

IN RE: PETITION FOR ZONING VARIANCE
 6072 Falls Road, 50' S of the
 c/l of Lake Avenue
 (6072 Falls Road)
 3rd Election District
 2nd Councilmanic District
 Nancy L. Wilkey, Ph.D.
 Petitioner

BEFORE THE
 DEPUTY ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 92-322-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter came before the Deputy Zoning Commissioner as a petition for Zoning Variance in which the Petitioner requests relief from Section 409.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 0 parking spaces in lieu of the minimum required 5, for a proposed antique business as more particularly described on Petitioner's Exhibit 1.

The Petitioner, Nancy Wilkey, appeared, testified and was represented by Jeffrey H. Scherr, Esquire. Also appearing on behalf of the Petitioner were Betty J. Ruano, David S. Thaler, Engineer, and Hilary Matzinger.

Testimony indicated that the subject property, known as 6072 Falls Road, consists of 0.147 acres more or less, split zoned B.L.-C.N.S. and B.L. and is improved with a two-story building which has existed on the property since the early 1900s. The Petitioner is desirous of establishing an antique business at this location; however, there is no available space on-site on which to provide parking. Nancy Wilkey testified that there are two parking spaces in front of the property and that additional parking is available on the street.

David Thaler testified on behalf of the Petitioner. He testified that he resides in the area and is extremely familiar with the subject property. Mr. Thaler testified that in his opinion, the fact that there

are no parking spaces available on site would cause no parking problems. To support his argument, Mr. Thaler testified that an antique business is a type of use which does not generate much customer traffic. Testimony revealed that there may be only one or two customers browsing through the store at any one time.

Patrick Keller, Deputy Director of the Office of Planning, was subpoenaed to testify at the subject hearing. Mr. Keller testified that he visited this property and determined that the only way to locate parking on the site would be to enter into an access agreement with the adjacent Lacey's Produce business. However, this would necessitate razing an existing attached garage on that property which the Petitioner testified was not feasible. Mr. Keller testified that he would support the requested variance on condition that the relief granted would be limited to the subject antique business and would expire upon the termination of its use as such by the Petitioner.

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. Soiley*, 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.

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 Date 4/13/92
 By [Signature]

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 26 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

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 13th day of April, 1992 that the Petition for Zoning Variance from Section 409.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit 0 parking spaces in lieu of the minimum required 5, for a proposed antique business in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioner may apply for her use permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 relief granted herein shall be rescinded.
- 2) The relief granted herein is limited to the Petitioner for so long as this property is used for an

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 Date 4/13/92
 By [Signature]

antique business. In the event the property ceases to be used for an antique business, then this variance relief shall expire and become null and void. This restriction may be modified only by public hearing before the Zoning Commissioner and/or Deputy Zoning Commissioner.

3) When applying for a use permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

[Signature]
 TIMOTHY M. ROTROCO
 Deputy Zoning Commissioner
 for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
 Date 4/13/92
 By [Signature]

ORDER RECEIVED FOR FILING
 Date 4/13/92
 By [Signature]

Suite 113, Courthouse
 400 Washington Avenue
 Towson, MD 21284

(410) 887-1886

April 13, 1992

Jeffrey H. Scherr, Esquire
 20 S. Charles Street, 6th Floor
 Baltimore, Maryland 21201

RE: PETITION FOR ZONING VARIANCE
 W/S Falls Road, 50' S of the c/l of Lake Avenue
 (6072 Falls Road)
 3rd Election District - 2nd Councilmanic District
 Nancy L. Wilkey, Ph.D. - Petitioner
 Case No. 92-322-A

Dear Mr. Scherr:

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,
 [Signature]
 TIMOTHY M. ROTROCO
 Deputy Zoning Commissioner
 for Baltimore County

TMK:bjs

cc: People's Counsel

[Signature]

Petition for Variance

to the Zoning Commissioner of Baltimore County 92-322-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 409.6, Required Number of Parking Spaces for a store selling antique furniture, to allow zero parking spaces in lieu of the required five spaces, at 6072 Falls Road.

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:

Jeffrey H. Scherr
 (Type or Print Name)
 Signature
 40 South Charles Street, 6th Floor
 Baltimore, MD 21201
 City and State
 Attorney's Telephone No.: (410) 752-6030

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):

Nancy L. Wilkey, Ph.D.
 (Type or Print Name)
 Signature
 (Type or Print Name)
 Signature

5701 Cross Country Blvd
 Baltimore, MD 21209
 City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
 Jeffrey H. Scherr
 20 S. Charles St., 6th fl.
 Baltimore, MD 21201 (410) 752-6030
 Address Phone No.

ORDER RECEIVED FOR FILING
 Date 4/13/92
 By [Signature]

OFFICE USE ONLY
 ESTIMATED LENGTH OF HEARING 4/28/92 4 HR.
 AVAILABLE FOR HEARING
 MON./TUES./WED. - NEXT TWO MONTHS
 ALL OTHER
 REVIEWED BY: LG DATE

ATTACHMENT TO
 PETITION FOR ZONING VARIANCE
 6072 FALLS ROAD

to the subject property (within 100 feet). As a practical matter, it is unlikely that there would ever be five cars visiting this store at a time. This is a soft use of this property, which is located in the middle of a commercial district, with a shopping center on one side, a produce store on the other, and a convenience store with its own parking across the street. This kind of an establishment would not add congestion to this area, and, in fact, may bring fewer cars into the area than any other commercial use. There are two unrestricted parking spaces on Falls Road directly in front of the property.

December 17, 1991

ZONING DESCRIPTION
 6072 FALLS ROAD

Beginning at a point on the west side of Falls Road (44' paving) at the distance of 50 feet south and opposite to the centerline of Lake Avenue; thence, running the following courses and distances:

1. South 05°00'00" East 35.82 feet;
2. South 87°44'11" West 154.27 feet;
3. North 05°00'00" West 37.00 feet;
4. North 88°10'00" East 154.33 feet to the point of beginning.

Recorded in the Land Records of Baltimore County, Maryland in Deed Liber 8687 folio 391.

Containing 5,818 square feet or 0.129 acres of land, more or less.

Also known as 6072 Falls Road and located in the Third Election District.



333

333

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 3rd Date of Posting: 4-12-92
 Posted for: [Signature]
 Petitioner: Jeffrey H. Scherr, Esquire
 Location of property: 6072 Falls Road, 50' S of the c/l of Lake Avenue, Baltimore, Md.
 Location of Sign: 6072 Falls Road
 Remarks: [Signature]
 Posted by: [Signature] Date of return: 4-12-92
 Number of Signs: 1

"DUPLICATE"
 CERTIFICATE OF PUBLICATION

TOWSON, MD. 3/12, 1992

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 1 successive weeks, the first publication appearing on 3/12, 1992.

OWINGS MILLS TIMES,
 S. Zake Orlean
 Publisher

\$ 65.64

92-322-A

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 described herein in Room 106 of the County Office Building, located at 111 West Chesapeake Avenue in Towson, Maryland 21284 as follows:
Case Number: 92-322-A
W/S Falls Road, 50' S of c/l Lake Avenue
6072 Falls Road
3rd Election District
2nd Councilmanic Precinct
Nancy L. Wilkey, Ph.D.
Hearing Date: Thursday, April 2, 1992 at 10:00 a.m.
Petitioner: NANCY L. WILKEY
Variance to allow zero parking spaces for a store selling antique furniture in lieu of the required five spaces.

CERTIFICATE OF PUBLICATION

TOWSON, MD., 3/12, 1992

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 3/12, 1992

THE JEFFERSONIAN,

S. Zebe Orlov
Publisher

46564

92-

receipt
Baltimore County Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21284
Account: R 001-4150
Number
Date: 3/10/92
(Nancy L. Wilkey)
COMMERCIAL VARIANCE
6072 Falls Rd
W/S Falls Road 50' S of c/l Lake Ave
I.D. 3
C.D. 2
Please Make Checks Payable To: Baltimore County
Cashier Validation

receipt
Baltimore County Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21284
Account: R 001-4150
Number
Date: 2/25/92
PUBL. HEARING FEES: \$175.00
ZONING VARIANCE FEE: \$175.00
LAST NAME OF ORDER: WILKEY
PAID PER HAND WRITTEN RECEIPT DATED 2/20/92
Please Make Checks Payable To: Baltimore County
Cashier Validation

Baltimore County Government
Office of Zoning Administration and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21284
(410) 887-3353
DATE: 3/17/92
Nancy L. Wilkey, Ph.D.
3701 Cross Country Boulevard
Baltimore, Maryland 21209
RE:
CASE NUMBER: 92-322-A
W/S Falls Road, 50' S of c/l Lake Avenue
6072 Falls Road
3rd Election District - 2nd Councilmanic
Petitioner(s): Nancy L. Wilkey, Ph.D.
Dear Petitioner(s):
Please be advised that \$ 90.64 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 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 21284. 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.
Carl Jahn
ARNOLD JABLON
DIRECTOR
cc: Jeffrey H. Scherr

Baltimore County Government
Office of Zoning Administration and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21284
(410) 887-3353
MARCH 6, 1992
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 21284 as follows:
CASE NUMBER: 92-322-A
W/S Falls Road, 50' S of c/l Lake Avenue
6072 Falls Road
3rd Election District - 2nd Councilmanic
Petitioner(s): Nancy L. Wilkey, Ph.D.
HEARING: THURSDAY, APRIL 2, 1992 at 10:00 a.m.
Variance to allow zero parking spaces for a store selling antique furniture in lieu of the required five spaces.
Lawrence E. Scherr
Lawrence E. Scherr
Zoning Commissioner of Baltimore County
cc: Nancy L. Wilkey, Ph.D.
Jeffrey H. Scherr

Baltimore County Government
Office of Zoning Administration and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21284
(410) 887-3353
March 27, 1992
Jeffrey H. Scherr, Esquire
20 South Charles Street, 6th Floor
Baltimore, MD 21201
RE: Item No. 333, Case No. 92-322-A
Petitioner: Nancy L. Wilkey
Petition for Variance
Dear Mr. Scherr:
The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure 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.

Baltimore County Government
Office of Zoning Administration and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21284
(410) 887-3353
Your petition has been received and accepted for filing this 18th day of February, 1992.
Carl Jahn
ARNOLD JABLON
DIRECTOR
Received By:
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee
Petitioner: Nancy L. Wilkey
Petitioner's Attorney: Jeffrey H. Scherr

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
TO: Arnold Jablon, Director
Zoning Administration and Development Management
DATE: March 12, 1992
FROM: Gary Kerns, Chief
Community and Comprehensive Planning Division
Office of Planning and Zoning
SUBJECT: Wilkey Property, Item No. 333
In reference to the applicant's request, staff offers the following comments:
A review of the plat accompanying the request indicates that sufficient area for parking exists to the rear of the existing structure. Unfortunately, there is insufficient area between the proposed store and south property line for an access drive.
Based upon a review of the information provided and analysis conducted, staff recommends that the applicant's request be denied. However, this office recommends that an agreement for shared access with an adjacent property owner be explored as a means to provide the required parking.
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.
Report prepared by
Jeffrey Long
GK:JL:prh
ITEM333.ZAC/ZAC1

Baltimore County Government
Fire Department
700 East Joppa Road Suite 901
Towson, MD 21204-5500
(301) 887-4500
MARCH 3, 1992
Arnold Jablon
Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
RE: Property Owner: NANCY L. WILKEY, Ph.D.
Location: #6072 FALLS ROAD
Item No.: 333 Zoning Agenda: FEBRUARY 3, 1992
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.
7. The Fire Prevention Bureau has no comments at this time.
REVIEWER: Jeffrey Long Noted and Approved
Special Inspection Division Fire Prevention Bureau
JP/REK
RECEIVED
MAR 5 1992
ZONING OFFICE

3/18/92

BALTIMORE COUNTY
ECONOMIC DEVELOPMENT COMMISSION
Memorandum

TO: Julie Winiarski
Office of Zoning Administration and
Development Management

FROM: A. J. Haley, Deputy Director
Economic Development Commission

DATE: March 3, 1992

RE: Zoning Advisory Comments for Meeting of March 3, 1992

This office has no comment for items 328, 329, 330, 331, 332, 333, and 334.

cc: Ken Nohe

RECEIVED
MAR 9 1992
ZONING OFFICE

3/16/92 92
4178-92

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: March 16, 1992
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for March 3, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 117 (Case No. 92-108-X), 329, 330, 331, 333 and 334.

For Item 316, the previous minor subdivision comments still apply.

For Item 298 (Case No. 92-296-XA), and Item 332, the sites must be submitted through the new subdivision process for review and comments.

For Item 328, the site must be submitted through the minor subdivision process for review and comments.

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

RWB:s

RECEIVED
MAR 17 1992
ZONING OFFICE

LAW OFFICES
KRAMON & GRAHAM, P.A.
SUN LIFE BUILDING
CHARLES CENTER
20 SOUTH CHARLES STREET
BALTIMORE, MARYLAND 21201
14101 752-6030
FACSIMILE
14101 539-1269

BEL AIR OFFICE
THE EMBORTON PROFESSIONAL BUILDING
2107 LAUREL BUSH ROAD
BEL AIR, MARYLAND 21015
14101 918-0040
14101 569-0299
FACSIMILE
14101 569-0298

OF COUNSEL
FREDERICK STEINMANN

March 26, 1992

Arnold Jablon, Esquire
Director
Office of Zoning Administration
Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: 6072 Falls Road
Case No. 92-322-A

Dear Arnold:

Thank you very much for putting this hearing in at 3:00 p.m. on April 2, 1992 to accommodate all schedules. I very much appreciate your help in this matter.

Sincerely,
Jeffrey H. Scherr

JHS:kts
cc: Nancy L. Wilkey, Ph.D.
Betty J. Ruano, Ph.D.
David S. Thaler, P.E., L.S.

RECEIVED
MAR 27 1992
ZONING OFFICE

RE: PETITION FOR VARIANCE * BEFORE THE
4/5 FALLS ROAD, 50' S of * ZONING COMMISSIONER
C/1 Lake Avenue * OF
6072 Falls Road * BALTIMORE COUNTY
3rd Election District *
2nd Councilmanic District * Case No. 92-322-A

NANCY L. WILKEY, PH.D.,
Petitioner

SUBPOENA

TO: Pat Keller
Deputy Director
Office of Planning and Zoning
Room 406
County Courts Building
401 Bosley Ave.
Towson, Maryland 21204

You are hereby commanded to personally appear at the Public Hearing in Room 106 of the County Office Building, 111 W. Chesapeake Ave., Towson, Maryland 21204, on Thursday, April 2, 1992, at 3:00 p.m.

Subpoena requested by Petitioner, and any questions should be referred to Jeffrey H. Scherr, Esquire, Kramon & Graham, P.A., 20 South Charles Street, Baltimore, Maryland 21201, (410) 752-6030.

Jeffrey H. Scherr,
Attorney for Petitioner

This subpoena will be served personally by Hilary S. Matzinger, Paralegal, Kramon & Graham, P.A., 20 South Charles Street, Baltimore, Maryland 21201.

This subpoena must be served in accordance with Rule IV(c) of the Zoning Commissioner's Rules, Baltimore County Zoning Regulations.

Date Issued: 3/31/92
Lawrence E. Schmidt
Zoning Commissioner of
Baltimore County

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

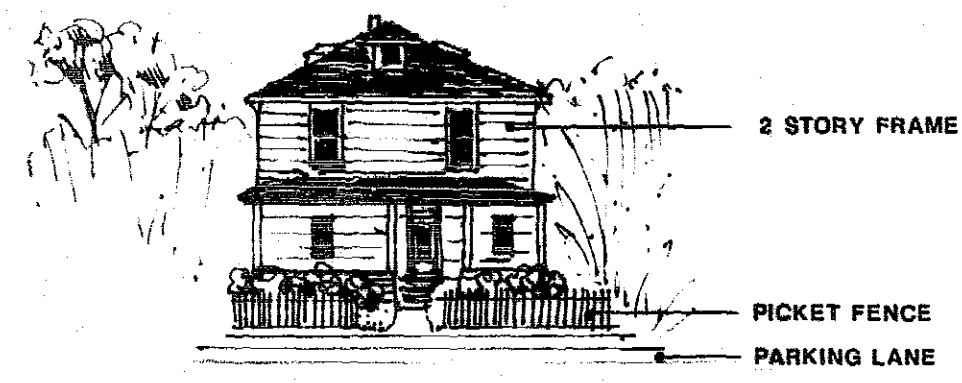
NAME	ADDRESS
DAVID THALER	2115 AMBASSADOR RD
Betty J. Ruano	10 Lake Manor Ct
Nancy Wilkey	5701 Cross Country Blvd,
Hilary Matzinger	330 Alchester Lane 21218
Jeffrey H. Scherr	6101 Maryland Ave 21201
Jeffrey H. Scherr	20 S. Charles St 21201

PHONE, EVERGREEN 522-Y-2

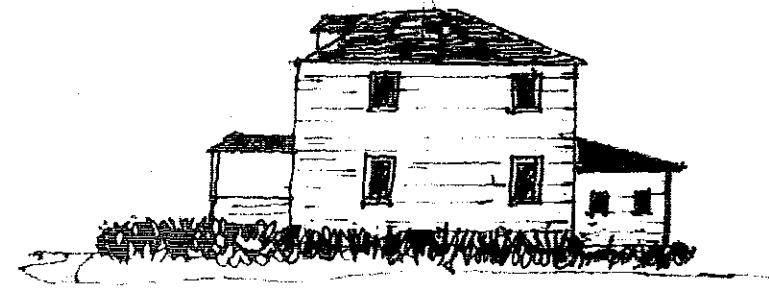
J. FRED. PAHL & SON
MOUNT WASHINGTON AND BARE HILLS NURSERIES
GROWERS OF EVERGREENS, TREES, SHRUBS, PLANTS, ETC.
6072 FALLS ROAD
Mount Washington, Maryland, 192

Pet #9

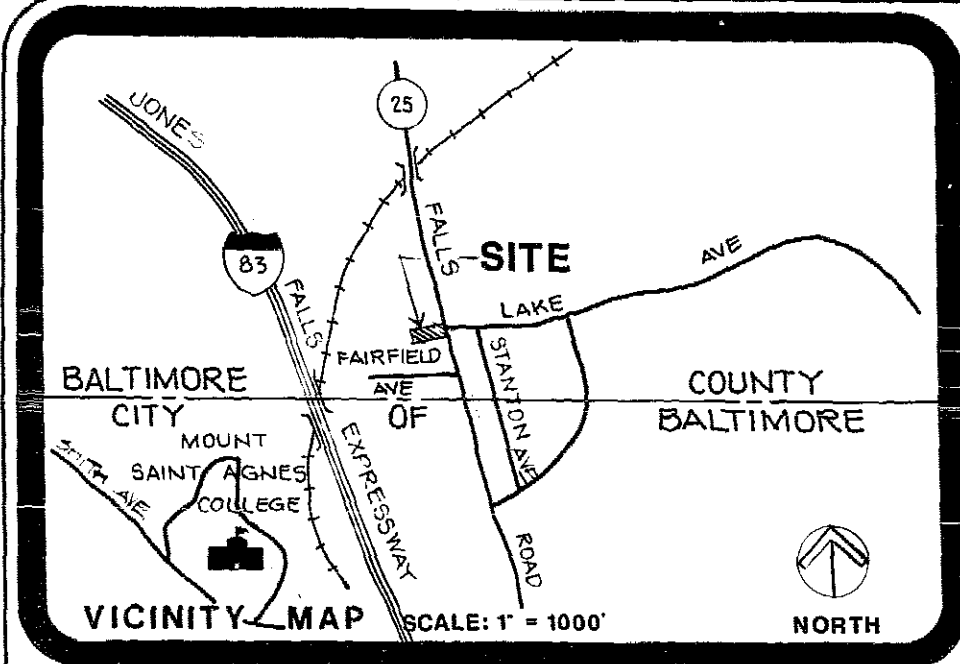
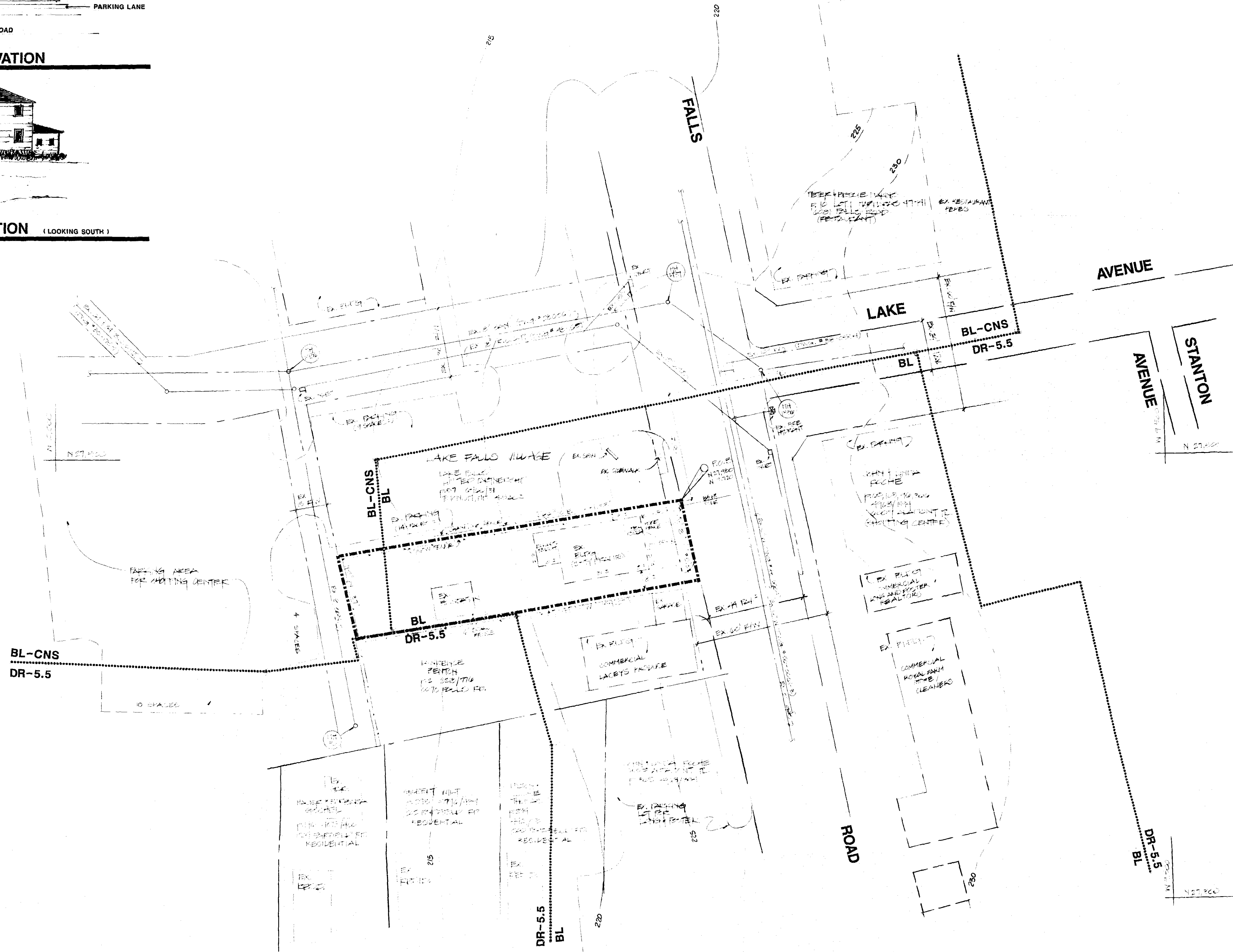




FRONT ELEVATION



SIDE ELEVATION (LOOKING SOUTH)



GENERAL NOTES

- DEVELOPMENT NAME: 6072 Falls Road
- APPLICANT/OWNER: Betty J. Ruano & Nancy L. Wilkey, 2713 Cross Country Boulevard, Baltimore, MD 21209
- PREPARED BY: D.S. Thaler & Associates, Inc., 7115 Ambassador Road, Baltimore, Maryland 21207
- GENERAL DATA: Election District: 3, Census Tract: 4035.02, Councilmatic District: 2
- SITE INFORMATION:
 - A. Gross acreage = 0.147 Ac., Net acreage = 0.129 Ac.
 - B. Zoning: Existing zoning: BL-CNS @ 0.011 Ac.; BL @ 0.118 Ac.
 - C. Density Calculations: Allowable: 1.00 FAR = 19,209 S.F. (19,209 - 6403 = 12,806); Proposed: 0.20 FAR = 1900 S.F. (1900 - 6403 = -4503)
 - D. Parking Required: 2.5/1000 S.F. Bldg; 1900 S.F. (including porches); 1900 S.F. / 1000 = 1.9 x 2.5 = 4.75 spaces
- SONING HISTORY: N/A
- UTILITIES: Public water and sewer are provided.
- USE: The existing use is residential. The proposed use is antique store.
- EXISTING: There are no known historic buildings, critical areas, archaeological sites, endangered species, or hazardous materials on this site.
- ROADS: All roads are public.
- REFERENCES: Topography from Baltimore County 200 scale topography (S.W. 7-8); Zoning from Baltimore County 200 scale 1988 Zoning Map (S.W. 7-8); BOUNDARY FROM DEED - LOCATION OF ON SITE FEATURES CONFIRMED BY D.S. THALER & ASSOC., INC.
- SIGNAGE: Sign location and design are not shown at this time. Proposed signage shall comply with Section 413 (B.C.S.R.).

TYPE:	CLASS:	LIMITATIONS:	STREETS AND LOTS:
GLC	B	HOMES WITH LIMITATIONS:	Moderate slope
Urban Land Complex		Moderate slope	Moderate slope

PETITIONER'S EXHIBIT 1

REVISIONS

92-322-A

DATE: 12-1-84
SCALE: 1"=20'
C.I. E

DESIGNED BY: _____
DRAWN BY: _____
CHECKED BY: _____
APPROVED BY: _____

333

DEVELOPER: BETTY J. RUANO & NANCY L. WILKEY & ASSOCIATES, 2713 CROSS COUNTRY BOULEVARD, BALTIMORE, MD 21209

PLANNING NO. _____

PUBLIC SERVICES CASE NO. _____

PLAT TO ACCOMPANY VARIANCE PETITION

6072 FALLS ROAD

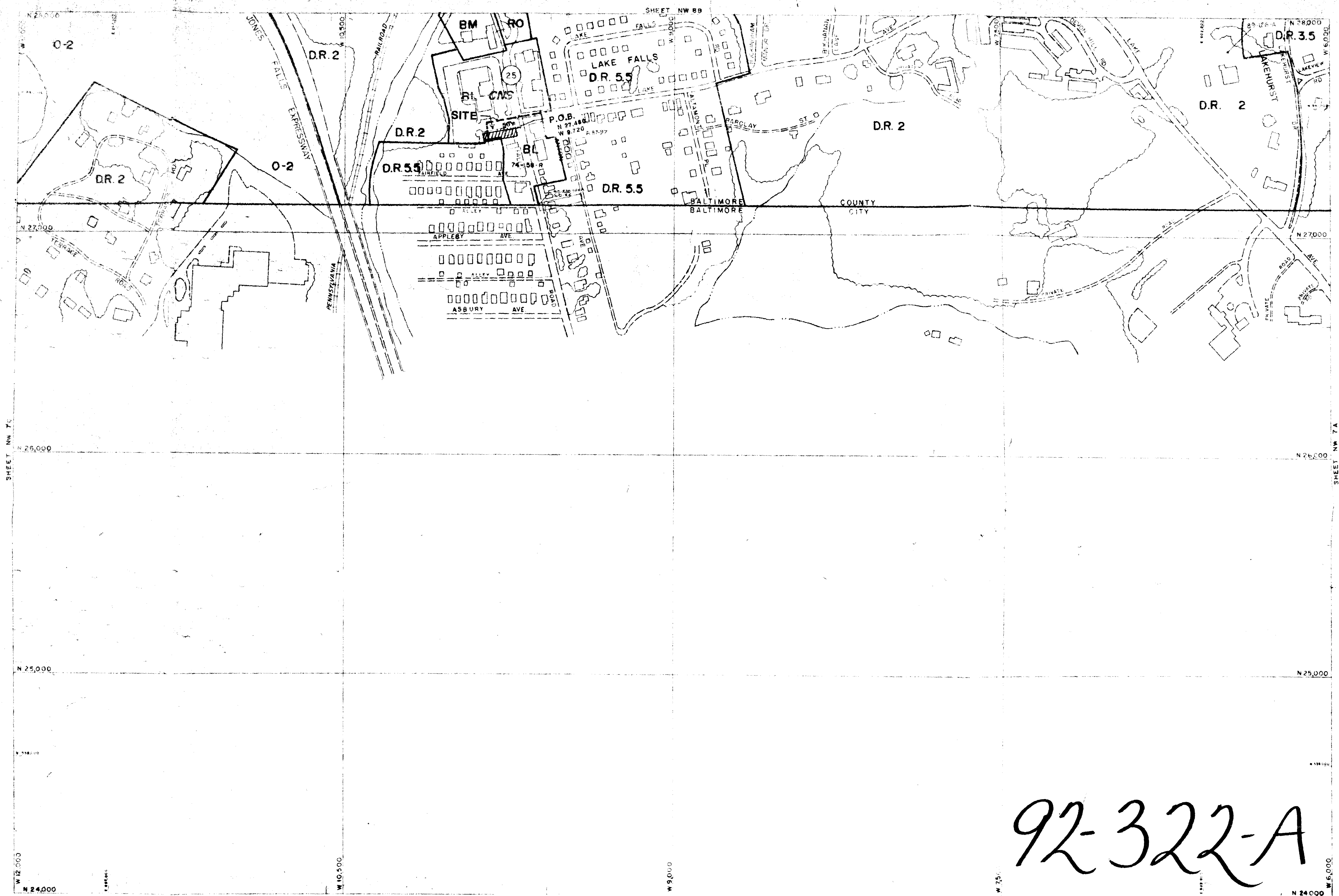
ELECTION DISTRICT NO. 3

D.S. & A.

D.S. THALER & ASSOC., INC. CIVIL ENGINEERS, LANDSCAPE ARCHITECTS, SURVEYORS AND PLANNERS, 7115 AMBASSADOR ROAD, BALTIMORE, MARYLAND 21207, (301) 844-5600

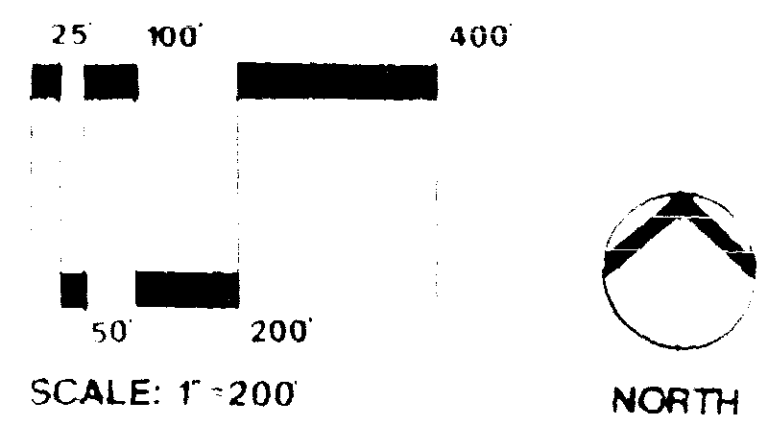
PROJECT NO. 277

SHEET NO. 1 OF 1



92-322-A

333



200 SCALE 1988 ZONING
 MAP TO ACCOMPANY VARIANCE PETITION
6072 FALLS ROAD
 MAP NW-7B

D.S. THALER & ASSOCIATES, INC.
 7115 AMBASSADOR ROAD
 BALTIMORE, MARYLAND 21207
 (410) 944-3647
 12-19-91