

IN RE: PETITION FOR VARIANCE
NE/S Satyr Hill Road,
289.93' NE of Joppa Road
(8809 Satyr Hill Road)
9th Election District
6th Councilmanic District

Nick Frank, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-286-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for that property known as 8809 Satyr Hill Road, located in the vicinity of the North Plaza Mall in Carney. The Petition was filed by the owners of the property, Nick and Angeline Frank, through their attorney, Peter A. Prevas, Esquire. The Petitioners seek relief from Section 409.4.C of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a parking width for two-way aisles for 90 degree parking of 20 feet in lieu of the required 22 feet, and from Section 409.8A.4 of the B.C.Z.R. to permit a parking lot setback of 2 feet in lieu of the required 10 feet for a proposed addition to the existing building. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Nick and Angeline Frank, property owners, Cindy Gower, Professional Engineer, and Peter Prevas, Esquire, attorney for the Petitioners. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 0.489 acres, more or less, split zoned B.L. and B.L.-C.S.A., and is located on the northeast corner of Satyr Hill Road at Perring Parkway. The property is improved with a one-story building which is present-

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By

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ly used as a billiard hall. The Petitioners wish to construct a one-story addition of 3,780 sq.ft. to the existing building in accordance with the site plan submitted into evidence as Petitioner's Exhibit 1. As indicated on the site plan, the property has been divided into two sites. Site 1 will consist of the proposed addition which will be used for retail purposes, and Site 2 will contain the existing pool hall. Testimony revealed that the parking provided for Site 2 will be adequate to service the proposed addition on Site 1. As to the variance relief sought, testimony revealed that the subject property narrows toward the southern end of the site, and thus, the Petitioner is unable to provide the required 22-foot wide drive aisle width for parking in this area. Furthermore, parking at this end will be located as close as 2 feet to Satyr Hill Road. Testimony indicated that the requested variance from drive aisle width and setback requirements is only needed for the four (4) parking spaces at the southern end of the property. As the property widens when moving in a northerly direction, the Petitioners are able to meet the required 22-foot drive aisle width and the 10-foot setback from Satyr Hill Road. Testimony and evidence presented indicated that the relief requested is supported by the Baltimore County reviewing agencies and that there was no opposition from any of the adjoining property owners or neighbors.

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;

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Date

By

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 variances are granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variances are 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 and 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 20th day of March, 1995 that the Petition for Variance seeking relief from Section 409.4(c) of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a parking width for two-way aisles

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Date

By

for 90 degree parking of 20 feet in lieu of the required 22 feet, and from Section 409.8A.4 of the B.C.Z.R. to permit a parking lot setback of 2 feet in lieu of the required 10 feet for a proposed addition to the existing building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 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 relief granted herein shall be rescinded.
- 2) The Petitioners shall landscape the site consistent with the landscape plan submitted into evidence as Petitioner's Exhibit 1, Page 3.
- 3) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

TMK:bjs


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
3/20/95
By _____
Date _____

RECORDED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 20, 1995

Peter A. Prevas, Esquire
Prevas & Prevas
5 Light Street, Suite 950
Baltimore, Maryland 21202-1280

RE: PETITION FOR VARIANCE
NE/S Satyr Hill Road, 289.93' NE of Joppa Road
(8809 Satyr Hill Road)
9th Election District - 6th Councilmanic District
Nick Frank, et ux - Petitioners
Case No. 95-286-A

Dear Mr. Prevas:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for 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 the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Nick Frank, CDN Limited Partnership
1001 S. Lakewood Avenue, Baltimore, Md. 21224

Ms. Cindy A. Gower, LPJ, Inc.
16 West 25th Street, Baltimore, Md. 21218

People's Counsel; File





Petition for Variance

281
95-286-A

to the Zoning Commissioner of Baltimore County

for the property located at

8809 ~~1001-0000~~ Satyr Hill Road

which is presently zoned BL & BL-CSA

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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(s)

409.4 (C) Variance from parking width requirement for two-way aisles for 90° parking from 22' to 20'.

409.8 (A)4 Variance from setback requirement to parking lot from 10' to 2'.

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

Variance applies to an existing parking lot (constructed in 1967) that is being reconfigured. The distance between the existing building and a proposed right of way is not sufficient to provide a 3 foot pedestrian access area adjacent to the building, a standard 58 foot parking bay, and a 10 foot setback to the parking lot. To meet current zoning requirements would require the elimination of parking spaces to the point that existing and proposed developments could not be supported. Requiring a 10 foot setback and 22 foot drive aisle will unduly restrict the use of land due to the above special circumstances. Variance will not adversely affect health, safety or general welfare of the 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/Lessee:

N/A

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

Peter A. Prevas

(Type or Print Name)

Signature

Prevas & Prevas
Suite 950 - Ninth Floor
5 Light Street

(410) 752-2340

Address

Phone No.

Baltimore

MD

21202-1280

City

State

Zipcode

Legal Owner(s)

Nick Frank

(Type or Print Name)

Signature

Angeline Frank

(Type or Print Name)

Signature

CDN Limited Partnership & Nick & Angeline Frank
1001 S. Lakewood Ave. (410) 732-2787

Address

Phone No

Baltimore

MD

21224

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Cindy A. Gower

Name LPJ, Inc.

16 West 25th Street

(410) 366-7800

Address

Baltimore MD 21218

Phone No

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

Printed with Soybean Ink
on Recycled Paper

ORDER RECEIVED FOR FILING
Date 3/20/95
By [Signature]

281

95-286-A

8809 SATYR HILL
ZONING VARIANCE
DESCRIPTION OF PROPERTY
LPJ #1-93048

BEGINNING AT A POINT LOCATED IN THE CENTER OF SATYR HILL ROAD AT A POINT 298.93 FEET MEASURED NORTHERLY ALONG THE CENTER OF SATYR HILL ROAD FROM THE INTERSECTION OF THE CENTER OF SATYR HILL ROAD AND THE CENTER OF JOPPA ROAD AND RUNNING THENCE AND BINDING IN THE CENTER OF SATYR HILL ROAD THE THREE FOLLOWING COURSES AND DISTANCES:

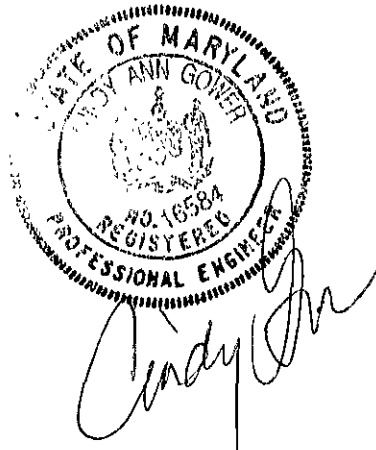
- (1) NORTH 18° 48' 00" WEST, 41.65 FEET;
- (2) NORTH 27° 10' 00" WEST, 91.08 FEET;
- (3) NORTH 30° 41' 00" WEST, 12.17 FEET;

THENCE LEAVING SAID ROAD AND RUNNING THE FOLLOWING THREE COURSES AND DISTANCES:

- (1) NORTH 73° 15' 00" EAST, 161.92 FEET;
- (2) SOUTH 16° 45' 00" EAST, 143.02 FEET;
- (3) SOUTH 73° 15' 00" WEST, 141.04 FEET;

TO THE POINT OF BEGINNING AS RECORDED IN DEED 9596, FOLIO 72.

SAID PARCEL CONTAINING 0.489 ACRES, MORE OR LESS. ALSO KNOWN AS 8809 SATYR HILL ROAD AND LOCATED IN THE 9th ELECTION DISTRICT.



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY 95-286-H
Townson, Maryland

District: 9th Date of Posting: 2/24/95

Posted for: Vonones

Petitioner: Nick & Angelina Frank & CON Ltd, Port

Location of property: 8209 Satyr Hill Rd, NE/S

Location of Signs: Facing road way, On property being zoned

Remarks: 2/26 - change time on signs

Posted by: [Signature] Date of return: 3/3/95
Signature

Number of Signs: 1

RECEIVED

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, 111 W. Chesapeake Avenue in Towson, Maryland

21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-286-A
(Item 281)

8809 Satyr Hill Road
NE/S Satyr Hill Road,
289.93' NE of Joppa Road
9th Election District
8th Councilmanic
Legal Owner(s):

Nick Frank, Angeline
Frank and CDN Limited
Partnership

Hearing: Wednesday,
March 15, 1995 at 9:00
a.m. in Rm. 118, Old
Courthouse.

Variance for two-way aisle
width for 90-degree parking
from 22 feet to 20 feet; and
parking lot setback from 10 feet
to 2 feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handi-
capped Accessible; for special ac-
commodations Please Call
887-3353.

(2) For information concern-
ing the File and/or Hearing, Please
Call 887-3391.
2/287 February 23.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

2/23, 1995

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 2/23, 1995.

THE JEFFERSONIAN,

A. Henickson
LEGAL AD. - TOWSON

~~Printed Name~~



City of Baltimore
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-286-A

Account: R-001-6150

Number 281

By JLL

Date

2/9/95

1 NON RES VAR FILING CODE 020	250.00
1 SIGN POSTING CODE 080	35.00
TOT =	285.00

OWNER FRANK

LOC. 8809 SATYR HILL RD.

PAID BY P.A. PREVAS

RECEIVED

Please Make Checks Payable To: Baltimore County

Cashier Validation



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be assessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 281

Petitioner: NICK & ANGELINE FRANK

Location: 8809 SATYR HILL ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: CDN LIMITED PARTNERSHIP (NICK FRANK)

ADDRESS: 1001 S Lakewood Ave

BALTIMORE MD 21244

PHONE NUMBER: 732-2787

AJ:ggs

(Revised 04/09/93)

TO: PUTUXENT PUBLISHING COMPANY
2/23/95 Issue - Jeffersonian

Please forward billing to:

CDN Limited Partnership
1001 S. Lakewood Avenue
Baltimore, MD 21244
410-732-2787

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-286-A (Item 281)
8809 Satyr Hill Road
NE/S Satyr Hill Road, 289.93' NE of Joppa Road
9th Election District - 6th Councilmanic
Legal Owner(s): Nick Frank, Angeline Frank and CDN Limited Partnership
HEARING: WEDNESDAY, MARCH 15, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance for two-way aisle width for 90-degree parking from 22 feet to 20 feet; and parking lot setback from 10 feet to 2 feet.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

FEBRUARY 16, 1995

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, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-286-A (Item 281)

8809 Satyr Hill Road

NE/S Satyr Hill Road, 289.93' NE of Joppa Road

9th Election District - 6th Councilmanic

Legal Owner(s): Nick Frank, Angeline Frank and CDN Limited Partnership

HEARING: WEDNESDAY, MARCH 15, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance for two-way aisle width for 90-degree parking from 22 feet to 20 feet; and parking lot setback from 10 feet to 2 feet.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Nick and Angeline Frank/CDN Limited Partnership
Cindy A. Gower
Peter A. Prevas, 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 FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

FEBRUARY 27, 1995

NOTICE OF CHANGE IN HEARING TIME AND/OR LOCATION

BE ADVISED THAT THE BELOW-NOTED CASE WILL TAKE PLACE
ON THE SAME DATE AS PREVIOUSLY NOTIFIED, HOWEVER THE
TIME AND/OR THE LOCATION OF THE HEARING HAS BEEN
CHANGED AS INDICATED BY UNDERSCORING.

CASE NUMBER: 95-286-A (Item 281)
8809 Satyr Hill Road
NE/S Satyr Hill Road, 289.93' NE of Joppa Road
9th Election District - 6th Councilmanic
Legal Owner(s): Nick Frank, Angeline Frank and CDN Limited Partnership

Variance for two-way aisle width for 90-degree parking from 22 feet to 20 feet; and
parking lot setback from 10 feet to 2 feet.

HEARING: WEDNESDAY, MARCH 15, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

ARNOLD JABLON
DIRECTOR

cc: Nick and Angeline Frank/CDN LTD. PART.
Cindy A. Gover
Peter A. Prevas, Esq.

AJ:ggs

WILCOX-LEWIS



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

March 9, 1995

Peter A. Prevas, Esquire
5 Light Street, Suite 950
Baltimore, Maryland 21202

RE: Item No.: 281
Case No.: 95-286-A
Petitioner: Nick Frank, et ux

Dear Mr. Prevas:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on February 9, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Feb. 27, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for February 27, 1995
Item 281

The Developers Engineering Section has reviewed the subject zoning item. The landscape plan has been tentatively approved subject to the zoning order. This office recommends granting the 10-foot to 2-foot request.

RWB:sw

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Zoning Administration and
 Development Management

DATE: February 27, 1995

FROM: Pat Keller, Director
 Office of Planning and Zoning

A

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 280, 281, 287, and 288

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 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Pat Keller

PK/JL

MICROFILMED

ITEM280/PZONE/TXTJWL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/16/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: NICK FRANK & ANDELINE FRANK & CDN LIMITED PTSHP.

LOCATION: NE/S SATYR HILL RD., 298.93' NE OF JOPPA RD.
(8809 SATYR HILL RD.)

Item No.: 281

Zoning Agenda: VARIANCE

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

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", 1971 edition prior to occupancy.

RECEIVED
FEB 21 1995
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



RE: PETITION FOR VARIANCE	*	BEFORE THE
8809 Satyr Hill Road, NE/S Satyr Hill Rd,		
289.93' NE of Joppa Road, 9th Election	*	ZONING COMMISSIONER
District, 6th Councilmanic		
	*	OF BALTIMORE COUNTY
Nick and Angeline Frank/CDN Ltd. Partnership		
Petitioners	*	CASE NO. 95-286-A
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

 PETER MAX ZIMMERMAN
 People's Counsel for Baltimore County

Carole S. Demilio

 CAROLE S. DEMILIO
 Deputy People's Counsel
 Room 47, Courthouse
 400 Washington Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of February, 1995, a copy of the foregoing Entry of Appearance was mailed to Peter A. Prevas, Esquire, 5 Light Street, Suite 950, Baltimore, MD 21202, attorney for Petitioners.

Peter Max Zimmerman

 PETER MAX ZIMMERMAN

receipt
95-286-A

Account: R 016150
Number: 281
Date: 2/2/95

1 MON RES VAR FILING CODE 020 250.00
1 SIGN POSTING CODE 080 35.00
TOT = 285.00

CHECKER FRANK
LOC 8809 SATYR HILL RD. BID BY RA PREVAS

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

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Arnold Jablon, Director

For newspaper advertising:

Item No.: 281
Petitioner: Nick & Angeline Frank
Location: 8809 SATYR HILL ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: CDN LIMITED PARTNERSHIP (NICK FRANK)
ADDRESS: 1001 S. LAKESIDE AVE
BALTIMORE MD 21244
PHONE NUMBER: 732-2787

AJ:ggg (Revised 04/J9/93)

TO: POTENTIAL PUBLISHING COMPANY
2/2/95 Issue - Jeffersonian

Please forward billing to:

CDN Limited Partnership
1001 S. Lakeside Avenue
Baltimore, MD 21244
410-732-2787

NOTICE OF HEARING

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Variance for two-way aisle width for 90-degree parking from 22 feet to 20 feet; and parking lot setback from 10 feet to 2 feet.

LAURENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management

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

FEBRUARY 16, 1995

NOTICE OF HEARING

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Arnold Jablon
Director

cc: Nick and Angeline Frank/CDN Limited Partnership
Cindy A. Gover
Peter A. Prevas, 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 FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

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Baltimore County Government
Office of Zoning Administration
and Development Management

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

FEBRUARY 27, 1995

NOTICE OF CHANGE IN HEARING TIME AND/OR LOCATION

BE ADVISED THAT THE BELOW-NOTED CASE WILL TAKE PLACE ON THE SAME DATE AS PREVIOUSLY NOTIFIED, HOWEVER THE TIME AND/OR THE LOCATION OF THE HEARING HAS BEEN CHANGED AS INDICATED BY UNDERSCORING.

CASE NUMBER: 95-286-A (Item 281)
8809 Satyr Hill Road
NE/S Satyr Hill Road, 289.93' NE of Joppa Road
9th Election District - 6th Councilmanic
Legal Owner(s): Nick Frank, Angeline Frank and CDN Limited Partnership

Variance for two-way aisle width for 90-degree parking from 22 feet to 20 feet; and parking lot setback from 10 feet to 2 feet.

HEARING: WEDNESDAY, MARCH 15, 1995 at 2:00 p.m. in Room 118, Old Courthouse.

Arnold Jablon
DIRECTOR

cc: Nick and Angeline Frank/CDN LTD. PART.
Cindy A. Gover
Peter A. Prevas, Esq.

AJ:ggg

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Baltimore County Government
Office of Zoning Administration
and Development Management

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

March 9, 1995

Peter A. Prevas, Esquire
5 Light Street, Suite 950
Baltimore, Maryland 21202

RE: Item No.: 281
Case No.: 95-286-A
Petitioner: Nick Frank, et ux

Dear Mr. Prevas:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on February 9, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: Feb. 27, 1995

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for February 27, 1995
Item 281

The Developers Engineering Section has reviewed the subject zoning item. The landscape plan has been tentatively approved subject to the zoning order. This office recommends granting the 10-foot to 2-foot request.

RWB:ew

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: February 27, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 280, 281, 287, and 288

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 887-3480.

Prepared by: Jeffrey W. Long
Division Chief: Amy Kenna
PK/JL

ITEM280/PZCNR/TKTJWL

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/16/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: NICK FRANK & ANGELINE FRANK & CDN LIMITED PTSHP.

LOCATION: NE/S SATYR HILL RD., 298.93' NE OF JOPPA RD.
(8909 SATYR HILL RD.)

Item No. 281 Zoning Agenda: VARIANCE

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

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", 1991 edition prior to occupancy.

RECEIVED
FEB 21 1995
ZADM

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

RE: PETITION FOR VARIANCE * BEFORE THE
8809 Satyr Hill Road, NE/S Satyr Hill Rd, * ZONING COMMISSIONER
289.93' NE of Joppa Road, 9th Election *
District, 6th Councilmanic *
Nick and Angeline Frank/CDN Ltd. Partnership * OF BALTIMORE COUNTY
Petitioners * CASE NO. 95-286-A
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

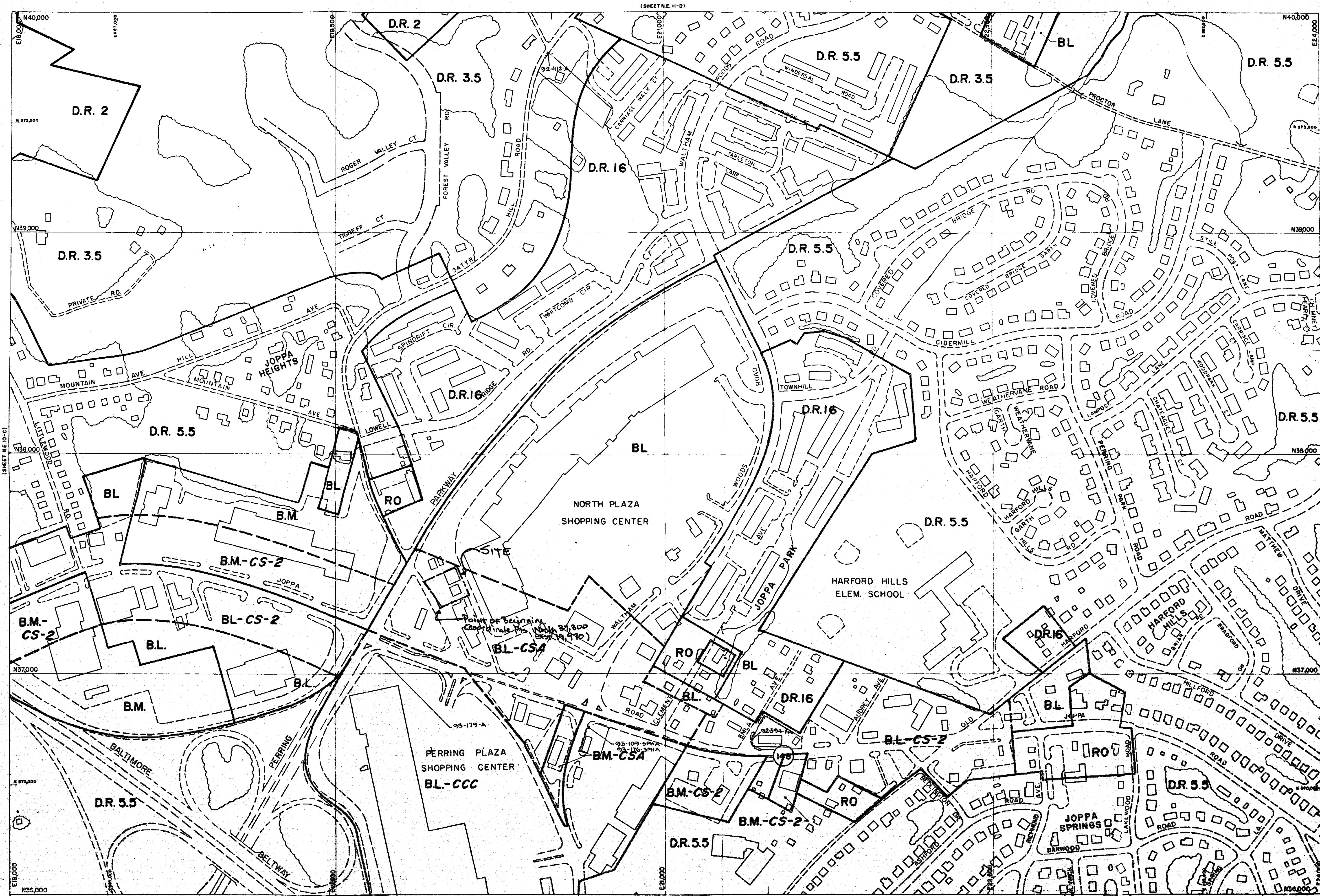
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of February, 1995, a copy of the foregoing Entry of Appearance was mailed to Peter A. Prevas, Esquire, 5 Light Street, Suite 950, Baltimore, MD 21202, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



N-NE
R-SE

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

William A. Howard II
Chairman, County Council

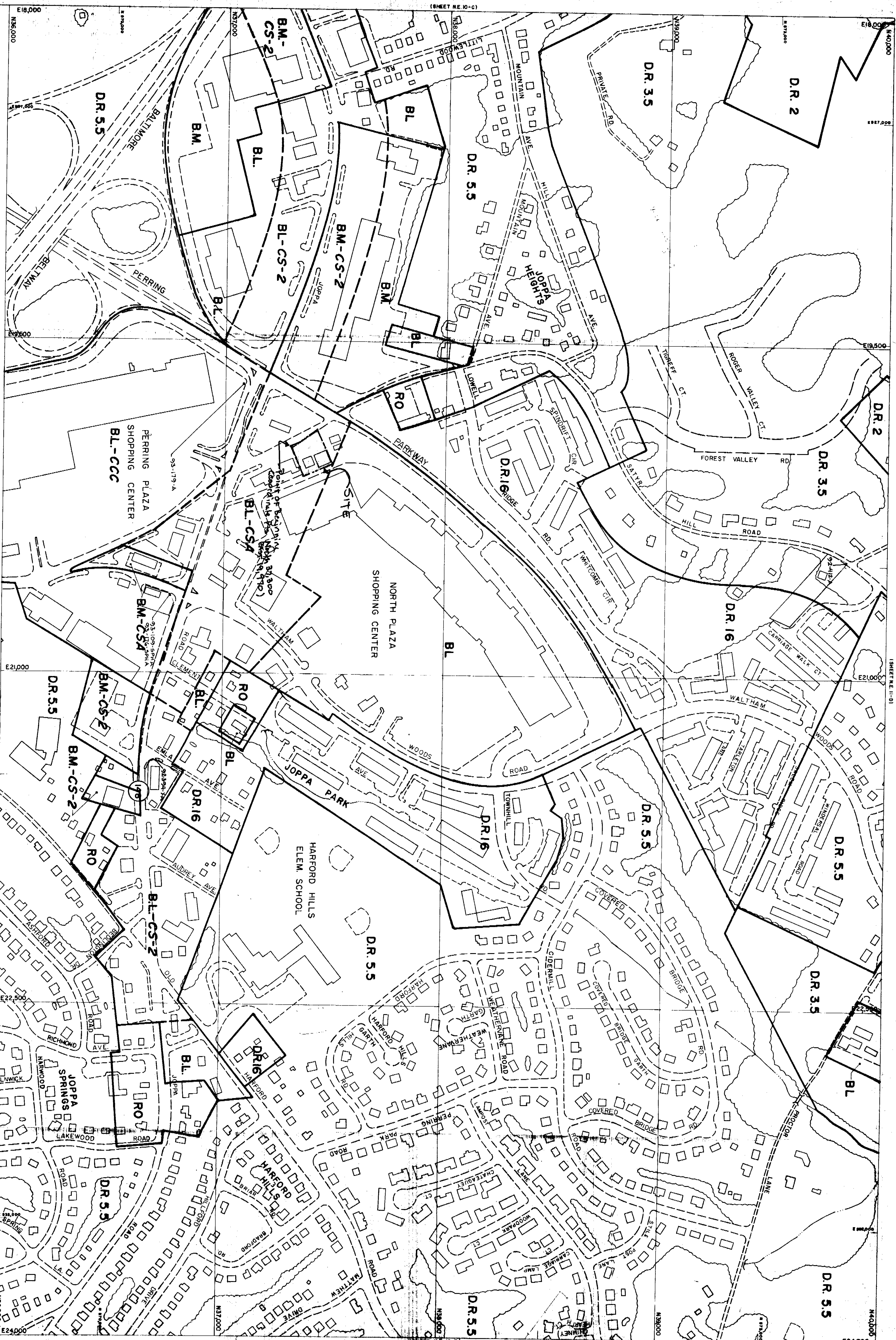
SCALE
1" = 200'

DATE
OF
PHOTOGRAPHY
JANUARY
1988

LOCATION
CARNEY
281

SHEET
NE
10-D

95-286-A



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

N-NE
R-SE

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

SCALE 1" = 200' ±

DATE OF PHOTOGRAPHY JANUARY 1986

CARNEY

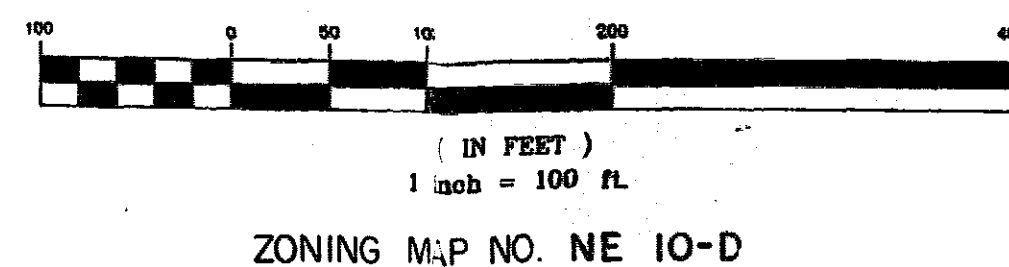
LOCATION

SHEET

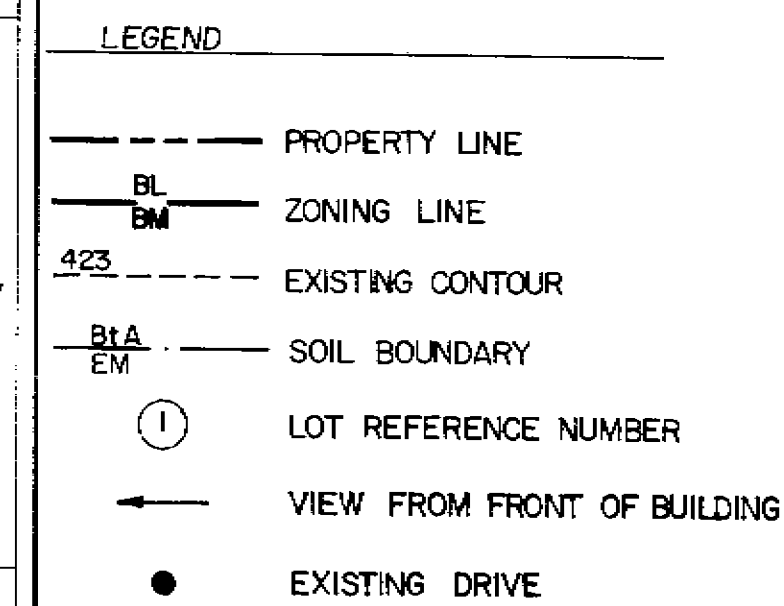
N.E.

10-D

95-286-A



12 07 03



Rich Flank
Affiant

DRAWING NO. C-1	PROJECT NO. 1-830-48				
	DRAWN: MB				
	DESIGNED: CAG				
	CHECKED: FJT				
	DATE: 2-3-95				
SHT. 1 OF 3					

95-286-A

PETITIONER'S
EXHIBIT /

MICROFILMED

C-1 DRAWING NO.	PROJECT NO. 1-93048
	DRAWING: MB
	DESIGNED: CAG
	CHECKED: FJT
	DATE: 2-3-95

THE PROPOSED BUILDING SHOULD BE ARCHITECTURALLY COMPATIBLE WITH THE EXISTING BUILDING. THE SIDE OF THE BUILDING FACING PERRING PARKWAY SHOULD HAVE THE SAME EXTERIOR MATERIALS AS THE FRONT OF THE BUILDING.

NOTES:

1. DEVELOPER SHALL DEDICATE RIGHT OF WAY REQUIRED TO PROVIDE 25' HALF SECTION OF THE ULTIMATE 50' RIGHT OF WAY ALONG SATYR HILL ROAD.
2. DEVELOPER SHALL WIDEN SATYR HILL ROAD ALONG HIS PROPERTY FRONTAGE TO PROVIDE 15' WIDE HALF SECTION AT ESTABLISHED GRADE. A 5' SIDEWALK SHALL BE PROVIDED TO MEET BALTIMORE COUNTY STANDARDS AND RAMP SHALL BE PROVIDED FOR PHYSICALLY HANDICAPPED PERSONS AT ALL STREET INTERSECTIONS.
3. A VARIANCE WAS APPROVED TO THE REQUIRED 25' COMMERCIAL BUILDING SETBACK FROM THE 75' FOREST BUFFER EASEMENT TO THE EXIST. STREAM ON 6/6/94. (SEE CONDITIONS BELOW)
4. ANY SIGNAGE WILL COMPLY WITH SECTION 413 (BCZR) AND ALL ZONING POLICIES.
5. PROPOSED SIGNAGE WILL BE ATTACHED TO THE NEW BUILDING.
6. ALL PARKING, MANEUVERING AND AISLE AREAS WILL BE PERMANENTLY STRIPED AND PAVED WITH BITUMINOUS CONCRETE PAVEMENT.
7. PARKING AREAS SHALL BE CURBED EXCEPT WHERE PARKING BUMPERS ARE SHOWN.
8. FAR PERMITTED = 3.00
FAR PROPOSED = 0.24
9. THERE HAVE NOT BEEN ANY RECENT PREVIOUS COMMERCIAL PERMITS AT SITE NO. 1.
10. LAST COMMERCIAL PERMITS FOR SITE NO. 2: SIGN PERMIT B183510, C519742-44, APPROVED 11/30/93. INTERIOR RENOVATION PERMIT #168873, C101294, APPROVED 7/14/93.

BENCH MARK:

A SQUARE HEAD B-11 IN THE SEAM AND CENTERLINE OF A CONCRETE WALK ON THE SOUTH SIDE OF JOPPA ROAD, 40' EAST OF SATYR HILL ROAD, BALTIMORE CO. HUB NO. 14716, ELEVATION = 420.52.

DEVELOPER/APPLICANT:

NICK & ANGELINE FRANK (LOT 2)
NICK FRANK, CDN LIMITED PARTNERSHIP (LOT 1)
1001 S LAKEWOOD AVENUE
BALTIMORE, MARYLAND 21224
(410) 732-2787

ELECTION DISTRICT: 9
COUNCILMANIC DIST: 6

CONDITIONS OF FOREST BUFFER VARIANCE

1. Show the 75' Forest Buffer Easement and proposed limit of disturbance on all future submittals.
2. Restore any disturbance in the Forest Buffer Easement to its original state prior to development.
3. Add the following note on all future submittals: "A variance has been granted by Baltimore County DEPRM to the Regulations for the protection of Water Quality, Streams, Wetlands and Floodplains."

FOREST BUFFER NOTE

"There shall be no clearing, grading, construction or disturbance of vegetation in the Forest Buffer Easement or other forest retention areas, except as permitted by the Baltimore County Department of Environmental Protection & Resource Management."

"Any Forest Buffer Easement 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."

NOTE: ORANGE PROTECTIVE FENCING SHALL BE INSTALLED AND MAINTAINED DURING THE ENTIRE CONSTRUCTION SEQUENCE ALONG THE LIMIT OF DISTURBANCE.

VARIANCES ARE REQUESTED FOR DECREASE IN SETBACK REQUIREMENTS TO A PARKING LOT FROM 10 FEET TO 2 FEET (SECTION 409.8.A.4) AND FOR DECREASE IN WIDTH REQUIREMENT FOR TWO-WAY AISLE FOR 90 PARKING FROM 22 FEET TO 20 FEET (SECTION 409.4.C).

A MODIFICATION TO LANDSCAPE REQUIREMENTS WILL ALSO BE REQUESTED FOR THE AREA OF THE 7 FOOT SETBACK TO THE PARKING LOT. (SEE LANDSCAPE PLAN SHEET C-3.)

RAHEE J. FAMILI OF THE DEVELOPERS INCORPORATING SECTION 11AS APPROVED THE PROPOSED PARKING LOT WHICH PROVIDES A VEHICLE TRAVEL WAY WITH DIRECT ACCESS TO PARKING SPACES.

AREA DISTURBED BY THIS PROJECT IS 18,750 SQUARE FEET OR 0.43 ACRES.

1. There will be easements granted for shared parking and for access easements to either entrance.
2. There are no open space requirements for this site.
3. Loading for site to be curb side deliveries which will be made during non-business hours.

Zoning

	Site 1	Site 2	Total
Gross Area (AC)	0.39	0.49	0.88
Net Area (AC)	0.36	0.42	0.78
Zoned BL (AC)	0.10	0	0.10
Zoned BL-CSA (AC)	0.29	0.49	0.78
Area of Building (Sq. Ft.)	3,780	6,500	10,280
Use of Building	Retail	Pool Hall	
Parking Required	S/1000=19	4/1000=26	45 spaces
Parking Provided			45 spaces

ADT

	Site 1	Site 2	Total
Retail shopping/ center (under 50,000 sqft)	95/1000=359	95/1000=618	977

ADT is based on Baltimore County Bureau of Traffic engineering summary of trip generation rates for retail shopping/center.

ZADM #IX-616

10-5-94

9-22-94
9-16-94
7-27-94

NOTE: THIS STORMWATER MANAGEMENT WATER QUALITY FACILITY SHALL BE OWNED AND MAINTAINED BY:

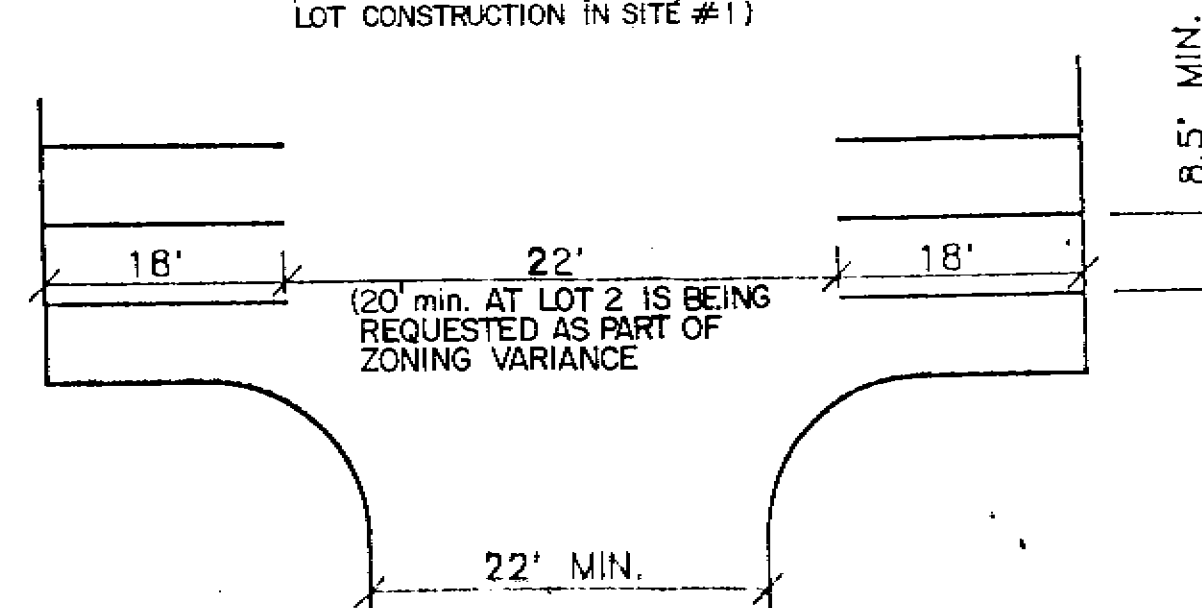
NICK FRANK
CDN LIMITED PARTNERSHIP
(410) 732-2787

APPROVED FOR STORM WATER MANAGEMENT
10-10-94
DISTRICT OFFICIAL: DATE: PLAN NO.:
TECHNICAL REVIEW FOR DISTRICT
BY: DATE: 10-21-94
BALTIMORE CO. DEPT. OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

APPROVED: 10-21-94
Storm Water Management Division
BALTIMORE CO. DEPT. OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

STANDARD PARKING SPACES

(THIS DETAIL APPLIES ONLY TO THE NEW PARKING LOT CONSTRUCTION IN SITE #1)



PERRING PARKWAY

SATYR HILL ROAD (R.O.W. VARIES)

AREA OF ZONING VARIANCE

LPJ INC.
CONSULTING ENGINEERS
16 West 25th Street
Baltimore, Maryland 21218
Phone: (410) 366-7800
Fax: (410) 366-3835

• STRUCTURAL
• CIVIL
• SITE PLANNING

REVISIONS

NO.	DATE	COMMENTS

8811 SATYR HILL ROAD
9TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

PROJECT TITLE

LANDSCAPE PLAN

SHEET TITLE

SCALE

PROJECT NO: 1-93048

DRAWN: MAB

DESIGNED: CAG

CHECKED: FJT

DATE: 2-3-95

DRAWING NO:

C-3

SHEET 3 OF 3

- BUILDING PERMIT NUMBER B-207267
- DEVELOPMENT PLAN LIMITED EXEMPTION NUMBER IX-616.
FIRST REVISED DEVELOPMENT PLAN WAS APPROVED ON 8/31/94.

ZONING HISTORY

- #5425 PETITION TO CHANGE ZONING FROM B/C TO M1 IN ORDER TO OPERATE A SHEET METAL SHOP. GRANTED BY THE ZONING COMMISSIONER ON DECEMBER 5, 1961.
- #5906-X PETITION FOR SPECIAL EXCEPTION TO ALLOW A LIVING QUARTERS IN A COMMERCIAL BUILDING. GRANTED BY THE ZONING COMMISSIONER ON JULY 19, 1963.

SIGNATURE AND CERTIFICATION BLOCK

1. I certify that this Final Landscape Plan meets all requirements (check where appropriate):

- ☒ - Baltimore County Landscape Manual
☐ - Office of Planning Zoning CRG or Waiver No. 5700-X
☒ - Special Exception/Hearing/Variance No. 5700-X
☐ - Rezoning, Documented Site Plan No.

Donald B. Andree DONALD B. ANDREE
Landscape Architect's Signature L.A.'s Name (please print)
16 W. 25th ST. BALTO MD 21218 366-7800
Address City State Zip Phone

2. "I certify that I have reviewed this Final Landscape Plan, that I am aware of the regulations presented in the Baltimore County Landscape Manual, and I agree to comply with these regulations and all applicable policy, guidelines and ordinances. I agree to implement this plan and certify to Baltimore County its implementation within one year of approval."

Nick Frank NICK FRANK
Owner's Signature Date Owner's Name (please print)
1001 LACONARD AVE BALTIMORE MARYLAND 21224
Address City State Zip

3. REVIEWED BY: _____

TABULATION OF PLANTING REQUIREMENTS

B. Commercial, Office, Industrial, High Rise Residential, and Public Developments

1. 0 Linear feet of interior road $\div 20 =$ 0 p.u.'s
No. 0 major (75%), 0 minor, 0 evergreen,
shrubs, 0 ground cover.
2. 240 Linear feet of adjacent road $\div 40 =$ 6 p.u.'s
No. 5 major (75%), 2 minor, 0 evergreen,
shrubs, 0 ground cover.
3. 45 Parking Spaces $\div 12 =$ 4 p.u.'s
No. 2 major (75%), 2 minor, 0 evergreen,
shrubs, 0 ground cover.
4. 270 Linear feet of parking lot adjacent to r.o.w. or structures, $\div 15 =$ 18 p.u.'s
No. 0 major (75%), 1 minor, 2 evergreen,
shrubs, 0 ground cover.
5. 0 Linear feet of adjacent residential $\div 15 =$ 0 p.u.'s
No. 0 major (75%), 0 minor, 0 evergreen,
shrubs, 0 ground cover.
6. 0 Linear feet of dumpster(s) $\div 15 =$ 0 p.u.'s
No. 0 major (75%), 0 minor, 0 evergreen,
shrubs, 0 ground cover.

Total Planting Units Required 31

Total Planting Units Provided 30.7

8 Major, 4 Minor, 3 Evergreen, 96 Shrubs,
Ground Cover

**TREES SHOWN ALONG SATYR HILL ROAD SERVE BOTH PURPOSES OF
1) STREET TREES AND 2) PARKING LOT TREES. HOWEVER, THEY HAVE
BEEN CREDITED TO ONLY ONE OF THESE USES IN THE TABULATION.

PERRING PARKWAY

exist. large evergreen trees

EXIST. 48" ROOF

PROPOSED BUILDING

existing 1 story building

existing 2 story building

exist. 3' high retaining wall

SATYR

HILL

ROAD

exist. water

WINTERGREEN BARBERRY
ED GOUCHER GLOSSY ABELIA
COMPACT WINGED EUONYMUS
OLD GOLD JUNIPER
CARDINAL RED-TWIG DOGWOOD
JAPANESE BLACK PINE
REDSPIRE PEAR
RED JADE CRABAPPLE
GREEN VASE ZELKOVA

DEVELOPMENT PLAN NOTES APPLICABLE TO LANDSCAPING

The submitted Schematic Landscape Plan fulfills the minimum landscape requirements for Development Plan approval.

The Final Landscape Plan must be submitted and approved prior to release of permits.

Provide landscaping along the entire length of Satyr Hill Road.

PLANT SCHEDULE - SATYR HILL ROAD					
KEY	QUANTITY	BOTANICAL NAME / COMMON NAME	SIZE	ROOT	REMARKS
TREES					
MR	3	MALUS 'RED JADE' / RED JADE CRABAPPLE	6'-7' HT. 2 1/2" - 3" CAL.	B&B	
PT	8	PINUS THUNBERGIANA / JAPANESE BLACK PINE	5'6" HT. 2 1/2" - 3" CAL.	B&B	DO NOT SHEAR
PC	3	PYRUS CALERYANA 'REDSPIRE' / REDSPIRE PEAR	9'-11' HT.	B&B	
ZS	8	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE ZELKOVA	12'-14' HT. 2 1/2" - 3" CAL.	B&B	
SHRUBS					
AG	22	ABELIA 'EDWARD GOUCHER' / ED GOUCHER GLOSSY ABELIA	30-36"	CONT.	3-4' O.C.
BJ	37	BERBERIS JULIANAE / WINTERGREEN BARBERRY	30-36"	CONT.	3' O.C.
CS	8	CORNUS SERICEA 'CARDINAL' / CARDINAL RED-TWIG DOGWOOD	2-3'	CONT.	5' O.C.
EA	15	EUONYMUS ALATUS 'COMPACTA' / COMPACT WINGED EUONYMUS	30-36"	CONT.	3' O.C.
JC	24	JUNIPERUS CHIN. 'OLD GOLD' / OLD GOLD JUNIPER	30-36"	CONT.	4' O.C.

9-23-94