

PARKING DATA RETAIL USE

TOTAL FLOOR AREA -- 8810 SQ. FT.
PARKING REQ. 1 FOR EACH 200#
TOTAL NO. OF PARKING SPACES REQUIRED -- 42.6
TOTAL NO. OF PARKING SPACES PROPOSED -- 43

WAREHOUSE USE

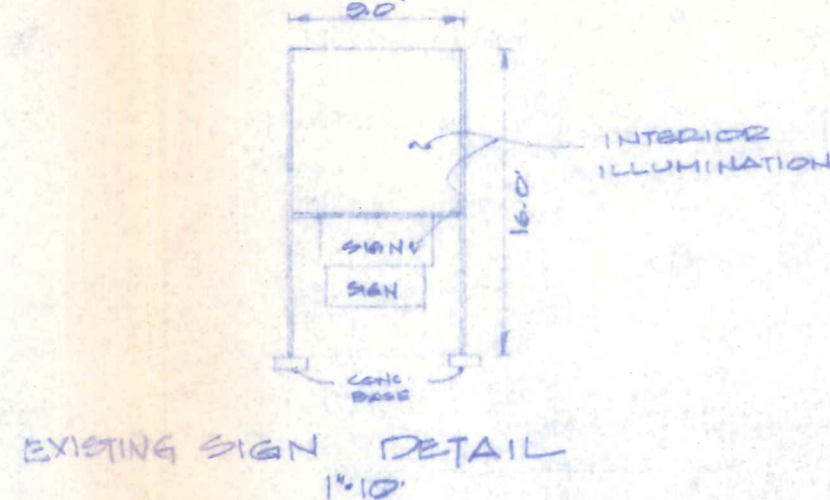
EXISTING WAREHOUSE REQUIRES
1 SPACE FOR EACH 3 EMPLOYEES
MAXIMUM NO. OF EMPLOYEES -- 3
PARKING SPACES REQUIRED -- 3
PARKING SPACES PROPOSED -- 3

FLOOR AREA RATIO:

$$\frac{12920\#}{12920\# + 8810\#} = \frac{14510}{21730} = 0.668$$

WAIVER APPROVAL
APPLICATION NO. -- W-20-83 4/23/90
C.E.G. PLAN APPROVAL -- 11-15-1991

HANOVER PIKE MD. RTE. 30



(ANY SIGN) SHALL COMPLY WITH
SECTION 413 OF THE BALTIMORE
COUNTY ZONING REGULATIONS
AND ALL ZONING ORDINANCES

18' x 10' SIGN

MICHAEL J. + HELEN D. LYNCH
LOT 1 BULK 10. 47/68
L 7577 F 330
N/F

LOT NO. 2
2.0000 AC±
FLAT OF
MICHAEL J. LYNCH PROPERTY
AB. EHL 10 47/68
130,680 SQ. FT. ±

STANDARD NON-DISTURBANCE NOTE:
THERE SHALL BE NO CLEARING, GRADING,
CONSTRUCTION OR DISTURBANCE OF VEGETATION
IN THE FOREST BUFFER EXCEPT AS
PERMITTED BY THE BALTIMORE COUNTY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
AND RESOURCE MANAGEMENT

PROTECTIVE COVENANTS NOTE:
ANY FOREST BUFFER SHOWN HEREON
IS SUBJECT TO PROTECTIVE COVENANTS
WHICH MAY BE FOUND IN THE LAND
RECORDS OF BALTIMORE COUNTY AND
WHICH RESTRICT DISTURBANCE AND USE
OF THESE AREAS.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]* per WOR
DATE: 4-12-95
(.5" on approval screen)
S/R JUNK

B 231467
92-231A

PLAN TO ACCOMPANY BUILDING PERMIT
ON THE PROPERTY OF
DAVID L. RAYMOND + JOAN G. RAYMOND W/P

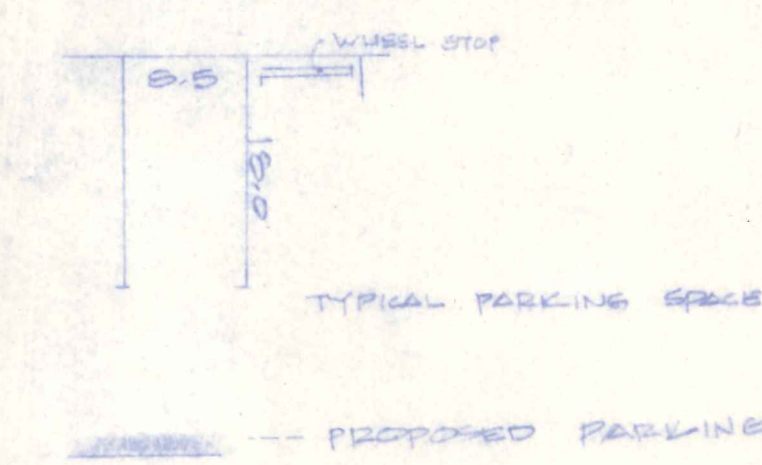
LOCATED AT
#14823 HANOVER PIKE
#4 ELECTION DISTRICT, BALTO. CO. MD.

SCALE 1"=30'
COUNCILMANIC DISTRICT #3
CENSUS TRACT 404001
WATERSHED #33
SUBWATERSHED #31
DATE OCT. 5, 1990
REV. SEPT. 24, 1991
REV. NOV. 4, 1991
REV. FEB. 7, 1992
REV. FEB. 23, 1995

OWNER:
DAVID L. RAYMOND + JOAN G. RAYMOND W/P

DEED REF: LITHE 6080 ACID 187 N/F
PROPERTY NO: 19 00 004300

PREPARED BY:
W. T. SADLER, SURVEYORS
152 WESTMINSTER ROAD
REISTERSTOWN, MARYLAND 21136
(301) 822-5160



4.5 MILES TO FARMINGTON
LOCATED IN "HARTFORD"

4.5 MILES TO FARMINGTON
LOCATED IN "HARTFORD"



APPLICATION FOR PERMIT
BALTIMORE COUNTY MARYLAND
OFFICE OF THE BUILDING ENGINEER
TOWSON, MARYLAND 21204

DATE: 4-12-95
OEA: DLS/KRA
HISTORIC DISTRICT/BLDG.

PERMIT #: BR 231467 PROPERTY ADDRESS 14923 Hanover Rd YES ☐ NO ☒
RECEIPT #: 250270 Upperco, MD 21155 DO NOT KNOW ☐
CONTROL #: C- SUBDIV: 1900 004300 DISTRICT/PRECINCT: 4 09
XREF #: 154 OWNER'S INFORMATION (LAST, FIRST)
NAME: Raymond, David & Joan

FEE: 154 + 5.00 + 12.00 ADDR: 111 Thorden Rd Pikesville, MD 21136
PAID: 171 DOES THIS BLDG. HAVE SPRINKLERS YES ☐ NO ☒
PAID BY: RAY
INSPECTOR: RAY

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

BUILDING 1 or 2 FAM.
CODE CODE BOCA CODE ☒

TYPE OF IMPROVEMENT

1. ☐ NEW BLDG CONST
2. ☐ ADDITION
3. ☒ ALTERATION
4. ☐ REPAIR
5. ☐ WRECKING
6. ☐ MOVING
7. ☐ OTHER

TYPE OF USE

RESIDENTIAL

01. ☐ ONE FAMILY
02. ☐ TWO FAMILY
03. ☐ THREE AND FOUR FAMILY
04. ☐ FIVE OR MORE FAMILY
(ENTER NO UNITS)
05. ☐ SWIMMING POOL
06. ☐ GARAGE
07. ☐ OTHER

TYPE FOUNDATION

1. ☐ SLAB
2. ☐ BLOCK
3. ☒ CONCRETE

BASEMENT

1. ☐ FULL
2. ☐ PARTIAL
3. ☐ NONE

DESCRIBE PROPOSED WORK:

replace 2800sf with pre-engineered steel bldg
REMOVE WOODEN ROOF
+ CONSTRUCT NEW PRE ENGINEERED addition
Steel 80'x40'x22' 3,200sf

NON-RESIDENTIAL

08. ☐ AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
09. ☐ CHURCH, OTHER RELIGIOUS BUILDING
10. ☐ FENCE (LENGTH HEIGHT)
11. ☐ INDUSTRIAL, STORAGE BUILDING
12. ☐ PARKING GARAGE
13. ☐ SERVICE STATION, REPAIR GARAGE
14. ☐ HOSPITAL, INSTITUTIONAL, NURSING HOME
15. ☐ OFFICE, BANK, PROFESSIONAL
16. ☐ PUBLIC UTILITY
17. ☐ SCHOOL, COLLEGE, OTHER EDUCATIONAL
18. ☐ SIGN
19. ☒ STORE MERCANTILE RESTAURANT
SPECIFY TYPE
20. ☐ SWIMMING POOL SPECIFY TYPE
21. ☐ TANK, TOWER
22. ☐ TRANSIENT HOTEL, MOTEL (NO. UNITS)
23. ☐ OTHER

Any other work
will require
A SEPARATE
PERMIT.

TYPE OF CONSTRUCTION

1. ☐ MASONRY
2. ☐ WOOD FRAME
3. ☒ STRUCTURE STEEL
4. ☐ REINF. CONCRETE

TYPE OF HEATING FUEL

1. ☐ GAS 3. ☐ ELECTRICITY
2. ☐ OIL 4. ☐ COAL

TYPE OF SEWAGE DISPOSAL

1. ☒ PUBLIC SEWER ☒ EXISTS ☐ PROPOSED
2. ☒ PRIVATE SYSTEM ☒ EXISTS ☐ PROPOSED
SEPTIC ☐ EXISTS ☐ PROPOSED
PRIVY ☐ EXISTS ☐ PROPOSED

CENTRAL AIR: 1. ☐ 2. ☐
ESTIMATED COST: \$40,000
OF MATERIALS AND LABOR

1. ☐ PUBLIC SYSTEM ☐ EXISTS ☐ PROPOSED
2. ☒ PRIVATE SYSTEM ☒ EXISTS ☐ PROPOSED

PROPOSED USE: Display of Lawn Equipment RETAIL & ACT
EXISTING USE: RETAIL

OWNERSHIP

1. ☒ PRIVATELY OWNED 2. ☐ PUBLICLY OWNED 3. ☐ SALE 4. ☐ RENTAL

RESIDENTIAL CATEGORY: 1. ☐ DETACHED 2. ☐ SEMI-DET. 3. ☐ GROUP 4. ☐ TOWNHSE 5. ☐ MIDRISE
#EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. ☐ HIRISE
1 FAMILY BEDROOMS
GARBAGE DISPOSAL 1. ☐ Y 2. ☐ N BATHROOMS CLASS 06
POWDER ROOMS KITCHENS LIBER 47 FOLIO 69

BUILDING SIZE LOT SIZE AND SETBACKS
FLOOR 2800SF 32w SIZE 168'x00'
WIDTH 40' 80' FRONT STREET
DEPTH 10' 40' SIDE STREET
HEIGHT 22' FRONT SETBK
STORIES 1 SIDE SETBK
LOT #'S 2 SIDE STR SETBK
CORNER LOT REAR SETBK
1. ☐ Y 2. ☐ N ZONING BR-CR

APPROVAL SIGNATURES

DATE

BLD INSP: 4.12.95
BLD PLAN: 4.12.95
FIRE: 4.12.95
SEDI CTL: 4.12.95
ZONING: 4.12.95
PUB SERV: 4.12.95
ENVRMNT: 4.12.95
PERMITS: 4.12.95

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED.

(ZONING HEARING) 92-231-A PLANS WAIVED RAY

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
E/S Hanover Pike, 3200 ft. * ZONING COMMISSIONER
S of c/l Emory Road *
14923 Hanover Pike * OF BALTIMORE COUNTY
4th Election District *
3rd Councilmanic District * Case No. 92-231-A
David Lee Raymond *
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance from Section 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 4 ft. side yard setback in lieu of the required 30 ft., as more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner, David L. Raymond, appeared and testified. Also appearing was the Petitioner's son, Dennis Raymond. There were no Protestants or other interested parties present.

The Petitioner testified that he purchased the subject property in 1985 from Michael J. and Helen D. Lynch. The property is approximately 3 acres (+/-) in size and is zoned B.R. in the front portion thereof and R.C.2 to the rear. The property adjoins Hanover Pike and is improved with two structures, as well as a macadam parking service. The newest structure is a warehouse which is located near the zoning line. The Petitioner testified that additional space for the commercial use on site was needed and that the warehouse construction was proposed. During the permitting process for the construction of that building, it was discovered that the subject variance was required. This variance pertains to the second building on site, which houses general office and showroom space for that commercial business known as Liberty Discount. The business sells and repairs major appliances and is operated by the Petitioner.

The Petitioner further testified that when he purchased the property in 1985, the existing building was constructed as it exists today. However, he did indicate that an aerial photograph taken in 1971 shows that this structure was smaller than it exists today. Therefore, it can be deduced that the previous owner apparently added on to the existing building without obtaining the necessary approval and variance.

Under the circumstances, the Petitioner now comes before the Zoning Commissioner seeking to legitimize an existing situation. Specifically, he claims that to dismantle the portion of the building necessary to bring same into strict compliance with the regulations would cause him practical difficulty and great financial expense. He also notes that there is no community opposition to the present dimension and placement of the building and that the property immediately adjacent to that side yard is an open field which is farmed.

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. Solex, 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 good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety and general welfare.

It is also to be noted that this property is subject to the C.R.G. waiver process. Evidence in the file indicates that conditional approval has been granted, with restrictions. Those restrictions will not be repeated herein, in that they do not pertain to the specific variance requested. However, the Petitioner will, obviously, be required to comply with any conditions attached to the C.R.G. waiver approval.

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 for Baltimore County this 2nd day of January, 1992 that a variance from Section 238.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a 4 ft. side yard setback in lieu of the required 30 ft., in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED, subject, however, to

the following restriction which are conditions precedent to the relief granted herein:

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.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mm

-4-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

January 9, 1992

Mr. David L. Raymond
111 Thornton Road
Reisterstown, Maryland 21136

RE: Petition for Zoning Variance
Case No. 92-231-A

Dear Mr. Raymond:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance 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.

Very truly yours,
Lawrence E. Schmidt
Zoning Commissioner

LES:mm
encl.



Petition for Variance

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 238.2 to permit a 4' side yard setback in lieu of 30'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

We are filing for variance, the previous owner added on building to close to property line

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.

Contract Purchaser/Lessee:

(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.:

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):

David Lee Raymond
David Lee Raymond

(Type or Print Name)

Signature

111 Thornton Rd. 833-0502
Reisterstown, MD 21136

City and State

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

Dennis Raymond 833-2700
14923 Hanover Rd 21185

City and State

Address

Phone No.

ESTIMATED LENGTH OF HEARING - 1/2 HR. (45 MIN)

AVAILABLE FOR HEARING

MOR./TUES./WED. - NEXT TWO MONTHS

ALL OTHER

REVIEWED BY: mm DATE

W.T. SADLER SURVEYORS

152 Westminster Road
Reisterstown, Md. 21136

Phone (301) 526-5618
FAX (301) 526-7199

James C. Sadler

ZONING DESCRIPTION

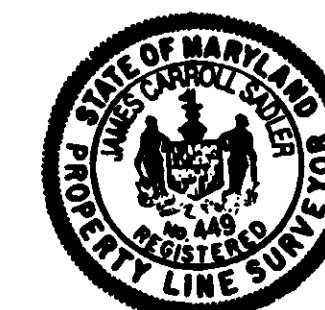
Property of:

David L. Raymond & Joan O. Raymond
14923 Hanover Pike
Baltimore County, MD

Beginning at a point on the east side of Hanover Pike, 80 feet wide, 3200 feet, more or less south from the centerline of Emory Road; thence the following courses and distances

1. south 82 degrees 30 minutes 00 seconds east 130.00 feet
2. north 07 degrees 30 minutes 00 seconds east 132.00 feet
3. south 82 degrees 30 minutes 00 seconds east 250.80 feet
4. south 07 degrees 30 minutes 00 seconds west 300.00 feet
5. north 82 degrees 30 minutes 00 seconds west 580.80 feet
6. north 07 degrees 30 minutes 00 seconds east along the east side of Hanover Pike 168.00 feet to the place of beginning; being lot# 2 on a plat of Michael J. Lynch property recorded in Baltimore County plat book E.H.K. Jr. 47 folio 69, containing 130,680 square feet or 3.00 acres of land, more or less; said property is recorded in deed liber 6950 folio 187.

This meets and bounds description was prepared for zoning purposes only.



233

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

92-231-A

District: 4th
Posted for: Variance
Petitioner: David Lee Raymond
Location of property: E/S Hanover Pike, 3200' S of c/l Emory Road
14923 Hanover Pike
Location of Sign: E/S of Hanover Pike in front of subject property
Remarks: 1. J. C. Sadler
Posted by: James C. Sadler
Number of Signs: 1
Date of Posting: December 22, 1991
Date of return: December 23, 1991

CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/23, 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 1 successive weeks, the first publication appearing on 12/19, 1991.

THE JEFFERSONIAN,

S. Zeke Orlean
Publisher

\$6191

NOTICE OF HEARING
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the proposed rezoning of the property identified herein as follows:
Case Number: 92-231-A
E/S Hanover Pike, 3200' S of c/1 Emory Road
14923 Hanover Pike
4th Election District
Petitioner(s): David Lee Raymond
Hearing Date: Wednesday, Jan. 3, 1992 at 9:00 a.m.
Variance: to permit a 4 foot side yard setback in lieu of 30 feet
LAWRENCE E. SCHMIDT
Zoning Commissioner of Baltimore County
04/12/79 December 18

"DUPLICATE"
CERTIFICATE OF PUBLICATION

TOWSON, MD. 12/23/91
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 successive weeks, the first publication appearing on 12/19/91.

OWINGS MILLS TIMES,
S. Zeke Olson
Publisher
\$41.91

receipt
Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Date _____
Account: R-001-6150
Number _____
CASHIER VALIDATION
Please Make Checks Payable To: Baltimore County
\$175.00

receipt
Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
Date _____
Account: R-001-6150
Number 92-231
CASHIER VALIDATION
Please Make Checks Payable To: Baltimore County
\$43.91

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-3353
DATE: 1-3-92
David S. Lee Raymond
134 Throckm Road
Beltsville, Maryland 21106
RE:
CASE NUMBER: 92-231-A
E/S Hanover Pike, 3200' S of c/1 Emory Road
14923 Hanover Pike
4th Election District - 3rd Councilmanic
Petitioner(s): David Lee Raymond
Dear Petitioner(s):
Please be advised that \$ 86.91 is due for advertising and posting of the above captioned property.
THIS FEE MUST BE PAID. ALSO, THE HEARING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.
Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.
Bel John
ARNOLD JABLON
DIRECTOR

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-3353
DECEMBER 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 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
CASE NUMBER: 92-231-A
E/S Hanover Pike, 3200' S of c/1 Emory Road
14923 Hanover Pike
4th Election District - 3rd Councilmanic
Petitioner(s): David Lee Raymond
HEARING: WEDNESDAY, JANUARY 8, 1992 at 9:00 a.m.
Variance to permit a 4 foot side yard setback in lieu of 30 feet.
Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner of Baltimore County
cc: David Lee Raymond

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-3353
December 26, 1991
Mr. David L. Raymond
14923 Hanover Road
Upperco, MD 21155
RE: Item No. 233, Case No. 92-231-A
Petitioner: David L. Raymond
Petition for Variance
Dear Mr. Raymond
The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with above referenced petition. The attached comments from each reviewing agency are not intended to assure that that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.
Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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.
The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.
1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments
Date: December 26, 1991
Page 2
2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All Petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.
Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee
JED:jw
Enclosures

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
(410) 887-3353
Your petition has been received and accepted for filing this 15th day of November, 1991.
Bel John
ARNOLD JABLON
DIRECTOR
Received By:
James E. Dyer
CHAIRMAN,
ZONING PLANS ADVISORY COMMITTEE
Petitioner: David L. Raymond
Petitioner's Attorney:

BALTIMORE COUNTY
ECONOMIC DEVELOPMENT COMMISSION
Memorandum
TO: Julie Winiarski
Office of Zoning Administration and Development Management
FROM: A. J. Haley, Acting Director
Economic Development Commission
DATE: December 20, 1991
RE: Zoning Advisory Comments for Meeting of December 17, 1991
This office has no comment for items 92-1, 233, 237, 245, 246, 247, 248, 249, 250, 251, 252 or 253.
12/26/91
RECEIVED
DEC 26 1991
ZONING OFFICE

92-231-A 1-892

92-231-A 1-8

Approved

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: January 7, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Robert J. Family

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: December 17, 1991

This office has no comments for item numbers 233, 245, 246, 247, 248, 249, 250, 251, 252 and 253.

Robert J. Family
Robert J. Family
Traffic Engineer II

RJP/lvd

Robert Bowling

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
David Raymond	111 Thorden Rd. Reisterstown MD 21136
Dennis Raymond	602 Vanessa Ct. Finksburg MD 21048

92-231-A
Cub Cadet
Power Equipment

November 7, 1991

Mr. Dennis Raymond
Liberty Discount Lawn Equipment & Appliance
14923 Hanover Road
Upperco, MD 21155

Dear Dennis:

We are continuing to hold your shipments of Cub Cadet products due to your lack of storage facility. It is understandable that temporary circumstances can arise that prevent dealers from accepting shipments. However, this situation must be rectified in the near future if we are to continue with Liberty Discount as a Cub Cadet dealer. Your market area is of vital importance to Cub Cadet Corporation, and we must have a dealer capable of stocking the needed equipment for the consumer demand.

Please respond back to me with your plans, and when you can begin accepting Cub Cadet shipment.

Sincerely,

Rob Darr

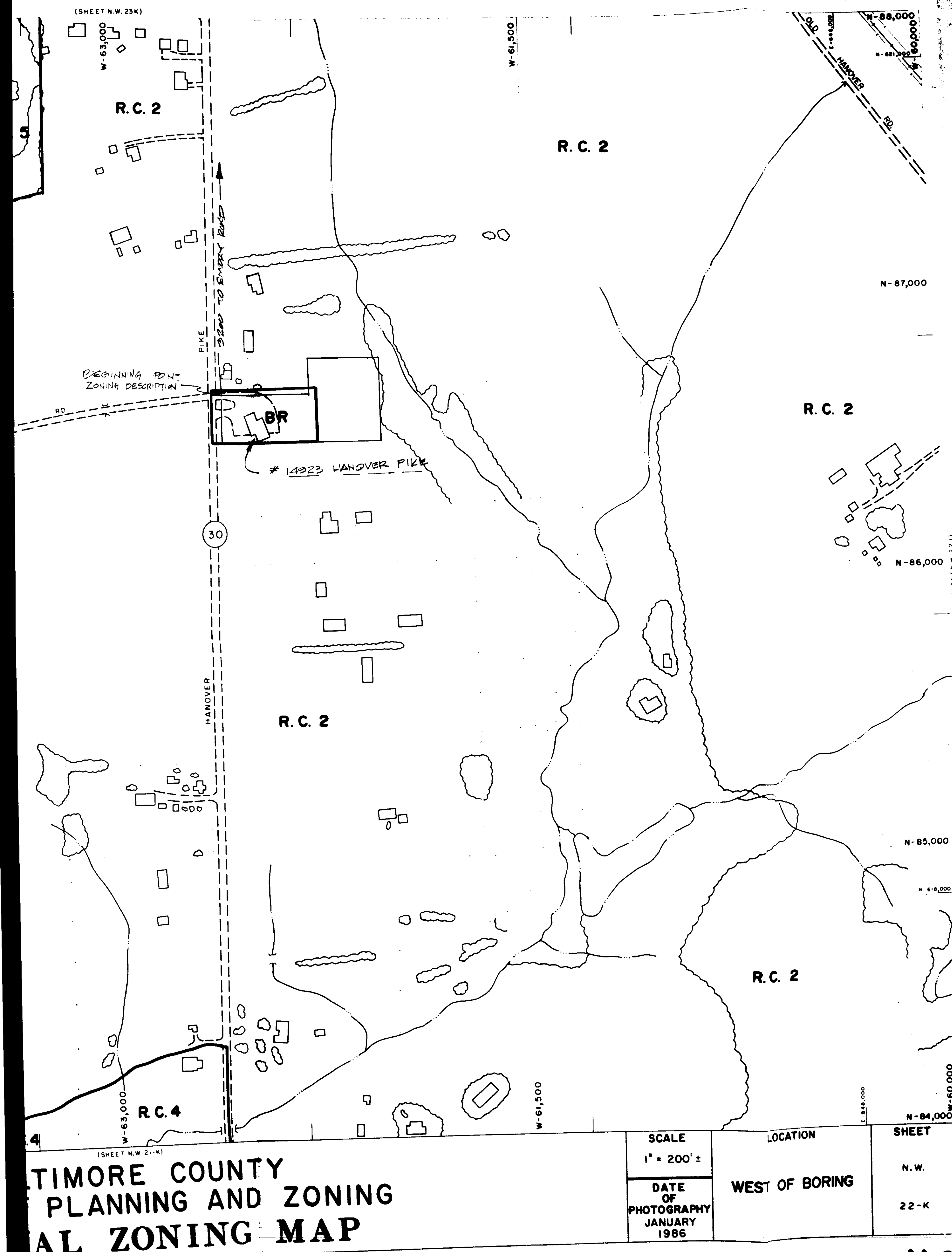
Rob Darr
Regional Sales Manager

RD/aw

cc: Tom Caregnato

233

Cub Cadet Corporation • P.O. Box 360930 • Cleveland, OH 44136-0016 • (216) 273-4550



Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

JANUARY 6, 1991

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: DAVID LEE RAYMOND
Location: #14923 HANOVER PIKE
Item No.: 233 Zoning Agenda: DECEMBER 17, 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: *[Signature]* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

#233

92-231-A

PARKING DATA RETAIL USE

TOTAL FLOOR AREA --- 7920 SQ. FT.
PARKING REQ. FOR EACH 2004
TOTAL NO. OF PARKING SPACES REQUIRED --- 39.6
TOTAL NO. OF PARKING SPACES PROVIDED --- 40

WAREHOUSE USE

PROPOSED WAREHOUSE REQUIRES
1 SPACE FOR EACH 3 EMPLOYEES
MAXIMUM NO. OF EMPLOYEES --- 0
PARKING SPACES REQUIRED --- 3
PARKING SPACES PROVIDED --- 3

FLOOR AREA RATIO:

$7910 \div 6000 = 1.3183$
(EXISTING) (PROPOSED) 50.2% = 0.2354

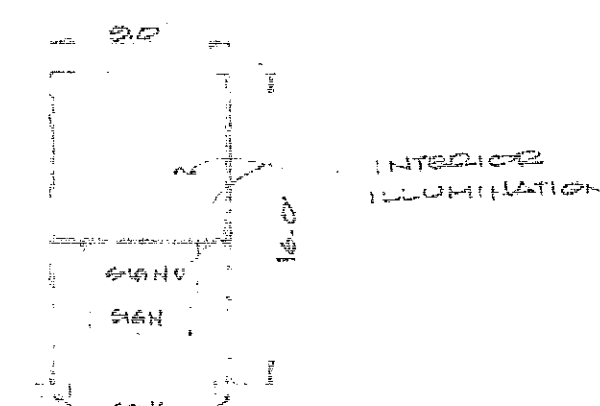
WAIVER APPROVAL
APPLICATION NO. --- W-20-93 4/23/00

HANOVER PIKE MD. RTE. 30

40' MIN. TO FIRE DEPARTMENT
LOCATED IN DISTRICT

EXISTING SIGN DETAIL

ANY SIGN SHALL COMPLY WITH
SECTION 412 OF THE BALTIMORE
COUNTY ZONING REGULATIONS
AND ALL ZONING ORDINANCES



40' MIN. TO FIRE DEPARTMENT
LOCATED IN DISTRICT

EXISTING PAVING

20' WIDE
R/W

REVERTIBLE SLOPE
EASEMENT

25' MIN.

20' WIDE
R/W

25' MIN.

20' WIDE
R/W

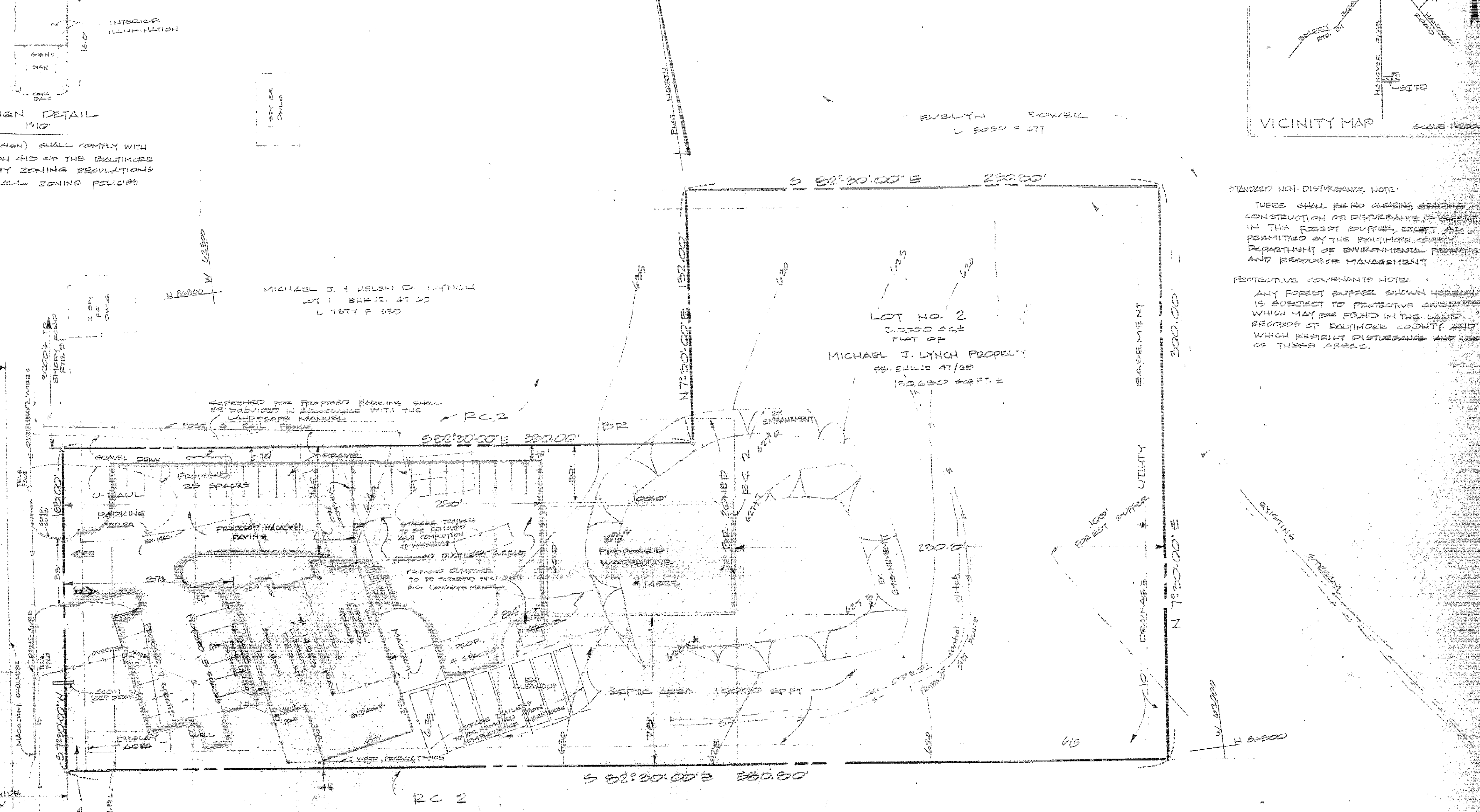
25' MIN.

20' WIDE
R/W

25' MIN.

20' WIDE
R/W

25' MIN.



STANDARD NON-DISTURBANCE NOTE

THERE SHALL BE NO CLEARING, GRADING,
CONSTRUCTION OR DISTURBANCE OF VEGETATION
IN THE FOREST BUFFER, EXCEPT AS
PERMITTED BY THE BALTIMORE COUNTY
DEPARTMENT OF ENVIRONMENTAL PROTECTION
AND RESOURCE MANAGEMENT

PROTECTIVE COVENANTS NOTE

ANY FOREST BUFFER SHOWN HEREON
IS SUBJECT TO PROTECTIVE COVENANTS
WHICH MAY BE FOUND IN THE LAND
RECORDS OF BALTIMORE COUNTY AND
WHICH RESTRICT DISTURBANCE AND USE
OF THESE AREAS.

VICINITY MAP

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

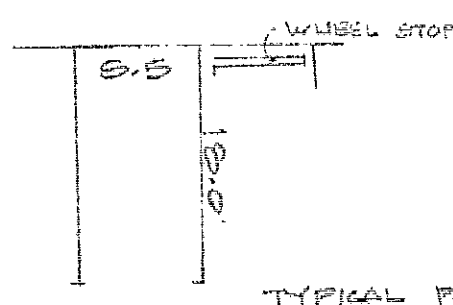
SCALE 1"=200'

SCALE 1"=200'

SCALE 1"=200'

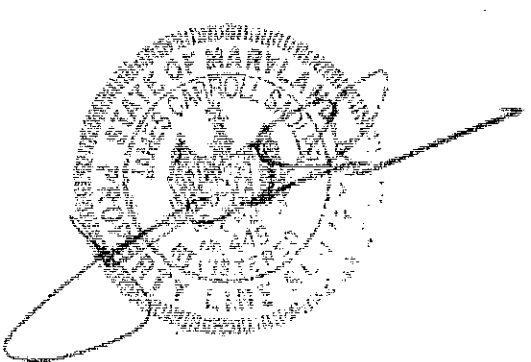
SCALE 1"=200'

SCALE 1"=200'



TYPICAL PARKING SPACE

--- PROPOSED PARKING



PREPARED BY:
W. T. SADLER, SURVEYORS
192 WESTMINSTER ROAD
REISTERSTOWN, MARYLAND 21120
(301) 526-5618

ROLAND F. JOE & SHEILA M. BECKER
L 6521 F 161

OWNER:
DAVID L. RAYMOND & JOAN O. RAYMOND W/
JOHN S. GILLETTE & FLORENCE A. GILLETTE W/
DEED REF: LIBER 6550 FOLD 187
PROPERTY NO: 13 00 004500

PLAN TO ACCOMPANY SETBACK VARIANCE
ON THE PROPERTY OF
DAVID L. RAYMOND & JOAN O. RAYMOND W/
JOHN S. GILLETTE & FLORENCE A. GILLETTE W/
LOCATED AT
#14023 HANOVER PIKE
4TH ELECTION DISTRICT, BALTO. CO. MD.
SCALE 1"=20'
COUNCILMANIC DISTRICT #3
SENATORIAL TRACT 404601
WATERSHED #33
SUBDIVISION #81
DATE OCT. 5, 1990
REV. SEPT. 24, 1991
NOV. 4, 1991

92-231-A
#233

USE NO. 21120