

IN RE: PETITION FOR VARIANCE * BEFORE THE
 NW/Corner Belair Road & Spruce Street
 (6704 Belair Road) * DEPUTY ZONING COMMISSIONER
 14th Election District
 6th Councilmanic District * OF BALTIMORE COUNTY

Rosedale Federal Savings & Loan * Case No. 96-372-A
 Petitioner *

* * * * *

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 6704 Belair Road, located in the vicinity of Northern Parkway near the Baltimore County/Baltimore City line in Overlea. The Petition was filed by the owner of the property, Rosedale Federal Savings and Loan Association, by George W. Barrett, Jr., President, through John W. Browning, Esquire. The Petitioner seeks relief from Section 232.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard and two street side yard setbacks of 0 feet for all in lieu of the required 10 feet for each, and from Section 409.6.A.2 of the B.C.Z.R. to permit a reduction in the number of off-street parking spaces required from 39 spaces to 0 spaces, for a proposed two-story addition. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were George W. Barrett, Jr., President of Rosedale Federal Savings and Loan Association, Donald R. Cassell with the architectural design firm of George Vaeth Associates, Inc., and Burton English, Professional Engineer with Purdum and Jeschke LLC. There were no Protestants present.

ORDER RECEIVED FOR FILING
 Date 5/9/96
 By [Signature]

MICROFILMED

Testimony and evidence offered revealed that the subject property is located at the corner of Belair Road, at its intersections with Spruce Street and Northern Parkway at the Baltimore City Line. The property consists of a gross area of 0.17 acres, more or less, zoned B.L.- C.C.C., and is the site of the Rosedale Federal Savings and Loan Association. The property is improved with a two-story bank building, which has existed on the property since 1936, and an attached two-story building on the front of the site which previously housed a liquor retail store but has been vacant for some time. The Petitioners are desirous of removing this old liquor store building and adding a two-story addition to the existing bank to provide more services and better access for its patrons. Due to the location of existing improvements, the required setbacks cannot be met. The Petitioners further testified that although parking is not provided on-site, off-site parking is provided across the street from the property, just over the City line. Testimony indicated that parking has never been a problem, and because the parking provided is located on City property, the Petitioners were never given credit for the parking spaces located on that lot. Thus, the relief requested is necessary in order to proceed.

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

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

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

It is clear from the testimony that if the variance is granted, such use, as proposed, 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 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.

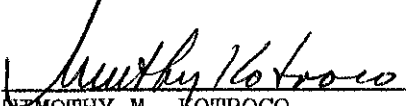
THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 9th day of May, 1996 that the Petition for Variance seeking relief from Section 232.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard and two street side yard setbacks of 0 feet for all in lieu of the required 10 feet for each, and from Section 409.6.A.2 of the B.C.Z.R. to permit a reduction in the number

ORDER RECEIVED FOR FILING
Date 5/16/96
By [Signature]

Microfilm

of off-street parking spaces required from 39 spaces to 0 spaces, for a proposed two-story addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

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.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 5/9/16
By [Signature]

RECEIVED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

John W. Browning, Esquire
Royston, Mueller, McLean & Reid
102 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR VARIANCE
NW/Corner Belair Road & Spruce Street
(6704 Belair Road)
14th Election District - 6th Councilmanic District
Rosedale Federal Savings & Loan - Petitioner
Case No. 96-372-A

Dear Mr. Browning:

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 that reads "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. George W. Barrett, Jr., President
Rosedale Federal Savings & Loan Assoc.
6708 Belair Road, Baltimore, Md. 21206

People's Counsel

File

MICROFILMED





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at

6704 Belair Road

which is presently zoned

BL-CCC

96-372-A

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)

232:B to allow a front yard and two street side yard setback of 0' in lieu of the required 10'.

409.6.A.2 to allow a reduction in the number of off street parking spaces required from 39 spaces to 0 spaces.

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

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.

John W. Browning

(Type or Print Name)

Signature

Royston, Mueller, McLean & Reid
102 W. Pennsylvania Avenue 823-1800

Address

Phone No.

Baltimore, Maryland 21204

City

State

Zipcode

Legal Owner(s):

Rosedale Federal Savings and Loan Association

(Type or Print Name)

Signature

George W. Barrett, Jr., President

(Type or Print Name)

N/A

Signature

6708 Belair Road 410/668-4400

Address

Phone No

Baltimore, Maryland 21206

City

State

Zipcode

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

Purdum and Jeschke, LLC

Name

1029 North Calvert Street 410/837-0194

Address

Phone No.

Baltimore, Maryland 21202

Address

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: _____ DATE _____

ORDER RECEIVED FOR FILING

Date

By

Printed with Soybean Ink on Recycled Paper



MICROFILMED

370

Reasons for Requesting Variance(s):

96-372-A

Because of the irregular lot shape, strict adherence to the required street side yard setbacks would effectively preclude any re-development on the parcel. An existing structure on the site, which is to be razed to permit the construction of the proposed bank addition, presently extends to the street lines of Belair Road and Spruce Street. The proposed structure will be constructed within the footprint of the existing structure to be razed and will essentially continue the building lines of the existing bank on the adjacent lot on the Belair Road and Spruce Street sides.

Off-street parking required by the Baltimore County Zoning Regulations, Section 409, is provided off-site on parcels owned by Rosedale Federal but located within the City of Baltimore. Baltimore County Department of Permits and Development Management has determined that off-street parking located within the City of Baltimore does not satisfy the requirement for off-street parking for a use located within Baltimore County. Since the Petitioner intends to maintain the off-street parking as it presently exists, which parking satisfies the BCZR requirement for off-street parking except that it is located within the City of Baltimore, it is requested that the number of off-street parking spaces required for the existing bank use at 6708 Belair Road and for the proposed addition at 6704 Belair Road be reduced from 39 spaces to 0 spaces.

MICHOFF, M.F.D.

ZONING DESCRIPTION
6704 BELAIR ROAD

96-372-A

Beginning at a point at the intersection of the rights-of-way of the northwest side Belair Road, which is 80 feet wide, with east side of Spruce Street, which is 30 feet wide. Thence the following courses and distances:

North 18 38' 12" East along the east side of Spruce Street 100.95 feet; South 60 38' 06" East, 40.35 feet; South 41 35' 42" West along the west side of Belair Road 69.92 feet; and continuing along the west side of Belair Road South 41 42' 12" West 31.58 feet to the place of beginning as recorded in Deed Liber 8984 Folio 634, saving and excepting all that portion of land lying within the City of Baltimore.

Containing 2,003 square feet total (1,590 square feet ± situated in Baltimore County); also known as #6704 Belair Road and located in the 14th Election District.



RECORDED

Post by: 4/18/96

CASE NUMBER: 96-372-A (Item 370)

6704 Belair Ro

NW/S Belair Road, O' E of Spruce Street

14th Election District - 6th Councilmanic

Legal Owner: Rosedale Federal Savings and Loan Association

Variance to allow a front yard and two street side yard setback of zero feet in lieu of the required 10 feet; and to allow a reduction in the number of off-street parking spaces required from 39 spaces to zero spaces.

HEARING: FRIDAY, MAY 3, 1996 at 9:00 a.m. in Room 106, County Office Building.

MICROFILMED

Peter A. Miller

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, 21284, or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21284 as follows:

Case #96-972-A
(Item 370)
6704 Baker Road
NWMS Belair Road, 0' E of Service Street
1491 Belair District
City Council Hearing
Legal Owners:
Rosevale Federal Savings and Loan Association
Variance: to allow a front yard and two street side yard setback of zero feet in lieu of the required 10 feet, and to allow a reduction in the number of off-street parking spaces required from 39 spaces to zero spaces.
Hearing Friday, May 3, 1996 at 9:00 am. in Rm. 106, County Office Building.

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.

4/14/96 April 11 C44940

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/11, 1996

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 4/11, 1996.

THE JEFFERSONIAN,
A. H. Emick
LEGAL AD. - TOWSON

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No

096821

96-372-A

DATE 3/11/64 ACCOUNT Rosedale Fed Sav

AMOUNT \$ 255.50

RECEIVED FROM: Rosedale Federal Savings Loan

FOR: 6709 Bel Air Rd

C V

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER

MICROFILMED

TO: PUTUXENT PUBLISHING COMPANY
April 11, 1996 Issue - Jeffersonian

Please forward billing to:

George W. Barrett, Jr., President
Rosedale Federal Savings and Loan Association
6708 Belair Road
Baltimore, MD 21206
410-668-4400

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: 96-372-A (Item 370)
6704 Belair Road
NW/S Belair Road, 0' E of Spruce Street
14th Election District - 6th Councilmanic
Legal Owner: Rosedale Federal Savings and Loan Association

Variance to allow a front yard and two street side yard setback of zero feet in lieu of the required 10 feet; and to allow a reduction in the number of off-street parking spaces required from 39 spaces to zero spaces.

HEARING: FRIDAY, MAY 3, 1996 at 9:00 a.m. in Room 106, County Office Building.

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
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 8, 1996

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: 96-372-A (Item 370)
6704 Belair Road
NW/S Belair Road, 0' E of Spruce Street
14th Election District - 6th Councilmanic
Legal Owner: Rosedale Federal Savings and Loan Association

Variance to allow a front yard and two street side yard setback of zero feet in lieu of the required 10 feet; and to allow a reduction in the number of off-street parking spaces required from 39 spaces to zero spaces.

HEARING: FRIDAY, MAY 3, 1996 at 9:00 a.m. in Room 106, County Office Building.

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

Arnold Jablon
Director

cc: Rosedale Federal Savings and Loan Association
Purdum and Jeschke, LLC
John W. Browning, 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.

NOT REFILED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 26, 1996

John W. Browning, Esquire
Royston, Mueller, McLean & Reid
102 W. Pennsylvania Avenue
Baltimore, MD 21204

RE: Item No.: 370
Case No.: 96-372-A
Petitioner: Rosedale Federal

Dear Mr. Browning:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 24, 1996.

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 (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)


RECEIVED

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: April 15, 1996

FROM:  Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
For April 15, 1996
Item No. 370

The Development Plans Review Division has reviewed the subject zoning item. If the variance is granted, the developer will remove the two existing 40-foot entrances on Parcel 'B' and construct 7-inch concrete curb and gutter with 5-foot wide sidewalks per Department of Public Works standards and Plates R-21 and R-19 respectively.

RWB:HJO:jrb

cc: File

ZONE6E

MICROFILMED



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

4-12-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 370 (CAM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto ~~ME~~US #1 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-333-1350 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____

MICROFILMED

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

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
Permits and Development
Management

DATE: April 24, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

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

Item Nos. 370 and 394

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:

Gary L. Kelma

PK/JL

MICROFILMED

ITEM370A/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM
FROM: DEPRM
Development Coordination
SUBJECT: Zoning Advisory Committee
Agenda: 4-8-96

DATE: 4-17-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

362

363

364

369

370

371

372

374

375

LS:sp

LETTY2/DEPRM/TXTSBP

RE: PETITION FOR VARIANCE	*	BEFORE THE
6704 Belair Road, NW/S Belair Road, O' E	*	ZONING COMMISSIONER
of Spruce Street, 14th Election District,	*	
6th Councilmanic	*	OF BALTIMORE COUNTY
Rosedale Federal Savings and Loan Assn.	*	CASE NO. 96-372-A
Petitioner	*	

* * * * *

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 2nd day of May, 1996, a copy of the foregoing Entry of Appearance was mailed to John W. Browning, Esquire, Royston, Mueller, McLean & Reid, 102 W. Pennsylvania Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
 PETER MAX ZIMMERMAN

MICROFILMED

MICROFILMED

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

<u>DONALD R. CASSELL (W/GVA)</u>	<u>5501 TWINN KNOLLS RD</u>
<u>GEORGE W. BARNETT JR</u>	<u>SUITE 108 21045</u>
<u>BURTON ENGLISH, JR</u>	<u>6705 BEZAR ROAD DARTO. MD.</u>
	<u>1029 N. GILVERT ST. BELTO. 21202</u>



Printed with Soybean Ink on Recycled Paper

MICROFILMED

L. Howard IV
County Council

OF
PHOTOGRAPHY
JANUARY
1986

MICROFILMED

6-E

370

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 04/09/96

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APR. 08, 1996

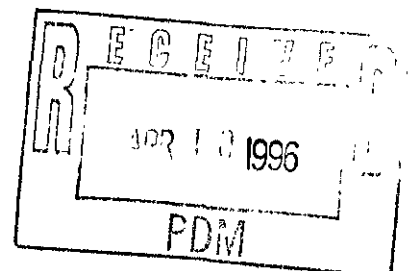
Item No.: SEE BELOW

Zoning Agenda:

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.

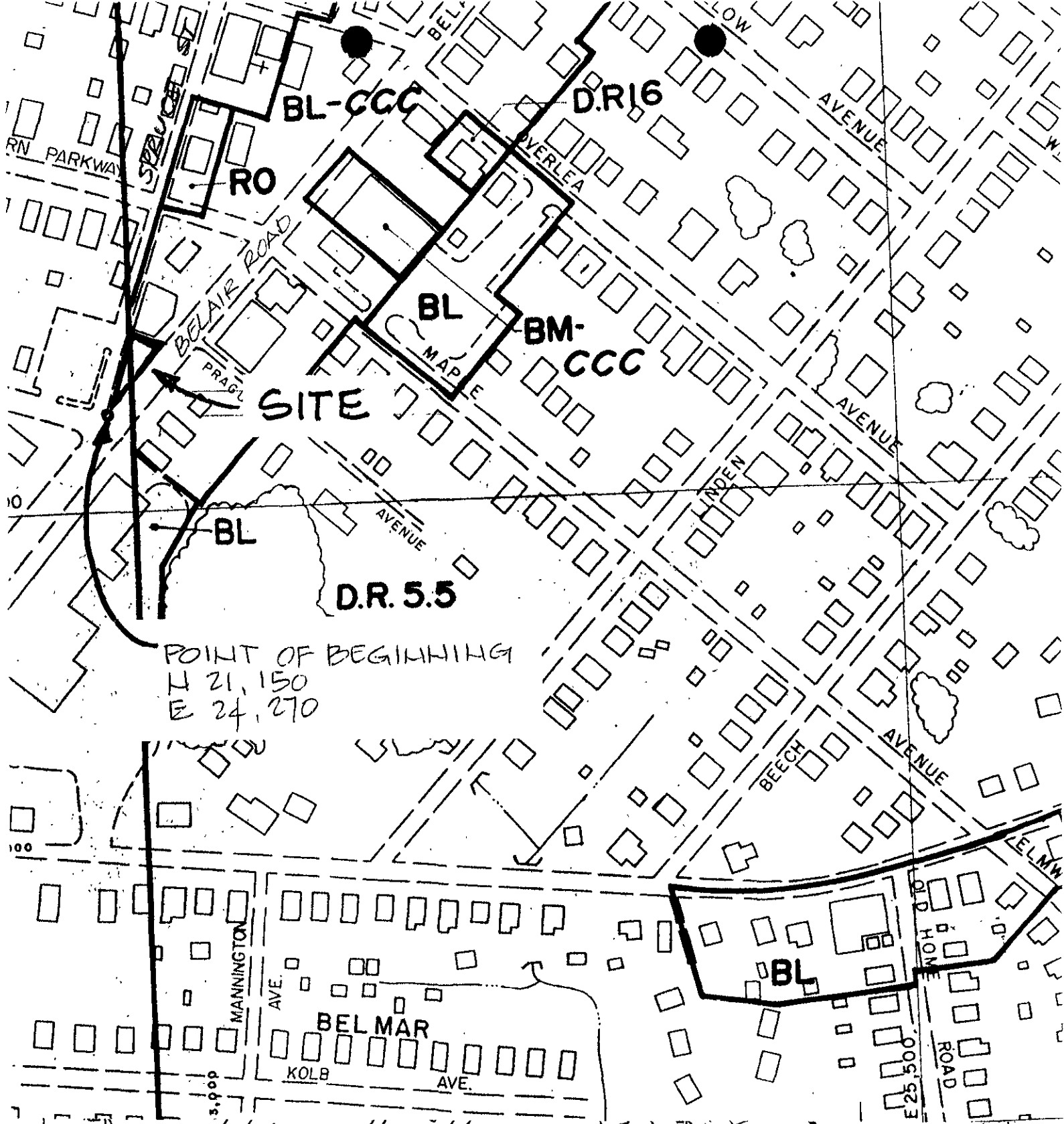
8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 362, 365, 366, 367, 368, 369,
370, 371, 372, 373, 374 AND 375.



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

MICROFILMED





COMPREHENSIVE ZONING MAP
 Baltimore County Council
 , 1992
 92,186-92,187-92,188-92,189-92

R. Howard IV
 County Council

SCALE
 1" = 200' ±

DATE OF PHOTOGRAPHY
 JANUARY 1986

LOCATION
 96-372-A
 OVERLEA

SHEET
 N.E.
 6-E
 37d

IN RE: PETITION FOR VARIANCE * BEFORE THE
 NW/Corner Belair Road & Spruce Street * DEPUTY ZONING COMMISSIONER
 (6704 Belair Road)
 14th Election District * OF BALTIMORE COUNTY
 6th Councilmanic District
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 Petitioner

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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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It is clear from the testimony that if the variance is 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 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 27th day of May, 1996 that the Petition for Variance seeking relief from Section 232.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard and two street side yard setbacks of 0 feet for all in lieu of the required 10 feet for each, and from Section 409.6.A.2 of the B.C.Z.R. to permit a reduction in the number

of off-street parking spaces required from 39 spaces to 0 spaces, for a proposed two-story addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 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.

Timothy M. Kotrocco
 TIMOTHY M. KOTROCCO
 Deputy Zoning Commissioner
 for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date: 5/27/96
 By: [Signature]

ORDER RECEIVED FOR FILING

Date: 5/27/96
 By: [Signature]

ORDER RECEIVED FOR FILING

Date: 5/27/96
 By: [Signature]

ORDER RECEIVED FOR FILING

Date: 5/27/96
 By: [Signature]

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning



Suite 112 Courthouse
 400 Washington Avenue
 Towson, MD 21204

(410) 887-4386

John W. Browning, Esquire
 Royston, Mueller, McLean & Reid
 102 W. Pennsylvania Avenue
 Towson, Maryland 21204

RE: PETITION FOR VARIANCE
 NW/Corner Belair Road & Spruce Street
 (6704 Belair Road)
 14th Election District - 6th Councilmanic District
 Rosedale Federal Savings & Loan - Petitioner
 Case No. 96-372-A

Dear Mr. Browning:

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,

Timothy M. Kotrocco
 TIMOTHY M. KOTROCCO
 Deputy Zoning Commissioner
 for Baltimore County

cc: Mr. George W. Barrett, Jr., President
 Rosedale Federal Savings & Loan Assoc.
 6708 Belair Road, Baltimore, Md. 21206

People's Counsel

File

Petition for Variance
 to the Zoning Commissioner of Baltimore County

for the property located at 6704 Belair Road which is presently zoned BI-COC

96-372-A
 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) 232:B to allow a front yard and two street side yard setback of 0' in lieu of the required 10'.
 409.6.A.2 to allow a reduction in the number of off street parking spaces required from 39 spaces to 0 spaces.
 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

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:

N/A

(Type or Print Name)

Signature

Address

City State Zip/Codes

Agency for Promoter

John W. Browning

(Type or Print Name)

Signature

Address

Royston, Mueller, McLean & Reid

102 W. Pennsylvania Avenue 823-1800

Baltimore, Maryland 21204

City State Zip/Codes

Signature

Address

1029 North Calvert Street 410/837-0194

Baltimore, Maryland 21202

City State Zip/Codes

OFFICE USE ONLY

(We do solemnly swear 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(s):

Rosedale Federal Savings and Loan Association

(Type or Print Name)

Signature

George W. Barrett, Jr., President

(Type or Print Name)

N/A

Signature

Address

6708 Belair Road 410/668-4400

Baltimore, Maryland 21206

City State Zip/Codes

Name, Address and phone number of representative to be contacted

Purdum and Jeschke, LLC

1029 North Calvert Street 410/837-0194

Baltimore, Maryland 21202

City State Zip/Codes

ESTIMATED LENGTH OF HEARING

Available for Hearing

Next Two Months

ALL OTHER DATE

REVIEWED BY: DATE

ORDER RECEIVED FOR FILING

Date: 5/27/96
 By: [Signature]

Reasons for Requesting Variance(s):

96-372-A

Because of the irregular lot shape, strict adherence to the required street side yard setbacks would effectively preclude any re-development on the parcel. An existing structure on the site, which is to be razed to permit the construction of the proposed bank addition, presently extends to the street lines of Belair Road and Spruce Street. The proposed structure will be constructed within the footprint of the existing structure to be razed and will essentially continue the building lines of the existing bank on the adjacent lot on the Belair Road and Spruce Street sides.

Off-street parking required by the Baltimore County Zoning Regulations, Section 409, is provided off-site on parcels owned by Rosedale Federal but located within the City of Baltimore. Baltimore County Department of Permits and Development Management has determined that off-street parking located within the City of Baltimore does not satisfy the requirement for off-street parking for a use located within Baltimore County. Since the Petitioner intends to maintain the off-street parking as it presently exists, which parking satisfies the BCZR requirement for off-street parking except that it is located within the City of Baltimore, it is requested that the number of off-street parking spaces required for the existing bank use at 6708 Belair Road and for the proposed addition at 6704 Belair Road be reduced from 39 spaces to 0 spaces.

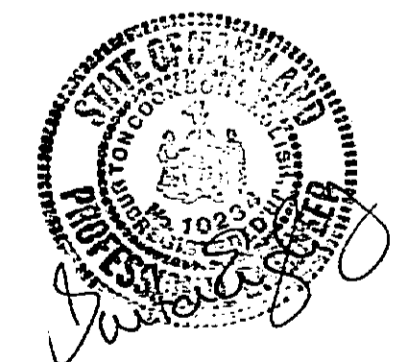
ZONING DESCRIPTION
 6704 BELAIR ROAD

96-372-A

Beginning at a point at the intersection of the rights-of-way of the northwest side Belair Road, which is 80 feet wide, with east side of Spruce Street, which is 30 feet wide. Thence the following courses and distances:

North 18° 38' 12" East along the east side of Spruce Street 100.95 feet; South 60° 38' 06" East, 40.35 feet; South 41° 35' 42" West along the west side of Belair Road 69.92 feet; and continuing along the west side of Belair Road South 41° 42' 12" West 31.58 feet to the place of beginning as recorded in Deed Liber 8984 Folio 634, saving and excepting all that portion of land lying within the City of Baltimore.

Containing 2,003 square feet total (1,590 square feet situated in Baltimore County); also known as #6704 Belair Road and located in the 14th Election District.



Post by: 4/18/96
 CASE NUMBER: 96-372-A (Item 370)
 6704 Belair Rd
 NW/S Belair Road, 0' E of Spruce Street
 14th Election District - 6th Councilmanic
 Legal Owner: Rosedale Federal Savings and Loan Association

Variance to allow a front yard and two street side yard setback of zero feet in lieu of the required 10 feet; and to allow a reduction in the number of off-street parking spaces required from 39 spaces to zero spaces.

HEARING: FRIDAY, MAY 3, 1996 at 9:00 a.m. in Room 106, County Office Building.

CERTIFICATE OF PUBLICATION

TOWSON, MD. 4/11, 1996

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 4/11, 1996.

THE JEFFERSONIAN,
A. Henikson
 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 on Friday, May 3, 1996 at 9:00 a.m. in Room 106, County Office Building.

Case #96-372-A
 6704 Belair Road
 NW/S Belair Road, 0' E of Spruce Street
 14th Election District - 6th Councilmanic
 Legal Owner: Rosedale Federal Savings and Loan Association

Variance to allow a front yard and two street side yard setback of zero feet in lieu of the required 10 feet; and to allow a reduction in the number of off-street parking spaces required from 39 spaces to zero spaces.

HEARING: FRIDAY, MAY 3, 1996 at 9:00 a.m. in Room 106, County Office Building.

TO: POTTYENT PUBLISHING COMPANY
 April 11, 1996 Issue - Jeffersonian

Please forward billing to:
 George W. Barrett, Jr., President
 Rosedale Federal Savings and Loan Association
 6704 Belair Road
 Baltimore, MD 21204
 410-668-4400

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 on Friday, May 3, 1996 at 9:00 a.m. in Room 106, County Office Building.

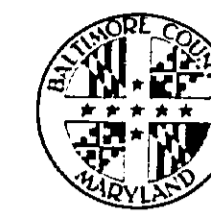
Case #96-372-A (Item 370)
 6704 Belair Road
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HEARING: FRIDAY, MAY 3, 1996 at 9:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHWARTZ
 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
 Department of Permits and
 Development Management

Development Processing
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

April 8, 1996

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 on Friday, May 3, 1996 at 9:00 a.m. in Room 106, County Office Building.

Case #96-372-A (Item 370)
 6704 Belair Road
 NW/S Belair Road, 0' E of Spruce Street
 14th Election District - 6th Councilmanic
 Legal Owner: Rosedale Federal Savings and Loan Association

Variance to allow a front yard and two street side yard setback of zero feet in lieu of the required 10 feet; and to allow a reduction in the number of off-street parking spaces required from 39 spaces to zero spaces.

HEARING: FRIDAY, MAY 3, 1996 at 9:00 a.m. in Room 106, County Office Building.

Case #96-372-A (Item 370)
 6704 Belair Road
 NW/S Belair Road, 0' E of Spruce Street
 14th Election District - 6th Councilmanic
 Legal Owner: Rosedale Federal Savings and Loan Association

Variance to allow a front yard and two street side yard setback of zero feet in lieu of the required 10 feet; and to allow a reduction in the number of off-street parking spaces required from 39 spaces to zero spaces.

HEARING: FRIDAY, MAY 3, 1996 at 9:00 a.m. in Room 106, County Office Building.

Carl Jahn

Arnold Jablon
 Director

TO: Rosedale Federal Savings and Loan Association
 Purdon and Jeschke, LLC
 John W. Browning, Esq.

NOTES: (1) ZONING SIGN AND 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.

Printed with Soybean Ink on Recycled Paper



Baltimore County
 Department of Permits and
 Development Management

Development Processing
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

April 26, 1996

John W. Browning, Esquire
 Royston, Mueller, McLean & Reid
 102 W. Pennsylvania Avenue
 Baltimore, MD 21204

RE: Item No.: 370
 Case No.: 96-372-A
 Petitioner: Rosedale Federal

Dear Mr. Browning:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 24, 1996.

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 (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,
Carl Richards, Jr.
 W. Carl Richards, Jr.
 Zoning Supervisor

MCR/jw
 Attachment(s)

Printed with Soybean Ink on Recycled Paper

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE-REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 96-372-A

DATE: _____ ACCOUNT: _____

AMOUNT: \$ _____

RECEIVED FROM: _____

FOR: 7000 P. 21

VALIDATION OR SIGNATURE OF CASHIER: _____

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Department of Permits & Development Management
 Date: April 15, 1996

FROM: Robert W. Bowling, Chief
 Development Plans Review Division
 Department of Permits & Development Management

SUBJECT: Zoning Advisory Committee Meeting
 For April 15, 1996
 Item No. 370

The Development Plans Review Division has reviewed the subject zoning item. If the variance is granted, the developer will remove the two existing 49-foot entrances on Parcel 'B' and construct 7-inch concrete curb and gutter with 5-foot wide sidewalks per Department of Public Works standards and Plates R-21 and R-19 respectively.

RWB:HJO:jrb

cc: File



David L. Winstead
 Secretary
 Hal Kassoff
 Administrator

Ms. Joyce Watson
 Baltimore County Office of
 Permits and Development Management
 County Office Building, Room 109
 Towson, Maryland 21204

RE: Baltimore County
 Item No. 370 (CAM)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance(s) onto Parcel B are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-333-1350 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
 Ronald Burns, Chief
 Engineering Access Permits
 Division

BS

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
 1-800-735-2258 Statewide Toll Free
 Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
 Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development Management
 DATE: April 24, 1996

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

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

Item Nos. 370 and 394

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 M. Long*
 Division Chief: *Aditya K. Karna*

PK/JL

ITEM370A/PZONE/ZAC1

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: ZADM
 FROM: DEPRM
 Development Coordination

SUBJECT: Zoning Advisory Committee
 Agenda: 4-8-96

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

- Item #'s:
- 362
- 363
- 364
- 368
- 370
- 371
- 372
- 374
- 375

LS:sp

LETTY2/DEPRM/TXTSBP



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 04/09/96

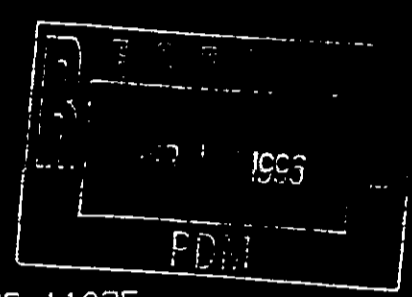
Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21286
MAIL STOP-1102

RE: Property Owner: SEE BELOW
Location: DISTRIBUTION MEETING OF APR. 08, 1996

Item No.: SEE BELOW Zoning Agenda:

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.

B. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 362, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374 AND 375.



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

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 96-372-A
Petitioner

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) 887-2168

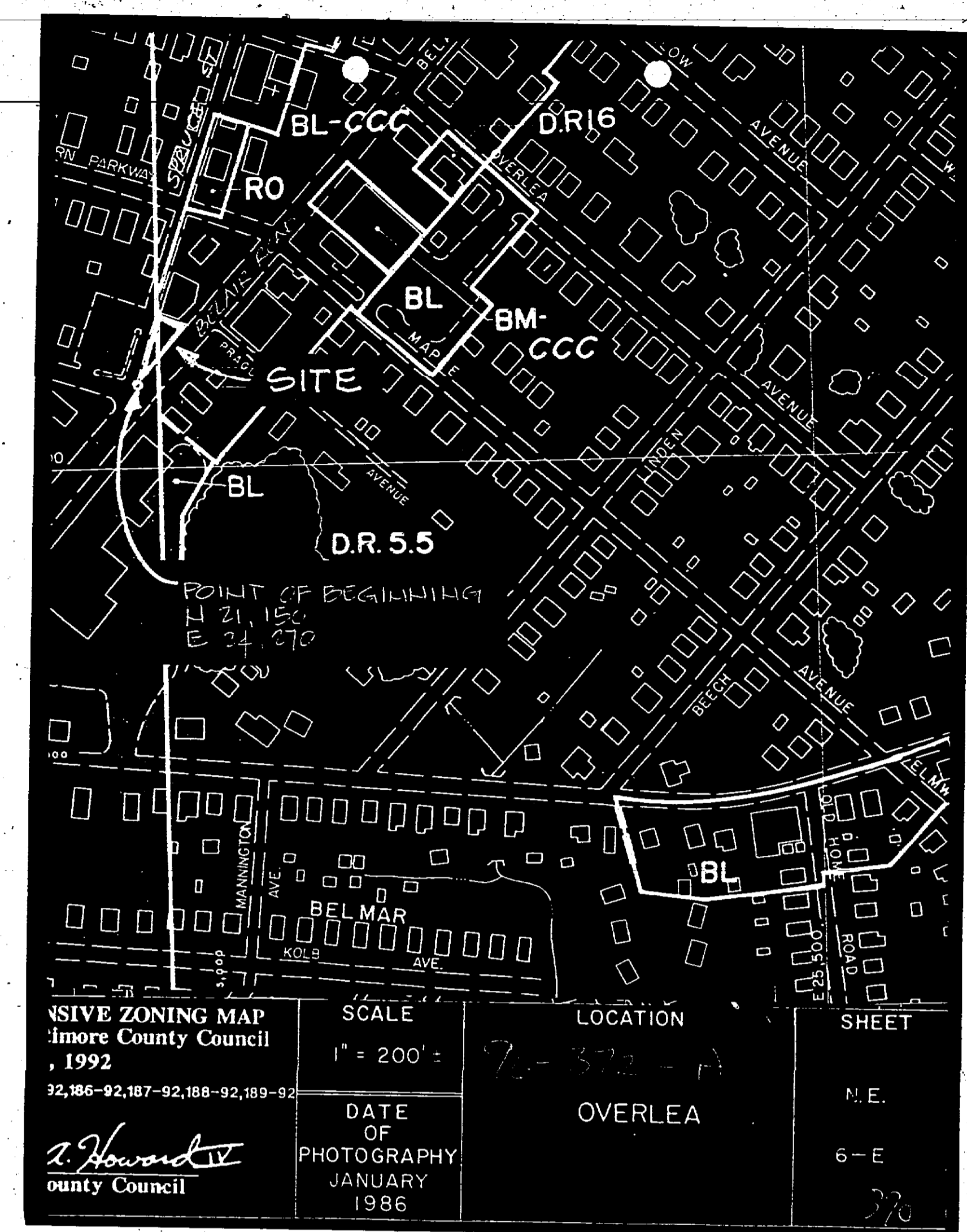
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 2nd day of May, 1996, a copy of the foregoing Entry of Appearance was mailed to John W. Browning, Esquire, Royston, Mueller, McLean & Reid, 102 W. Pennsylvania Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

PETITIONER(S) SIGN-IN SHEET

NAME ADDRESS
DONALD R. CASTELL (W/GMA) *5501 TWIN MAPLES RD*
GEORGE W. BARNETT JA *6705 BEACON ROAD BOWEN, MD.*
Buster English Jr. *1027 N. Green St. Baltimore*



DATE OF PHOTOGRAPHY
JANUARY 1986

GENERAL NOTES

OWNER/APPLICANT

ROSEDALE FEDERAL SAVINGS AND LOAN ASSOCIATION
6708 BELAIR ROAD
BALTIMORE, MD 21206

PROPERTY ADDRESS - 6704 BELAIR ROAD

BALTIMORE COUNTY ELECTION DISTRICT 14
COUNCIL DISTRICT 6
CENSUS TRACT 4402
WATERSHED 22
SUBSEVERSHED 47

AREA OF PARCEL - GROSS AREA - 7519 S.F. (0.17 AC±)
NET AREA - 2003 S.F. (0.05 AC±)

CURRENT ZONING

BALTIMORE COUNTY - BL-CCC
BALTIMORE CITY - B-2-2

CURRENT USE - VACANT (PREVIOUS LIQUOR RETAIL STORE)

PROPOSED USE - BANK ADDITION - 800 S.F.±

PARKING TABULATION

EXISTING BUILDING AREA (PARCEL A) 11,010 S.F.±
PROPOSED ADDITION (PARCEL B) 800 S.F.±
TOTAL GROSS AREA 11,810 S.F.±

PARKING REQUIRED - 3.3 SPACES PER 1000 S.F. GROSS FLOOR AREA
SPACES REQUIRED - 11,810/1,000 X 3.3 = 39 SPACES

EXISTING SPACES - 44
EXISTING SPACES TO BE RETAINED - 43

NOTE 1 - PARKING IS PROVIDED ON ADJACENT PARCELS IN COMMON OWNERSHIP

NOTE 2 - EXISTING PARKING TO BE RESTRIPTED TO PROVIDE 2 VAN ACCESSIBLE HANDICAPPED PARKING SPACES PER A.D.A. RESULTING IN NET LOSS OF ONE EXISTING PARKING SPACE.

FLOOR AREA RATIO (FAR) - 800 S.F. / 7519 S.F. = 0.1
FLOOR AREA RATIO PERMITTED - 0.10

AMENITY OPEN SPACE RATIO REQUIRED - 0.2
AMENITY OPEN SPACE PROVIDED - 432 S.F.
AMENITY SPACE RATIO - 432 S.F. / 800 GROSS S.F. = 0.54

A LIMITED EXEMPTION FROM DIVISION 2 OF THE BALTIMORE COUNTY DEVELOPMENT REGULATIONS HAS BEEN GRANTED BY THE BALTIMORE COUNTY DEVELOPMENT REVIEW COMMITTEE BY LETTER DATED FEBRUARY 1, 1996 IN ACCORDANCE WITH THE PROVISIONS OF SECTION 26-171(A)(7) (DRC NUMBER 01296A)

A VARIANCE HAS BEEN REQUESTED TO SECTION 232.2b OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT A REDUCTION OF THE REQUIRED 10' STREET SIDE YARD SETBACK.

A VARIANCE HAS BEEN REQUESTED TO SECTION 409 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT A REDUCTION IN THE NUMBER OF OFF-STREET PARKING SPACES REQUIRED FOR THE EXISTING BANK LOCATED AT 6708 BELAIR ROAD AND THE PROPOSED ADDITION AT 6704 BELAIR ROAD. OFF-STREET PARKING REQUIRED BY THE BALTIMORE COUNTY ZONING REGULATIONS IS PROVIDED OFF-SITE ON PARCELS OWNED BY ROSEDALE FEDERAL BUT LOCATED WITHIN THE CITY OF BALTIMORE.

PROJECT IS EXEMPT FROM THE BALTIMORE COUNTY STORM WATER MANAGEMENT ORDINANCE, BILL 84-15. TOTAL DISTURBED AREA LESS THAN 5,000 S.F.

BALTIMORE COUNTY GRADING PERMIT NOT REQUIRED. TOTAL DISTURBED AREA LESS THAN 5,000 S.F.

PROJECT IS EXEMPT FROM THE BALTIMORE COUNTY FOREST CONSERVATION ACT. DEVELOPMENT LOT AREA LESS THAN 40,000 S.F.

PRIOR ZONING HISTORY

#4116 FLEETWOOD AVENUE (PARCEL C) - BALTIMORE CITY BMZA APPEAL CASE #525-82. APPROVED 10/9/82 TO PERMIT ERECTION OF DOUBLE-SIDED ILLUMINATED SIGN.

PREVIOUS COMMERCIAL BUILDING PERMITS

BALTIMORE COUNTY - 1984 - CONSTRUCTION OF DRIVE-THRU ANNEX BUILDING.

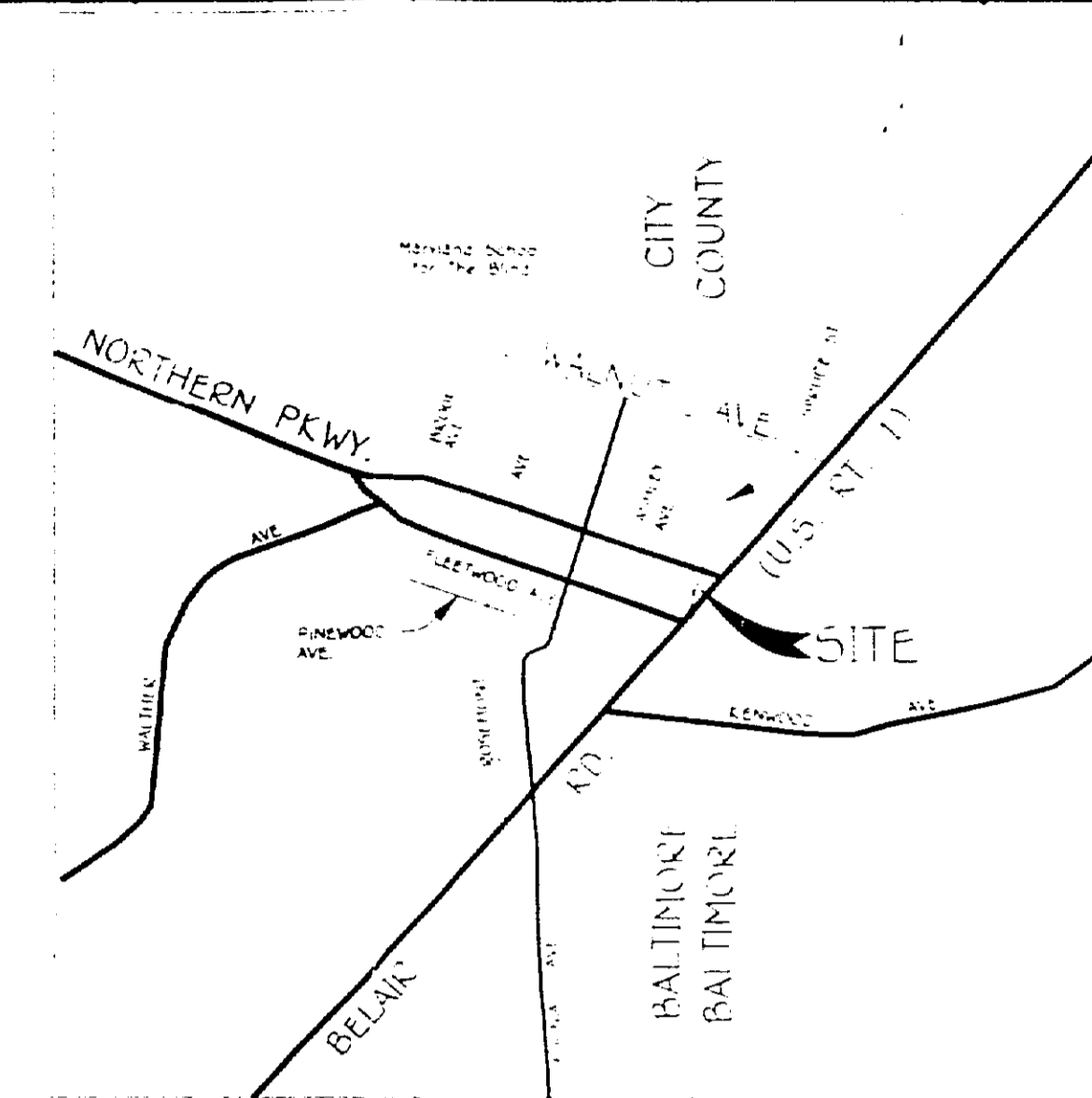
THERE ARE NO STREAMS, BODIES OF WATER, SPRINGS, 100-YEAR FLOODPLAINS OR WETLANDS ON THE SITE OR WITHIN 50' OF THE SITE.

THE SITE IS NOT WITHIN A DESIGNATED AREA OF CRITICAL STATE CONCERN.

THERE ARE NO HISTORIC OR ARCHAEOLOGICALLY SIGNIFICANT SITES WITHIN OR CONTIGUOUS TO THE PROPOSED DEVELOPMENT.

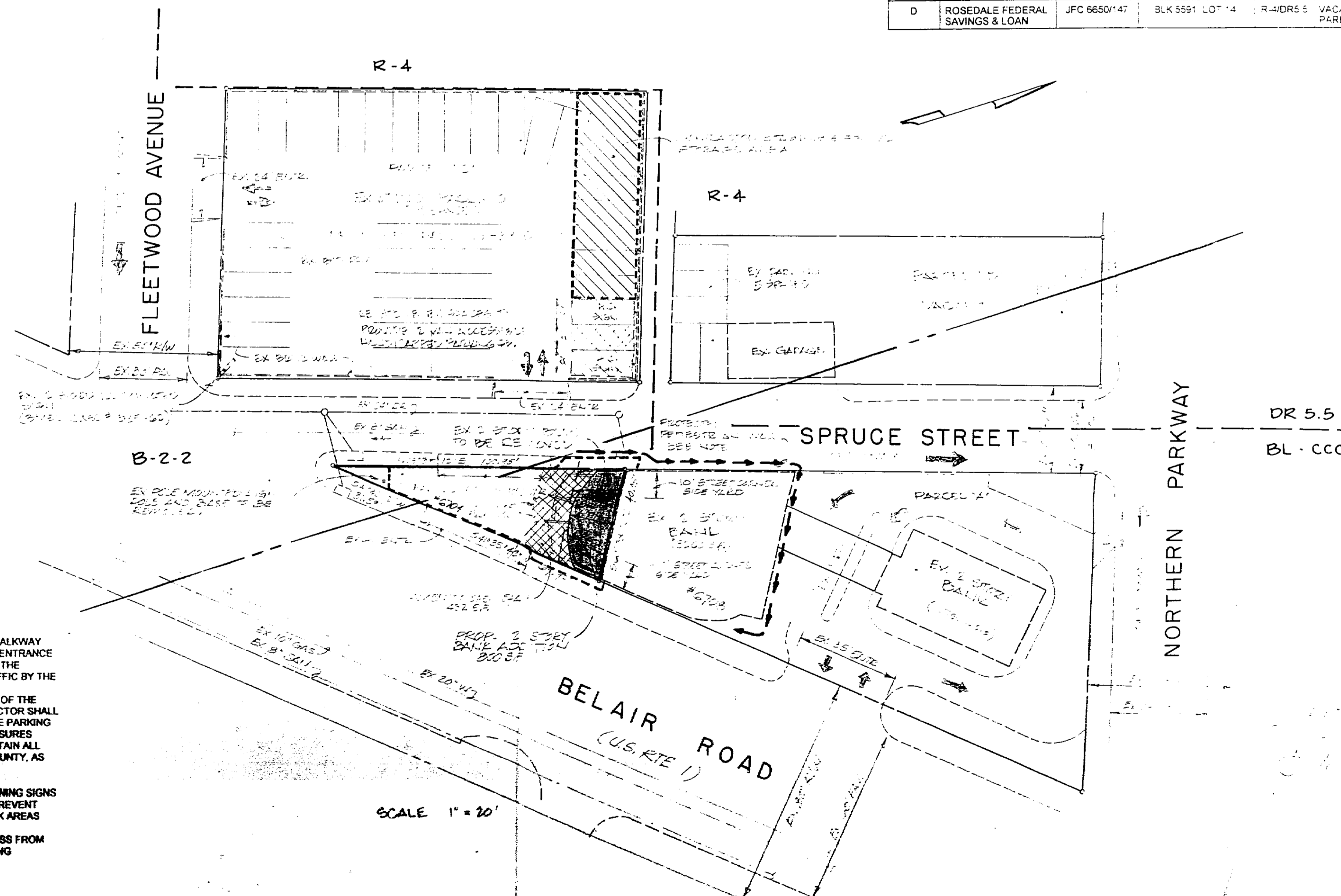
THERE ARE NO KNOWN WELLS, SEPTIC SYSTEMS OR HAZARDOUS MATERIALS ON THE SITE.

SIGNS WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF BCZR, SECTION 413.



Scale: 1,000 Feet to 1 Inch

OWNERSHIP CHART					
PARCEL	OWNER	DEED REFERENCE	TAX ACCOUNT NO. PROPERTY LOCATION	ZONING	USE
A	ROSEDALE FEDERAL SAVINGS & LOAN	5539/665	14 31050510	BL-CCC	BANK
B	ROSEDALE FEDERAL SAVINGS & LOAN	SEB 30461/37	BLK 5591 LOT 13	B-2-2	VACANT PROPOSED ADD'N
C	ROSEDALE FEDERAL SAVINGS & LOAN	JFC 13042/24	BLK 5591 LOT 11/12	B-2-2	PARKING
D	ROSEDALE FEDERAL SAVINGS & LOAN	JFC 56501/47	BLK 5591 LOT 14	R-4/DRS	VACANT PARKING



THE CONTRACTOR SHALL PROVIDE A PROTECTED PEDESTRIAN WALKWAY FROM THE EXISTING OFF-SITE PARKING AREA TO THE MAIN BANK ENTRANCE AS SHOWN FOR THE DURATION OF THE CONSTRUCTION PERIOD. THE WALKWAY SHALL PROTECT PEDESTRIANS FROM VEHICULAR TRAFFIC BY THE USE OF TEMPORARY FENCING, BARRICADES, LIGHTS OR OTHER APPROPRIATE MEASURES COMPLYING WITH THE REQUIREMENTS OF THE MANUAL ON LINE FORM TRAFFIC CONTROL DEVICES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT SIGNAGE TO DIRECT CUSTOMERS FROM THE PARKING AREA TO THE BANK. PRIOR TO INSTALLING ANY TEMPORARY MEASURES WITHIN THE PUBLIC RIGHT-OF-WAY, THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM BALTIMORE CITY AND BALTIMORE COUNTY, AS APPROPRIATE.

THE CONTRACTOR SHALL PROVIDE BARRIERS, BARRICADES, WARNING SIGNS AND/OR LIGHTS AND OTHER SAFETY DEVICES AS REQUIRED TO PREVENT UNAUTHORIZED PEDESTRIAN AND VEHICULAR ACCESS INTO WORK AREAS.

THE CONTRACTOR SHALL MAINTAIN CLEAR ACCESS TO AND EGRESS FROM ALL EXITS FROM OCCUPIED BUILDING SPACES AT ALL TIMES DURING CONSTRUCTION.

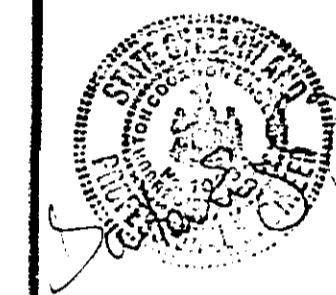


SIEGEL, RUTHERFORD, BRADSTOCK & ASSOCIATES
CONSULTING ENGINEERS

2125 MARYLAND AVENUE
BALTIMORE, MD 21218

MOTT ASSOCIATES, Inc.
CONSULTING ENGINEERS

SUITE 200
1001 CROMWELL BRIDGE RD.
TOWSON, MD 21286
(410) 828-8010 FAX 337-2455



PURDUM and JESCHKE LLC
CONSULTING ENGINEERS AND LAND SURVEYORS

NO. DATE

PLAN TO ACCOMPANY VARIANCE HEARING #6704 BELAIR ROAD DIST. 6-09

ADDITIONS AND ALTERATIONS TO ROSEDALE FEDERAL SAVINGS AND LOAN ASSOCIATION OVERLEA BRANCH BALTIMORE MARYLAND

SITE PLAN

PROJECT NO. #422
SHEET NO. C-1

96-372-A