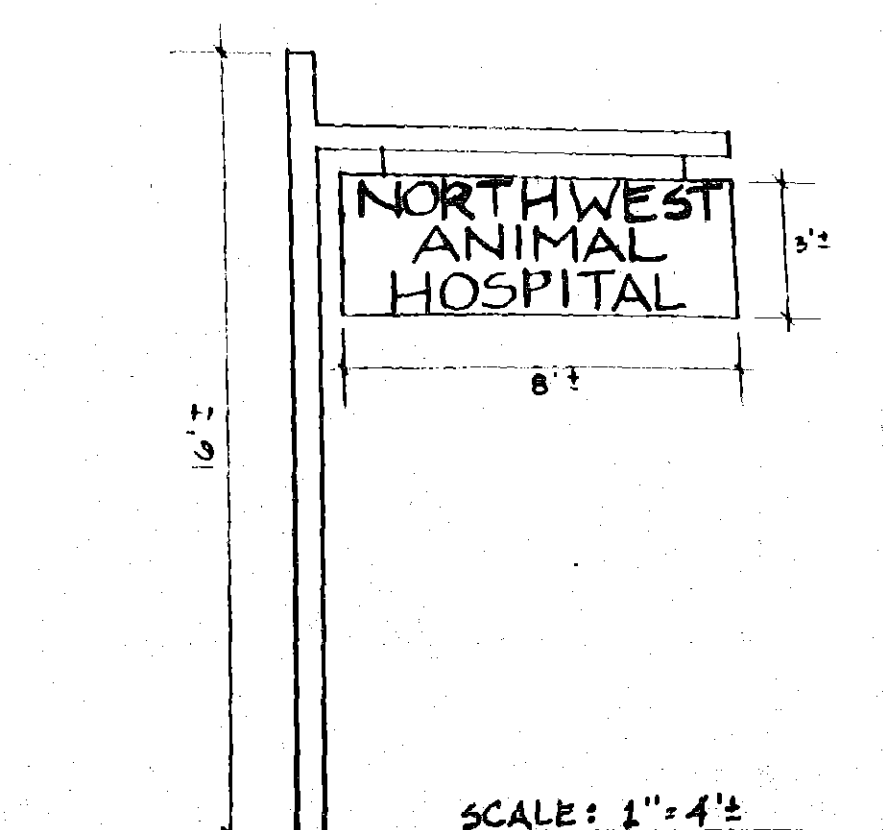
PETITIONER(S) SIGN-IN SHEET

Table with 2 columns: NAME, ADDRESS. Entries include DAVIDS, THALER; Irvin E Herling; I. William CHASE Esq.



GENERAL NOTES

1. DEVELOPMENT NAME: Northwest Animal Hospital
2. APPLICANT: Irvin E. Herling, D.V.M.
OWNER: 5 Carl von Clause Road
Cottage Mill, Maryland 21117
(301) 358-8028
- DEED REFERENCES:
P. 398 7110/785 Tax No. 0422045102
P. 802 7402/845 Tax No. 1700014304
3. C.R.G. PLAN PREPARED BY: D.S. Thaler & Associates, Inc.
7115 Ambassador Road
Baltimore, Maryland 21207
(301) 944-3847
ATTN: Alan E. Scott, R.L.A.
4. GENERAL DATA:
Election District: 4
Census Tract: 4041
Councilmatic District: 3
Waterward: 27
Subwatershed: 67
Tax Map: 58 Grid: 21
5. SITE:
A. Gross acreage = 0.96 Ac. (including 185 L.F. x 30' along Reisterstown Road)
Net acreage = 0.83 Ac.
- B. Zoning:
Existing Zoning: BL-CNS
- C. Density Calculations:
Allowable F.A.R. = 3.0 (0.84 Ac. x 3.0 = 25.2 S.F.)
Allowable Density = 16 Density Units/Ac. x 0.83 Ac. = 13.28 Density Units
Proposed F.A.R. = 0.18 = 5300 S.F./0.84 Ac. (2500 S.F. = Veterinary Office, 2800 S.F. = Retail)
Proposed Density = 1.5 Density Units (1 Dwelling Unit with 3 or more bedrooms)
- Note: If the residential density increases in the future, all zoning, new subdivisions and density requirements will be complied with.
- D. Parking
TOTAL PARKING REQUIRED:
4,571,000 S.F. Vet. Office x 2500 S.F. = 12 spaces
5,071,000 S.F. Retail x 2800 S.F. = 18 spaces
2 /Lot-Residential = 2 spaces
Total = 32 spaces
(Including 2 Handicapped spaces)
- TOTAL PARKING PROVIDED: 28 spaces (including 2 H.C. spaces)
Note: All parking, driving and maneuvering areas will be paved, with discontinuous paving and permanently striped.
- E. Open Spaces: None required per B.C.Z.P. in BL-CNS zone.
6. UTILITIES: Public water and sewer will be provided.
7. USE: The existing use is veterinary office and residential. The proposed use is veterinary office, residential and retail.
8. EXISTING: There are no known historic buildings, critical areas, archaeological sites, endangered species, or hazardous materials on this site.
9. ROADS AND EASEMENTS: All roads and easements are shown on Plan.



EXISTING FREESTANDING SIGN
• METAL
• NO ILLUMINATION

EX. FREE STANDING SIGN
24'-0" HIG. X 2'-0" WID. S.F.
ALLOWED PER B.C.Z.P. 402.2 F.
10,000 S.F.
REMANDED = 52'-0" S.F.

* ANY FUTURE FREE STANDING SIGNS SHALL COMPLY WITH B.C.Z.P. 402.2, 403.5 & ALL OTHER ZONING SIGN POLICIES OR WILL REQUIRE ZONING VARIANCE.
* EXISTING SIGNS WILL BE RE-EVALUATED IN CONJUNCTION WITH DESIGN OF ANY ADDITIONAL SIGNAGE IN ORDER TO BLEND WITH LANDSCAPE TREATMENT OF THE STREET EDGE.

- ZONING VARIANCE REQUESTS:**
1. 5' PARKING SETBACK OFF ENTIRE LENGTH OF MD. ROUTE 140 R/W IN LIEU OF 10' REQUIRED; (B.C.Z.R. 409.6.A.4).
 2. TO PERMIT TWO PARKING SPACES WITH 6' OF AIBLE WIDTH IN LIEU OF THE 30' REQUIRED; (B.C.Z.R. 409.4.C).

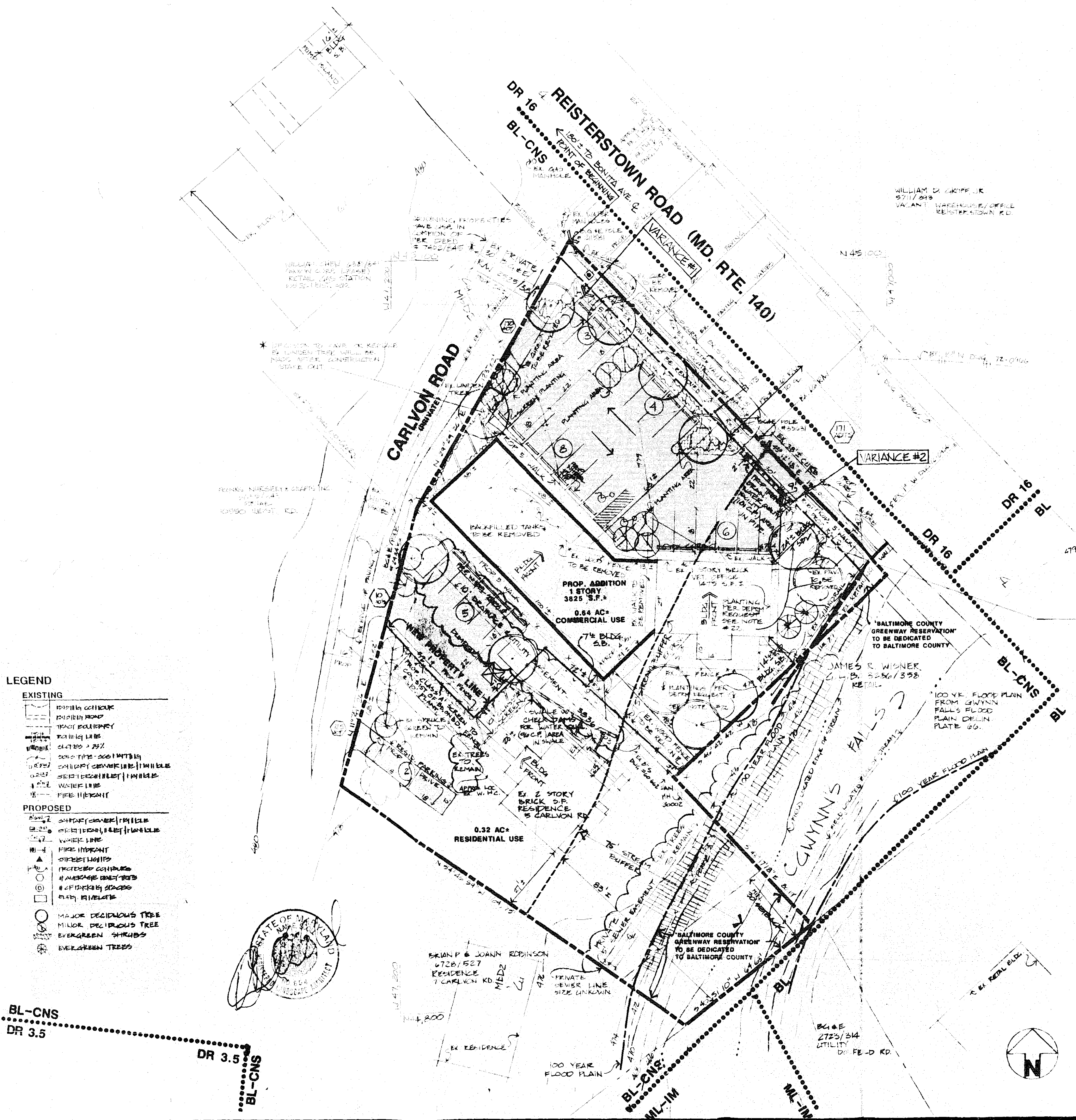
C.R.G. APPROVED NOVEMBER 29, 1990
PUBLIC SERVICES C.R.G. NO. 90394

91-382-A³¹³

PLAN TO ACCOMPANY ZONING VARIANCE HEARING
10526 REISTERSTOWN ROAD

D.S. THALER & ASSOC., INC.
CIVIL ENGINEERS SURVEYORS
LANDSCAPE ARCHITECTS LAND PLANNERS

7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21207
(301) 944-ENGR (301) 944-3847



LEGEND

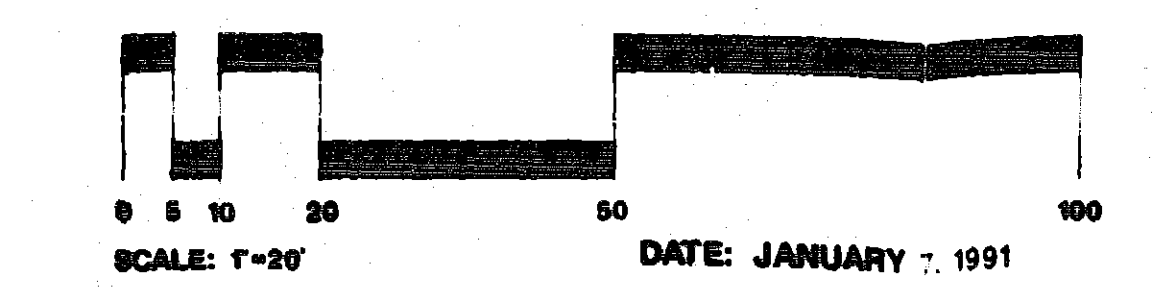
EXISTING

- PROPERTY BOUNDARY
- DRIVEWAY
- EASEMENT
- UTILITY LINE
- WATER LINE
- FIRE HYDRANT

PROPOSED

- PROPOSED ADDITION
- FENCE LINE
- PARKING SPACE
- SETBACK LINE
- TREE

MAJOR DECIDUOUS TREE
MEDIUM DECIDUOUS TREE
EVERGREEN SHRUBS
EVERGREEN TREES



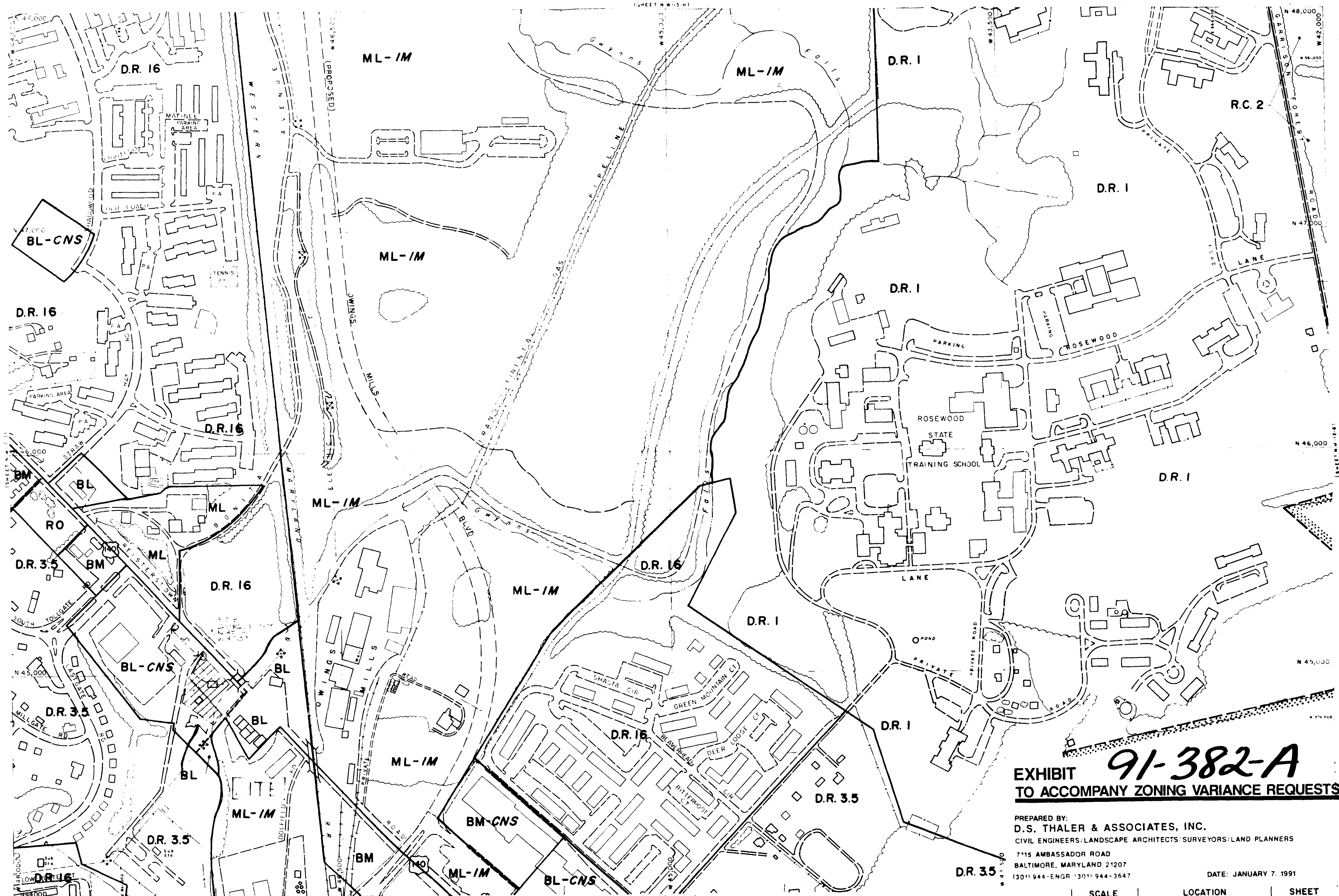


EXHIBIT *91-382-A*
TO ACCOMPANY ZONING VARIANCE REQUESTS

PREPARED BY:
D.S. THALER & ASSOCIATES, INC.
 CIVIL ENGINEERS/LANDSCAPE ARCHITECTS/SURVEYORS/LAND PLANNERS
 7715 AMBASSADOR ROAD
 BALTIMORE, MARYLAND 21207
 (301) 944-ENGR (301) 944-3647

DATE: JANUARY 7, 1991

SCALE	LOCATION	SHEET
1" = 200'	ROSEWOOD SCHOOL VICINITY	N.W. 12-H
DATE OF PHOTOGRAPHY		
JANUARY 1986		

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T-SW T-SE

1988 COMPREHENSIVE ZONING MAP
 Adopted by the Baltimore County Council
 Oct. 13, 1988
 BM Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

 Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
 TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
 BY BUCHART-HORN, INC. BALTIMORE, MD 21210