



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

July 17, 1997

Mr. and Mrs. Robert Kaminski
1111 Gladway Road
Baltimore, Maryland 21220

Supplemental
Case #94-315-SPHA

RE: Petitions for Special Hearing & Variance
Property: 1115 Gladway Road
Case No. [REDACTED]

Dear Mr. and Mrs. Kaminski:

This is in response to your recent inquiry regarding the subject property and Opinion and Order issued by me on July 27, 1994 regarding the above case.

Pursuant to your request, I have reviewed the file in this matter which discloses that Petitions for Special Hearing and Variance were filed by you. Special Hearing relief requested approval to allow development of the subject lot with a single family residence, notwithstanding the fact that same is less than one acre in size and that adjacent property was held in the same ownership. Moreover, a series of variances were requested from the requirements of Section 1B02.3.C.1 of the BCZR. These variances were requested to also permit development of the subject property as a single family dwelling notwithstanding the fact that the lot was undersized, was of insufficient width, and featured insufficient front yard, rear yard and some of the side yard setbacks.

I have reviewed the Order in which I issued in this case on July 27, 1994. That Order was not appealed and is, obviously, final. Admittedly, the Order is somewhat confusing as it relates to the special hearing request.

Nonetheless, it is clear that it was my intent to grant the variance relief necessary to permit the construction of a single family dwelling on the property. Thus, this letter is to confirm that the property may be so developed, for so long as the setbacks which were granted by the Order are maintained. That is, for so long as a 15 ft. front yard setback, 15 ft. rear yard setback, and minimum sum of the side yard setbacks of 40 ft. are maintained; the property may be developed with a single family dwelling. It appears that the language of my Order may have been taken directly from the Petition. Although this language is unclear, the site plan and other exhibits offered at the hearing clearly disclose the Petitioners intent was to obtain zoning relief necessary to residentially develop the property.

I trust that this letter has answered your concerns.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County



Printed with Soybean Ink
on Recycled Paper

Robert J. Romadka, Esquire

To - Lawrence Schmidt
From - Leslie Kaminski

Date - 1-14-98

Re - 94-3155 PHA

1 page being sent -

H # 335-4551

IN RE: PETITIONS FOR SPECIAL HEARING & ZONING VARIANCE
NE/S Gladway Rd., 435 ft. SE
of c/i Bird River Road
1115 Gladway Road
15th Election District
5th Councilmanic District
Robert Kaminski, et ux
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 94-315-SPMA
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner on Petitions for Special Hearing and Zoning Variance for the property located at 1115 Gladway Road in the Middle River section of Baltimore County. The Petitions are filed by Robert Kaminski and Leslie Kaminski, his wife, property owners. Special Hearing relief is requested to allow a lot less than 1 acre in size when the adjacent property is held in the same ownership and there is no conflict with Section 304(c) of the Baltimore County Zoning Regulations (BCZR). Variance relief is also requested from Section 1802.3.C.1 of the BCZR to allow as follows:

1. A lot of 6000 sq. ft. in lieu of the required 40,000 sq. ft.;
2. A lot width of 100 ft. in lieu of the required 150 ft.;
3. A front yard depth of 15 ft. in lieu of the required 50 ft.;
4. A minimum sum of side yard widths of 40 ft. in lieu of the required 50 ft.;
5. A rear yard depth of 15 ft. in lieu of the required 50 ft.

All of the relief requested is more particularly shown on the site plan submitted as Petitioners' Exhibit No. 1.

Appearing at the public hearing held for this case was the property owner, Leslie Kaminski. She was represented by Robert Romadka, Esquire. There were no Protestants or interested persons present.

Testimony and evidence presented was that the subject site is a small lot adjacent to Gladway Road, zoned D.R.1, in the Middle River Section of Baltimore County. Gladway Road is a residential road which deadends not far from the subject property. Access is from Byrd River Road. Further testimony and evidence offered was that the Petitioner owns property immediately next door where she resides with her family. That property is known as 111 Gladway Road. On the other side of the subject site is property owned by Harry F. Lunsford. To the rear of the site is other property also zoned D.R.1, much of which is undeveloped.

The Petitioner proposes construction of a single family dwelling on the subject site. The building envelope shows a width of 60 ft. and a depth of 30 ft. The Petitioner claims that the subject variances are necessary in order to permit utilization of the lot for permitted purpose, i.e., residential development. The Petitioner cites the shallow depth of the lot in support of its request that the variance be granted.

In considering the variances, several observations are appropriate relating to the subject property and neighborhood. As to the front yard setback, 15 ft. is being proposed in lieu of the required 50 ft. However, that distance is measured to the right of way line and does not reflect the actual distance to be maintained to the prying of Gladway Road. The houses on either side of the property are, in fact, closer to the right of way line than the proposed dwelling. Both the Lunsford and Kaminski houses on either side of the subject property maintain a 36 ft. front yard setback from the paving. Thus, although the contemplated dwelling will be closer than allowed under the regulations, it will be 40 ft. from the paving; a greater distance than either house on both sides. Clearly, the maintenance of this distance will be consistent with other homes in the neighborhood.

As to the side yard setbacks, only 20 ft. are being maintained on both sides. However, the existing dwellings on the adjoining lots are located significant distances from the property line. Mr. Lunsford's dwelling is shown as 96 ft. from the property line and the Kaminski dwelling is approximately 50 ft. from the property line. Therefore, although side yard setbacks are not in strict compliance, it does not appear that overcrowding will result from the construction of this dwelling. The remaining variances are necessary all because of the size of the property and the site constraints presented based upon that fact.

Based on the testimony and evidence, all of which is uncontradicted, I am persuaded that the Petitions for Special Hearing and Zoning Variances should be granted. In my view, the site constraints described above support a finding of practical difficulty. Moreover, the proposed residential development is entirely compatible with the existing uses of adjoining properties and within the spirit and intent of the BCZR. For these reasons, I am persuaded to grant the Petitions for Special Hearing and Zoning Variances and will so order.

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

WHEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27th day of July 1994, that, pursuant to the Petition for Special Hearing, approval to allow a lot less than 1 acre in size when the adjacent property is held in the same ownership and there is no conflict with Section 304(c) of the Baltimore County Zoning Regulations (BCZR), be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1802.3.C.1 of the BCZR to allow a lot of 6000 sq. ft. in lieu of the required 40,000 sq. ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance to allow a lot width of 100 ft. in lieu of the required 150 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance to allow a front yard depth of 15 ft. in lieu of the required 50 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance to allow a minimum sum of side yard widths of 40 ft. in lieu of the required 50 ft., be and is hereby GRANTED; and

IT IS FURTHER ORDERED that a variance to allow rear yard depth of 15 ft. in lieu of the required 50 ft., be and is hereby GRANTED, subject,

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

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are 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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LES:mn

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

-4-

ORDER RECEIVED FOR FILING
Date 7/27/94
By [Signature]

-2-

ORDER RECEIVED FOR FILING
Date 7/27/94
By [Signature]

-3-

ORDER RECEIVED FOR FILING
Date 7/27/94
By [Signature]

-4-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 847-4386

July 27, 1994

Robert J. Romadka, Esquire
Romadka, Gontum and McLaughlin, P.A.
814 Eastern Blvd.
Essex, Maryland 21221

RE: Petitions for Special Hearing and Zoning Variances
Case No. 94-315-SPMA
Robert and Leslie Kaminski, Petitioners

Dear Mr. Romadka:

Enclosed please find the decision rendered on the above captioned case. The Petitions for Special Hearing and Zoning Variances have 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 897-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mn
att.



Petition for Variance

AND SPECIAL HEARING
to the Zoning Commissioner of Baltimore County

for the property located at 1115 Gladway Road
which is presently zoned D.R. 1

This Petition shall be filed with the Office of Zoning Administration & Development Management.
(The undersigned, legal owner(s) of the property situated in Baltimore County and described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: indicate hardship or practical difficulty.)

SEE ATTACHED.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: indicate hardship or practical difficulty.

1. Lots along Gladway Road are very shallow in depth.
2. Variance requested would allow lot use in accord with existing residences.
3. Without variances lot cannot be used.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of all 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 Purpose/Amount:

Type or Plan Name:

Signature:

Address:

City:

Attorney for Petitioner:

John B. Gontum, Esquire

Type or Plan Name:

Signature:

Address:

City:

State:

Zip:

Phone:

Fax:

E-mail:

Web:

Other:

Comments:

Notes:

Attachments:

Other:

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

Legal Owner:

Robert & Leslie Kaminski

Signature:

Address:

City:

State:

Zip:

Phone:

Fax:

E-mail:

Web:

Other:

Comments:

Notes:

Attachments:

Other:

Comments:

Notes:

Attachments:

Other:

Comments:

Notes:

Attachments:

Other:

Comments:

Notes:

Attachments:

Other:

Attachment to Petition for Variance

1115 Gladway Road

VARIANCES REQUESTED

Section 1802.3.C.1: To permit a lot area of 6,000 sq. ft. in lieu of the required 40,000 sq. ft.

Section 1802.3.C.1: To permit a minimum lot width of 100 ft. in lieu of the required 150 ft.

Section 1802.3.C.1: To permit the minimum front-yard depth of 15 ft. in lieu of the required 50 ft.

Section 1802.3.C.1: To permit the minimum sum of side-yard widths of 40 ft. in lieu of the required 50 ft.

Section 1802.3.C.1: To permit a minimum rear-yard depth of 15 ft. in lieu of the required 50 ft.

SPECIAL HEARING to allow a lot less than 1 acre in size when adjacent property held in same ownership and no conflict with Section 304(c).



ZONING DESCRIPTION FOR 1115 GLADWAY ROAD

Beginning at a point on the north side of Gladway Road 30 ft. wide, at a distance of 435'± North Westerly of the centerline of the nearest improved intersecting street Bird River Road, 30 ft. wide, as recorded among the Land Records of Baltimore County, Liber 8771 folio 309, containing 7,000 sq. ft. or 0.16 ac. of land, more or less. Also known as 1115 Gladway Road and located in the 15th Election District of Baltimore County, Maryland.

Meters and bounds: N.52°-38'-00"E. 70 Ft., S.37°-22'-00"E. 100 Ft., S.52°-38'-00"W. 70 Ft., and N.37°-22'-00"W. 100 Ft., to the place of beginning.



William W. Gontum, P.E.
MD. REG. NO. 11641

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15c Date of Posting: 3/1/94
Posted for: Special Hearing to Vary
Petitioner: Robert & Leslie Kaminski
Location of property: 1115 Gladway Rd, NE/S, 435' SE of c/l Bird River Rd
Location of Signs: Along 1115 Gladway Rd, property by Bird River Rd
Remarks:
Posted by: [Signature] Date of return: 3/1/94
Number of Signs: 2

receipt
Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6190
Number: 317 (WCR)
Date: 2/15/94
DROP-OFF
NO REVIEW

#010 - VARIANCE \$50.00
#080 - SIGN POSTING 35.00
TOTAL \$85.00

Legal Owner: Robert & Leslie Kaminski
1115 Gladway Road
District: 15c5
Attorney: John B. Contrum

024028016DH1CHRC \$85.00
PA 0011516H02-16-94
Please Make Checks Payable To: Baltimore County

Cashier Validation

receipt
LAW OFFICES / ROMADKA, CONTRUM & McLAUGHLIN 22294

DATE	DESCRIPTION	INVOICE #	AMOUNT	CHECK DEDUCTION	NET AMOUNT
2/8/94	Leslie & Robert Kaminski 93.5022 Filing of Petition for Variance on 1115 Gladway Road filing and posting.		\$85.00		

#317

CHECK DATE	CONTROL NUMBER	TOTALS

Baltimore County Government
Office of Zoning Administration
and Development Management
111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

DUE DATE: CLOSING DATE or HEARING DATE
INVOICE

John B. Contrum, Esq.
814 Eastern Boulevard
Essex, Maryland 21221

CASE NUMBER/PROJECT NAME: 94-315-SPHA
(2) Zoning Notice Sign and Post Set(s) @ \$60.00/set = \$120.00 Due*

(In lieu of payment, we ask that you make use of the following waiver)

INVOICE WAIVER

CASE NUMBER/PROJECT NAME: 94-315-SPHA
Returned _____ Zoning Notice Sign and Post Set(s).

DATE _____ for ZADM

*Amount Due waived upon return of the COMPLETE sign and post set(s).
When you return same, bring this form with you.

Printed with Recycled Ink on Recycled Paper

CERTIFICATE OF PUBLICATION

TOWSON, MD. March 3, 1994
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 March 3, 1994

THE JEFFERSONIAN
A. H. HENNINGSON
LEGAL AD. - TOWSON

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 property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 at Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
Case: 94-315-SPHA (Item 317)
1115 Gladway Road
NE/S Gladway Road, 435' SE of c/l Bird River Road
15th Election District - 5th Councilmanic
Petitioner(s): Robert Kaminski and Leslie Kaminski
Hearing: Thursday, March 24, 1994 at 9:00 a.m. in Rm. 118, Old Courthouse.
Special Hearing to allow a lot less than 1 acre in size when adjacent property held in same ownership and no conflict with Section 304(c), BCZR. Variance to permit a lot area of 6,000 square feet in lieu of the required 40,000 square feet; to permit a minimum lot width of 100 feet in lieu of the required 150 feet; to permit a minimum front yard depth of 15 feet in lieu of the required 50 feet; to permit a minimum rear yard depth of 15 feet in lieu of the required 50 feet; and to permit a minimum rear yard depth of 15 feet in lieu of the required 50 feet.
LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearing or Rescheduled Hearing to appear in person or by counsel. Please Call 887-3353 for information concerning the filing and/or hearing. Please Call 887-3353, March 2.

receipt
Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Account: R-001-6190
Number: 317 (WCR)
Date: 2/15/94
ADDITIONAL FEES
NO REVIEW
DROP-OFF

#030 - SPECIAL HEARING \$50.00
#080 - SIGN POSTING 35.00
TOTAL \$85.00

Legal Owner: Robert & Leslie Kaminski
1115 Gladway Road
Attorney: John B. Contrum

024028016DH1CHRC \$85.00
PA 0011516H02-16-94
Please Make Checks Payable To: Baltimore County

Cashier Validation

receipt
LAW OFFICES / ROMADKA, CONTRUM & McLAUGHLIN 22317

DATE	DESCRIPTION	INVOICE #	AMOUNT	CHECK DEDUCTION	NET AMOUNT
2/14/94	Leslie & Robert Kaminski 93.5022 Filing (additional) fee for Petition for Variance for 1115 Gladway Road		\$85.00		

317

CHECK DATE	CONTROL NUMBER	TOTALS

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

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 property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 at Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-315-SPHA (Item 317)
1115 Gladway Road
NE/S Gladway Road, 435' SE of c/l Bird River Road
15th Election District - 5th Councilmanic
Petitioner(s): Robert Kaminski and Leslie Kaminski
HEARING: THURSDAY, MARCH 24, 1994 at 9:00 a.m. in Rm. 118, Old Courthouse.

Special Hearing to allow a lot less than 1 acre in size when adjacent property held in same ownership and no conflict with Section 304(c), BCZR. Variance to permit a lot area of 6,000 square feet in lieu of the required 40,000 square feet; to permit a minimum lot width of 100 feet in lieu of the required 150 feet; to permit a minimum front yard depth of 15 feet in lieu of the required 50 feet; to permit a minimum rear yard depth of 15 feet in lieu of the required 50 feet; and to permit a minimum rear yard depth of 15 feet in lieu of the required 50 feet.

[Signature]
Arnold Jablon
DIRECTOR

cc: Robert and Leslie Kaminski
John B. Contrum, Esq.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILING AND/OR HEARING, CONTACT THIS OFFICE BY 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

MARCH 18, 1994

NOTICE OF REASSIGNMENT

Rescheduled from 3/24/94
CASE NUMBER: 94-315-SPHA (Item 317)
1115 Gladway Road / NE/S Gladway Road, 435' SE of c/l Bird River Road
15th Election District - 5th Councilmanic
Petitioner(s): Robert Kaminski and Leslie Kaminski

Special Hearing to allow a lot less than 1 acre in size when adjacent property held in same ownership and no conflict with Section 304(c), BCZR. Variance to permit a lot area of 6,000 square feet in lieu of the required 40,000 sq ft; to permit a minimum lot width of 100 ft in lieu of the required 150 ft; to permit the minimum front yard depth of 15 ft in lieu of the required 50 ft; to permit the minimum sum of side yard widths of 40 ft in lieu of the required 50 ft; and to permit a minimum rear yard depth of 15 ft in lieu of the required 50 ft.

HEARING: THURSDAY, APRIL 21, 1994 at 9:00 a.m. in Rm. 118, Old Courthouse.

[Signature]
ARNOLD JABLON
DIRECTOR

cc: John Contrum, Esq.
Robert and Leslie Kaminski

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

APRIL 8, 1994

NOTICE OF REASSIGNMENT

Rescheduled from 3/24/94 and 4/21/94
CASE NUMBER: 94-315-SPHA (Item 317)
1115 Gladway Road / NE/S Gladway Road, 435' SE of c/l Bird River Road
15th Election District - 5th Councilmanic
Petitioner(s): Robert Kaminski and Leslie Kaminski

Special Hearing to allow a lot less than 1 acre in size when adjacent property held in same ownership and no conflict with Section 304(c), BCZR. Variance to permit a lot area of 6,000 square ft in lieu of the required 40,000 sq ft; to permit a minimum lot width of 100 ft in lieu of the required 150 ft; to permit the minimum front yard depth of 15 ft in lieu of the required 50 ft; to permit the minimum sum of side yard widths of 40 ft in lieu of the required 50 ft; and to permit a minimum rear yard depth of 15 ft in lieu of the required 50 ft.

HEARING: WEDNESDAY, MAY 18, 1994 at 9:00 a.m., Rm. 118, Old Courthouse.

[Signature]
ARNOLD JABLON
DIRECTOR

cc: Robert & Leslie Kaminski
John B. Contrum, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

March 16, 1994

John B. Contrum, Esquire
Romadka, Contrum & McLaughlin, P.A.
814 Eastern Boulevard
Baltimore, Maryland 21221

RE: Case No. 94-315-SPHA, Item No. 317
Petitioner: Robert Kaminski, et ux.
Petition for Variance

Dear Mr. Contrum:

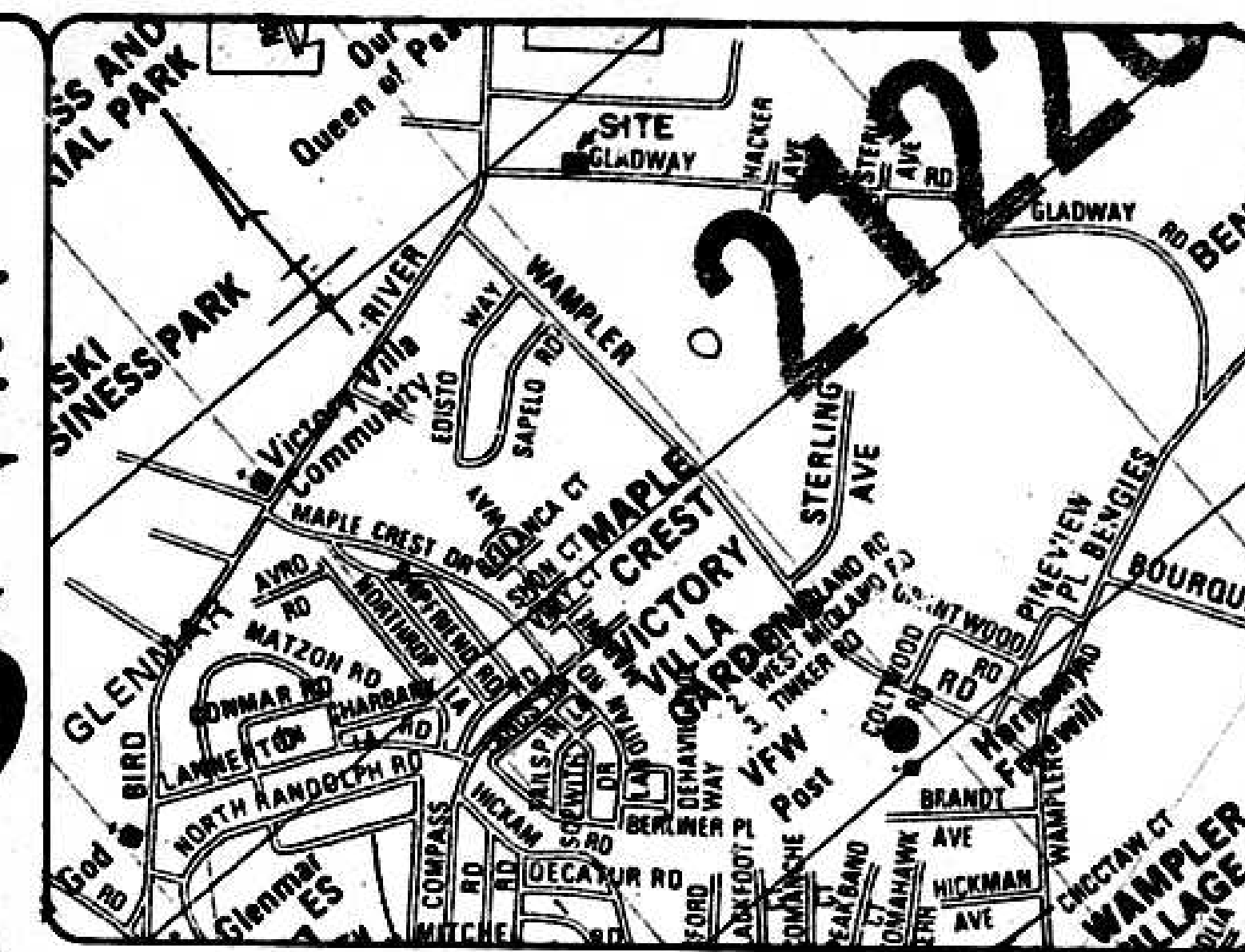
The Zoning Plans Advisory Committee (ZAC) has reviewed the plan submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney 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 February 15, 1994, and a hearing was 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 preliminary review by zoning personnel.

94-355 PHA

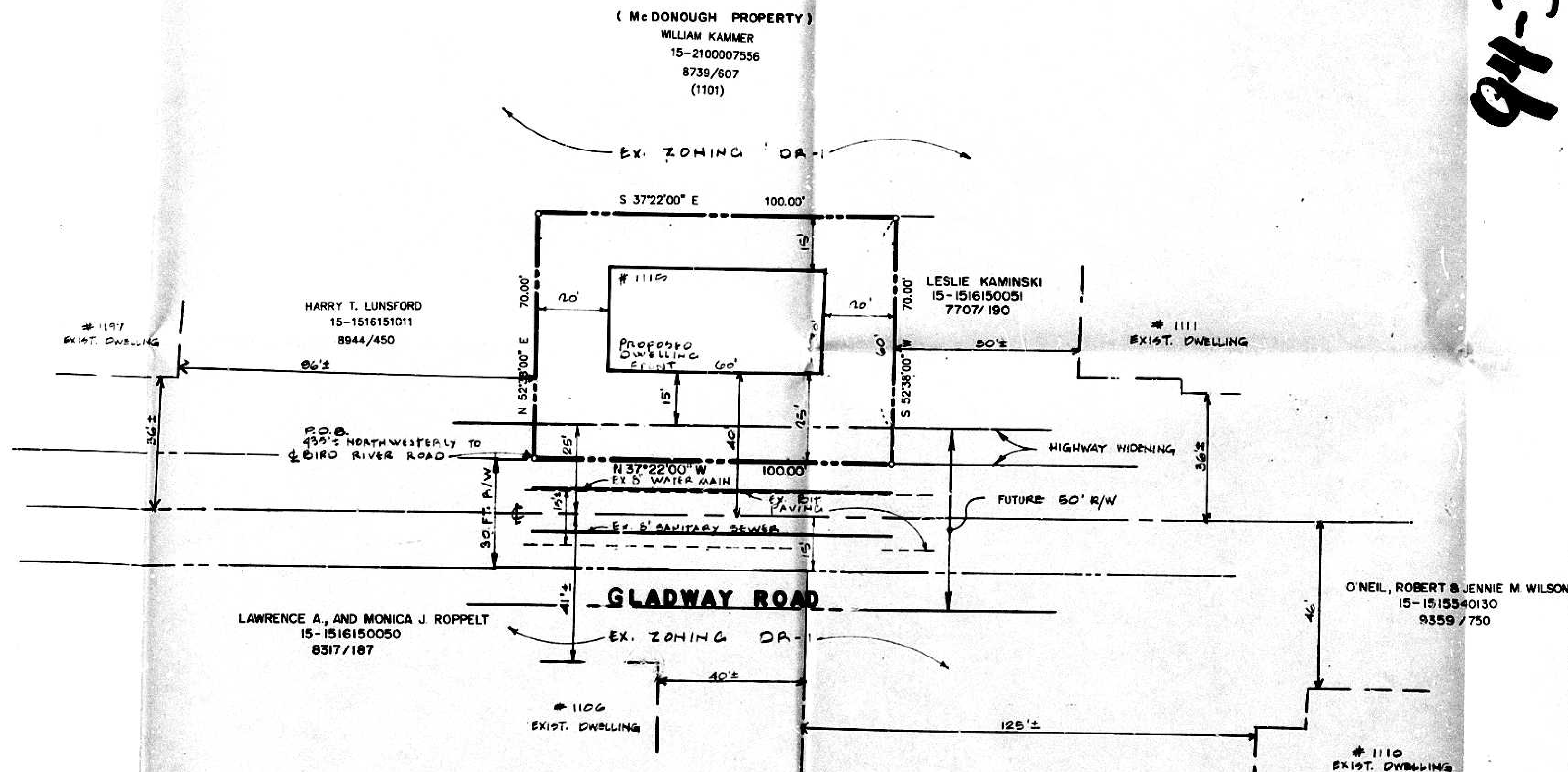


VICINITY MAP
SCALE: 1" = 100'

SITE DATA

Owner: Robert & Leslie Kaminski
Property Address: 1115 GLADWAY ROAD BALTIMORE, MD 21222
Tax Account #: 15-1516151010
Election District: 15
Councilmanic District: 5
Zoning: DR-1
1" = 200' Map of Zoning: WE 6-1
Sewer: Public
Water: Public

Prior Zoning Hearing: None
Deed Reference: 8771/309
Lot Area: 7,000.00 Sq. Ft. or 0.16 Ac.±
Highway Widening: 1,000.00 Sq. Ft. or 0.02 Ac.±
Net site area: 6,000.00 Sq. Ft. or 0.14 Ac.±
THE SITE IS NOT SITUATED IN THE CHESAPEAKE BAY CRITICAL AREA.

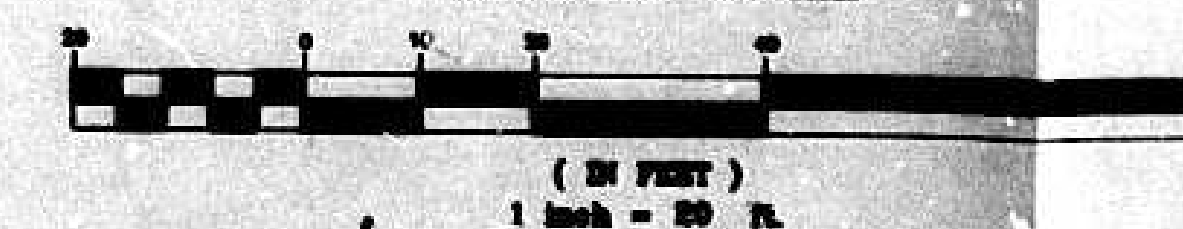


VARIANCES REQUESTED

- Section 1802.3.C.1: To permit a lot area of 6,000 sq. ft. in lieu of the required 40,000 sq. ft.
- Section 1802.3.C.1: To permit a minimum lot width of 100 ft. in lieu of the required 150 ft.
- Section 1802.3.C.1: To permit the minimum front-yard depth of 15 ft. in lieu of the required 50 ft.
- Section 1802.3.C.1: To permit a minimum sum of side-yard widths of 40 ft. in lieu of the required 50 ft.
- Section 1802.3.C.1: To permit a minimum rear-yard depth of 15 ft. in lieu of the required 50 ft.

**PETITIONER'S
EXHIBIT 1**

GRAPHIC SCALE

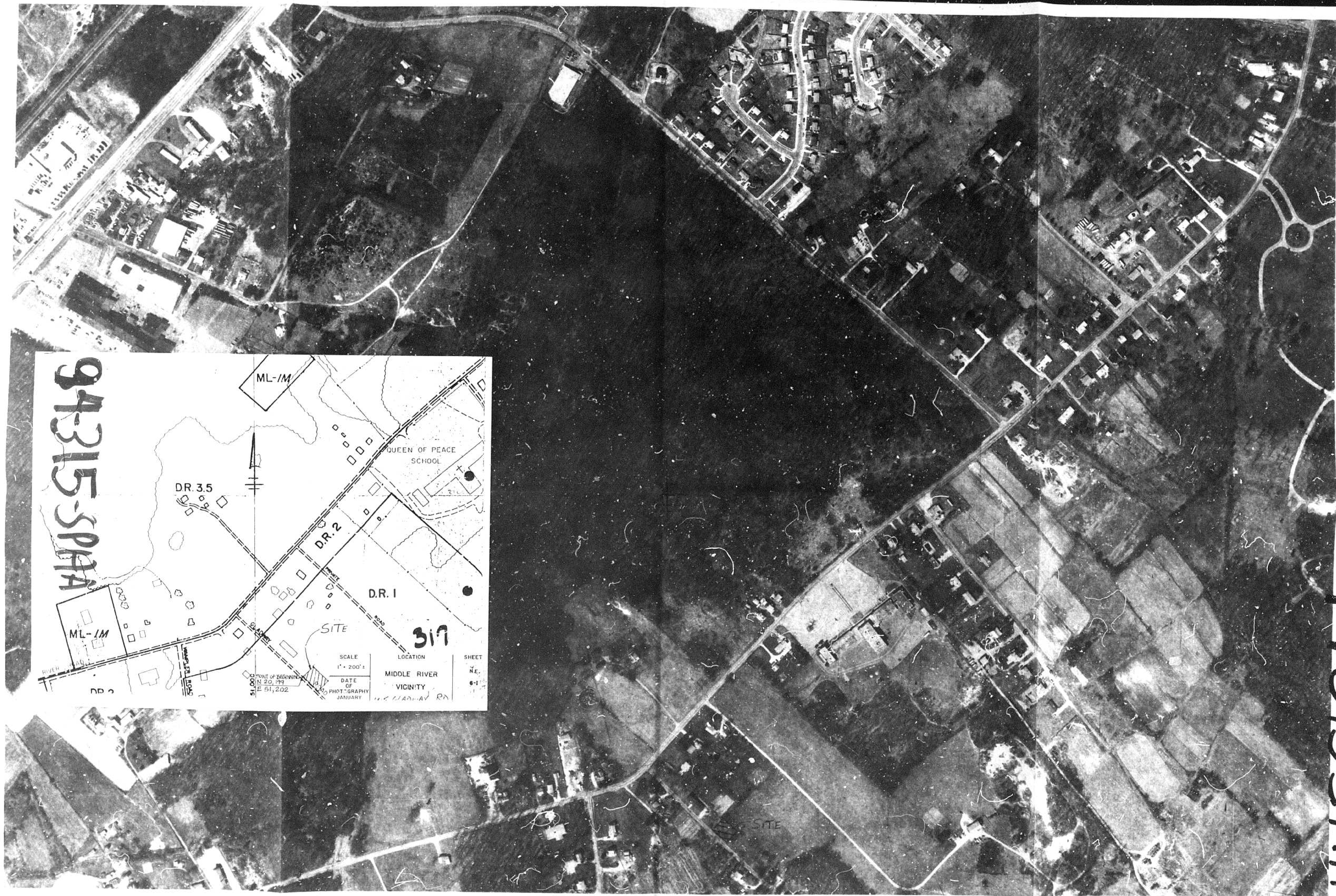


Baffis & Associates, Inc.
1249 Engleberth Rd. Baltimore, MD 21221
(410) 391-2336

William N. Baffis, P.E.
PRESIDENT
CIVIL ENGINEERS/LAND PLANNERS
SURVEYORS

**PLAT TO ACCOMPANY PETITION
FOR ZONING VARIANCE FOR
1115 GLADWAY ROAD**
BALTIMORE COUNTY, MARYLAND

	SCALE: 1" = 20' JOB ORDER NO: 93036 DATE: 1/24/94
	SHEET 1 OF 1
NO.	REVISIONS
DATE	317



94-315-SPHA

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	MIDDLE RIVER	N.E.
DATE OF PHOTOGRAPHY JANUARY 1986	VICINITY 1115 GLADWIN RD	6-1 317