

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
NE/Corner Wilkens Avenue and *
Maiden Choice Lane * DEPUTY ZONING COMMISSIONER
(4646 Wilkens Avenue) *
1st Election District * OF BALTIMORE COUNTY
1st Councilmanic District *
Kensington Associates * Case No. 97-212-X
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Exception for that property known as 4646 Wilkens Avenue, located in the vicinity of Maiden Choice Lane in Catonsville. The Petition was filed by the owners of the property, Kensington Associates, by Paul F. Robinson, Vice President of Mid-Atlantic Realty Trust, a General Partner, through their attorneys, G. Scott Barhight and David K. Gildea, Esquire. The Petitioners seek approval of an existing dental laboratory on the subject property, as more particularly described on the site plan submitted which was marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Wilber E. "Tom" Simmons, III, a representative of Mid Atlantic Realty Trust, George E. Gavrelis, Professional Engineer with Daft-McCune-Walker who prepared the site plan for this property, and David K. Gildea, Esquire, attorney for the Petitioners. There were no Protestants present.

Testimony and evidence offered revealed that the subject property is the site of the Wilkens Beltway Plaza Shopping Center. Located within the Center are a Giant Food grocery store, four office buildings, other retail uses, and a dental laboratory which is the subject of this request. Testimony revealed that this laboratory has existed on the second floor of a two-story office building located to the rear of the property for the

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

past 8 years. The laboratory is comprised of 2,450 sq.ft. in area and currently employs five persons. No patients visit the site and no dental work is actually performed on the premises; however, many dentists send items to the laboratory for certain services after which the items are sent back to the dentists through the use of couriers. During the course of approving permits for a proposed Brueger's Bagel Shoppe in the shopping center, and a proposed addition for the Giant Food Store, it was discovered that the subject laboratory was operating without a special exception. Therefore, the Petitioners are simply attempting to clarify a use that has existed on the property for the past 8 years.

It is clear that the B.C.Z.R. permits the use proposed in a B.L. zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in

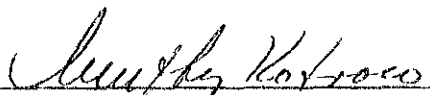
roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of December, 1996 that the Petition for Special Exception for a dental laboratory on the subject property, 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
12/17/96
bjs



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

December 17, 1996

G. Scott Barhight, Esquire
David K. Gildea, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, 4th Floor
Towson, Maryland 21204

RE: PETITION FOR SPECIAL EXCEPTION
NE/Corner Wilkens Avenue and Maiden Choice Lane
(4646 Wilkens Avenue)
1st Election District - 1st Councilmanic District
Kensington Associates - Petitioners
Case No. 97-212-X

Dear Messrs. Barhight & Gildea:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception 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. Paul F. Robinson, Vice President, Mid Atlantic Realty Trust
1302 Concourse Drive, Suite 202, Linthicum, Md. 21090

People's Counsel

File

MICROFILMED

#212



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 4646 Wilkens Avenue

which is presently zoned BL

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 Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

A Laboratory.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

G. Scott Barhight

David K. Gildea

(Type or Print Name)

Whiteford, Taylor & Preston

Signature

210 W. Pennsylvania Avenue, 4th Fl.

Address Phone No.

Towson, MD 21204 410-832-2000

City State Zipcode

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

Legal Owner(s):

Kensington Assor.

(Type or Print Name)

Signature

By: *Paul F. Robinson, Vice President*

(Type or Print Name)

Signature

1302 Concourse Drive, Suite 202

Address Phone No.

Linthicum, MD 21090 684-2000

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

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: *mk* DATE *11/12/86*



MICROFILMED

ORDER RECEIVED FOR FILING

Date

By

Description**0.057 Acre Parcel****To Accompany Petition for Special Exception****North Side of Wilkens Avenue (Maryland Route 372)****East Side of Maiden Choice Lane****First Election District, Baltimore County, Maryland**

Daft McCune Walker, Inc.

200 East Pennsylvania Avenue

Towson, Maryland 21286

410 296 3333

Fax 296 4705

*A Team of Land Planners,**Landscape Architects,**Engineers, Surveyors &**Environmental Professionals*

Beginning for the same at a point located at Elevation 215.5 feet, said point being on the southwest corner of an existing retail building at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Wilkens Avenue (Maryland Route 372) (variable width) with the centerline of Elm Ridge Avenue (60 feet wide), referring said elevation and all elevations in this description to mean low tide established by the City and County of Baltimore and referring all courses of this description to the Grid Meridian established in the Baltimore County Metropolitan District, (1) Southwesterly along said centerline of Wilkens Avenue 410 feet, more or less, and thence with a line perpendicular to said first line, (2) Northwesterly 550 feet, more or less, to the point of beginning, thence leaving said point of beginning and running for the outline of a three dimensional parcel between the aforesaid elevation and Elevation 223.5 feet, and with a portion of the southwest face of aforesaid building, (1) North 22 degrees 04 minutes 50 seconds West 61.50 feet, thence leaving said face of building and running the three following courses and distances, viz: (2) North 67 degrees 55 minutes 10 seconds East 40.00 feet, thence (3) South 22 degrees 04 minutes 50

seconds East 61.50 feet, and thence (4) South 67 degrees 55 minutes 10 seconds West 40.00 feet to the point of beginning; containing 0.056 acres or 2,460 square feet of land, more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

November 11, 1996

Project No. 73042.L (L73042L)



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

No. 029703

DATE 11/10/96 ACCOUNT 01-615

1. km 2.12
1.74 11.87K

AMOUNT \$ 300.00

RECEIVED OSO - Special Exception --- \$300.00
FROM:

FOR Website for Taylor, Preston

PAID TO ORDER OF WILLIAM H. WELLS
BY 11/10/96

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

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: #97-212-X

(Item 212)

4646 Wilkens Avenue
corner N.S. Wilkens Avenue,
E/S of Martin Church Lane
1st Election District

1st Councilmanic

Legal Owner(s):

Kensington Associates

Special Exception for a

Laboratory.

Hearing: Monday, December
16, 1996 at 10:00 a.m. in Rm.
118, Old Courthouse.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible, for
special accommodations
Please Call 887-3353.

(2) For information concern-
ing the file and/or Hearing,
Please Call 887-3391.

11/29/94 Nov. 28 C102808

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

Nov. 29, 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 Nov 28, 1996.

THE JEFFERSONIAN,

A. H. Emile
LEGAL AD. - TOWSON

RECORDED



Baltimore County
Department of Permits and
Development Management

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

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 (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: 212

Petitioner: Kensington Associates

Location: 4646 Walkers Ave

PLEASE FORWARD ADVERTISING BILL TO:

NAME: David L. Golden Whiteford Taylor + Preston

ADDRESS: 210 W. Penn. Ave

Towson, Md. 21204

PHONE NUMBER: (410) 832-2000

AJ:ggs

(Revised 09/24/96)



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Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: a laboratory

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUXENT PUBLISHING COMPANY
November 28, 1996 Issue - Jeffersonian

Please forward billing to:

G. Scott Barhight, Esq.
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, 4th Floor
Towson, MD 21204
832-2000

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: 97-212-X (Item 212)
4646 Wilkens Avenue
corner N/S Wilkens Avenue, E/S of Maiden Choice Lane
1st Election District - 1st Councilmanic
Legal Owner(s): Kensington Associates

Special Exception for a laboratory.

HEARING: MONDAY, DECEMBER 16, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

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.



Baltimore County
Department of Permits and
Development Management

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

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:

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corner N/S Wilkens Avenue, E/S of Maiden Choice Lane
1st Election District - 1st Councilmanic
Legal Owner(s): Kensington Associates

Special Exception for a laboratory.

HEARING: MONDAY, DECEMBER 16, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Kensington Associates
G. Scott Barhight, Esq./David K. Gildea, Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 1, 1996.
(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
Department of Permits and
Development Management

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

December 10, 1996

G. Scott Barhight, Esquire &
David K. Gildea, Esquire
Whitford, Taylor & Preston
210 W. Pennsylvania Avenue, 4th Floor
Towson, MD 21204

RE: Item No.: 212
Case No.: 97-212-X
Petitioner: Kensington Associates

Dear Messrs. Barhight and Gildea:

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 November 12, 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 Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)

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BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: December 5, 1996

FROM: *RWB* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for December 2, 1996
Item Nos. 212, 213, 214, 215, 216,
217, 218

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

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

TO: PDM

FROM: R. Bruce Seeley
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: Nov. 25, 96

DATE: Nov. 26, 96

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

Item #'s:

212

214

215

217

RBS:sp

BRUCE2/DEPRM/TXTSBP

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 11/26/96

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

RE: Property Owner: KENSINGTON ASSOCIATES

Location: CORNER N/S WILKENS AVE. E/S MAIDEN CHOICE LA. (4646 WILKENS AVE.

Item No.: 212

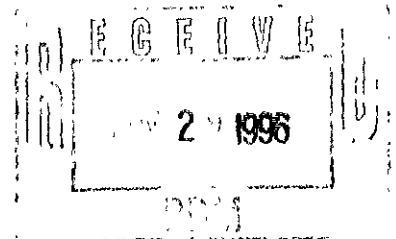
Zoning Agenda: SPECIAL EXCEPTION

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.



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

cc: File



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: November 27, 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 No. 212

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 887-3495.

Prepared by:

Division Chief:

PK/JL



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

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

RE: Baltimore County 11.20.91
Item No. 212 (MJK)

Dear Ms. Eubanks:

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

Please contact Larry Gredlein at 410-545-5606 if you have any questions.
Thank you for the opportunity to review this item.

Very truly yours,

/s/ Ronald Burns, Chief
Engineering Access Permits
Division

LG

MICROFILMED

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

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
4646 Wilkens Avenue, Corner N/S Wilkens *
Avenue, E/S of Maiden Choice Lane * ZONING COMMISSIONER
1st Election District, 1st Councilmanic * OF BALTIMORE COUNTY
Kensington Associates *
Petitioner * CASE NO. 97-212-X

* * * * *

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 16th day of December, 1996, a copy of the foregoing Entry of Appearance was mailed to G. Scott Barhight, Esq., Whiteford, Taylor and Preston, 210 W. Pennsylvania Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

1996.12.16

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

David K. Gildea

Whiteford, Taylor &
Preston

210 West Penn Ave 21204

Wilber E. "Tom" Simmons III

Mid Atlantic Realty Trust
1306 Concourse Drive
Ste 201

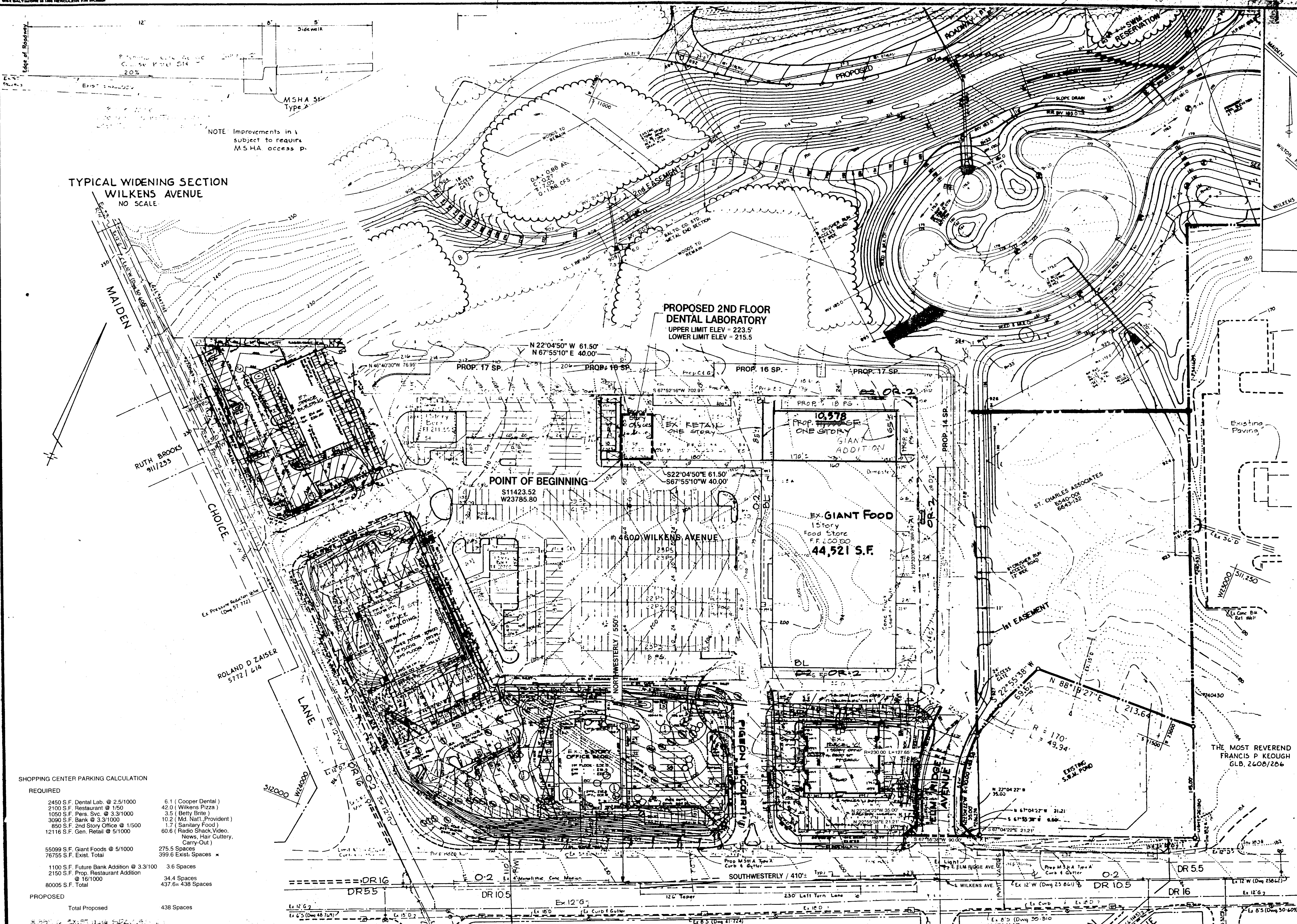
Linthicum, Md 21020

George E. Garrels

DRAW

200 E Penn Ave 21228





TYPICAL WIDENING SECTION
WILKENS AVENUE
NO SCALE.

NOTE: Improvements in 1 subject to require MSHA access p.

PROPOSED 2ND FLOOR
DENTAL LABORATORY
UPPER LIMIT ELEV = 223.5'
LOWER LIMIT ELEV = 215.5'

POINT OF BEGINNING
S11423.52
W23785.80

EX. GIANT FOOD
1st story
Food Store
F.F. 100,000
44,521 S.F.

SHOPPING CENTER PARKING CALCULATION

REQUIRED	
2450 S.F. Dental Lab. @ 2.5/1000	6.1 (Cooper Dental)
2100 S.F. Restaurant @ 1/50	42.0 (Wilkins Pizza)
1050 S.F. Pers. Svc. @ 3.3/1000	3.5 (Betty Britt)
3090 S.F. Bank @ 3.3/1000	10.2 (Md. Natl. Provident)
850 S.F. 2nd Story Office @ 1/500	1.7 (Sanitary Food)
12116 S.F. Gen. Retail @ 5/1000	60.6 (Radio Shack Video, News, Hair Guitary, Carry-Out)
55099 S.F. Giant Foods @ 5/1000	275.5 Spaces
76755 S.F. Exst. Total	359.6 Exst. Spaces
1100 S.F. Future Bank Addition @ 3.3/100	3.6 Spaces
2150 S.F. Prop. Restaurant Addition @ 1/500	34.4 Spaces
80005 S.F. Total	437.6 = 438 Spaces
PROPOSED	
Total Proposed	438 Spaces

SHARED PARKING CHART

USE	TOTAL SPACES REQUIRED	WEEKDAY				WEEKEND				NIGHTTIME			
		DAYTIME 6 am - 6 pm	EVENING 6 pm - midnight	DAYTIME 6 am - 6 pm	EVENING 6 pm - midnight	DAYTIME 6 am - 6 pm	EVENING 6 pm - midnight	DAYTIME 6 am - 6 pm	EVENING 6 pm - midnight	DAYTIME 6 am - 6 pm	EVENING 6 pm - midnight	DAYTIME 6 am - 6 pm	EVENING 6 pm - midnight
Industrial	25.1	100%	25.1	10%	2.5	10%	2.5	5%	1.3	5%	1.3	5%	1.3
Commercial	337.6	60%	202.6	80%	303.8	100%	337.6	70%	236.3	5%	16.9	5%	16.9
Shopping Center or Business Office	8.8	60%	0.0	90%	0.0	100%	0.0	70%	0.0	5%	0.0	5%	0.0
Office	0.0	75%	0.0	100%	0.0	75%	0.0	100%	0.0	75%	0.0	75%	0.0
Hotel	42.0	50%	21.0	100%	42.0	100%	42.0	100%	42.0	10%	4.2	10%	4.2
Public, School, Church, etc.	0.0	40%	0.0	100%	0.0	80%	0.0	100%	0.0	10%	0.0	10%	0.0
Amusement	0.0	100%	0.0	100%	0.0	100%	0.0	100%	0.0	100%	0.0	100%	0.0
TOTAL	404.7	248.7	348.4	382.1	279.6	22.3							

SITE DATA

- Total area of tract Baltimore County = 117.648 Ac
Baltimore City = 0.837 Ac
- Existing zoning of tract in Baltimore County DR 5.5 OR 2 BL
- Area of Shopping Center Parcel = 11.67 Ac

Owner: Kensington Associates
P.O. Box 497
1306 Concourse Drive
Suite 200
Linthicum, Md. 21090
(410) 684-2000

Plat Ref: EHK Jr 049/067

Floor Area: 210 Ac +/- BL @ 3.0 FAR = 274,280 SF Allowed
76,377 SF Total Proposed (0.84 FAR)

Parking Notes:

Only passenger vehicles will use the proposed parking spaces.

No loading, service, or any use other than parking shall be permitted within the proposed parking spaces.

Spaces will be paved with bituminous concrete and striped.

Hours of operation are 24 hours per day, seven days per week.

Lighting will be regulated to eliminate spillage on light onto adjacent properties or public roads.

GENERAL NOTES

- Boundary shown hereon taken from survey entitled "Property Survey for Associated Professors of St. Marys Seminary et al" prepared by James B. Spamer & Associates and dated December 8, 1978.
- Topography shown hereon taken from survey entitled "Topographic Survey of a Portion of St. Marys Seminary" prepared by James B. Spamer & Associates and dated December 23, 1977.

97-212-X

DAFT McCUNE WALKER INC.
LAND PLANNING CONSULTANTS
LANDSCAPE ARCHITECTS
ENGINEERS
200 E. HENRYSTOWN AVE.
TOWSON, MD. 21286
TELEPHONE: (410) 296-3333

PLAN & PLAT
TO ACCOMPANY
PETITION FOR SPECIAL EXCEPTION
DENTAL LABORATORY

MICROFILMED ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

DEVELOPER/
OWNER
Kensington Associates
P.O. Box 497
1306 Concourse Drive
Suite 200
Linthicum, Md. 21090

SCALE:
1" = 50'

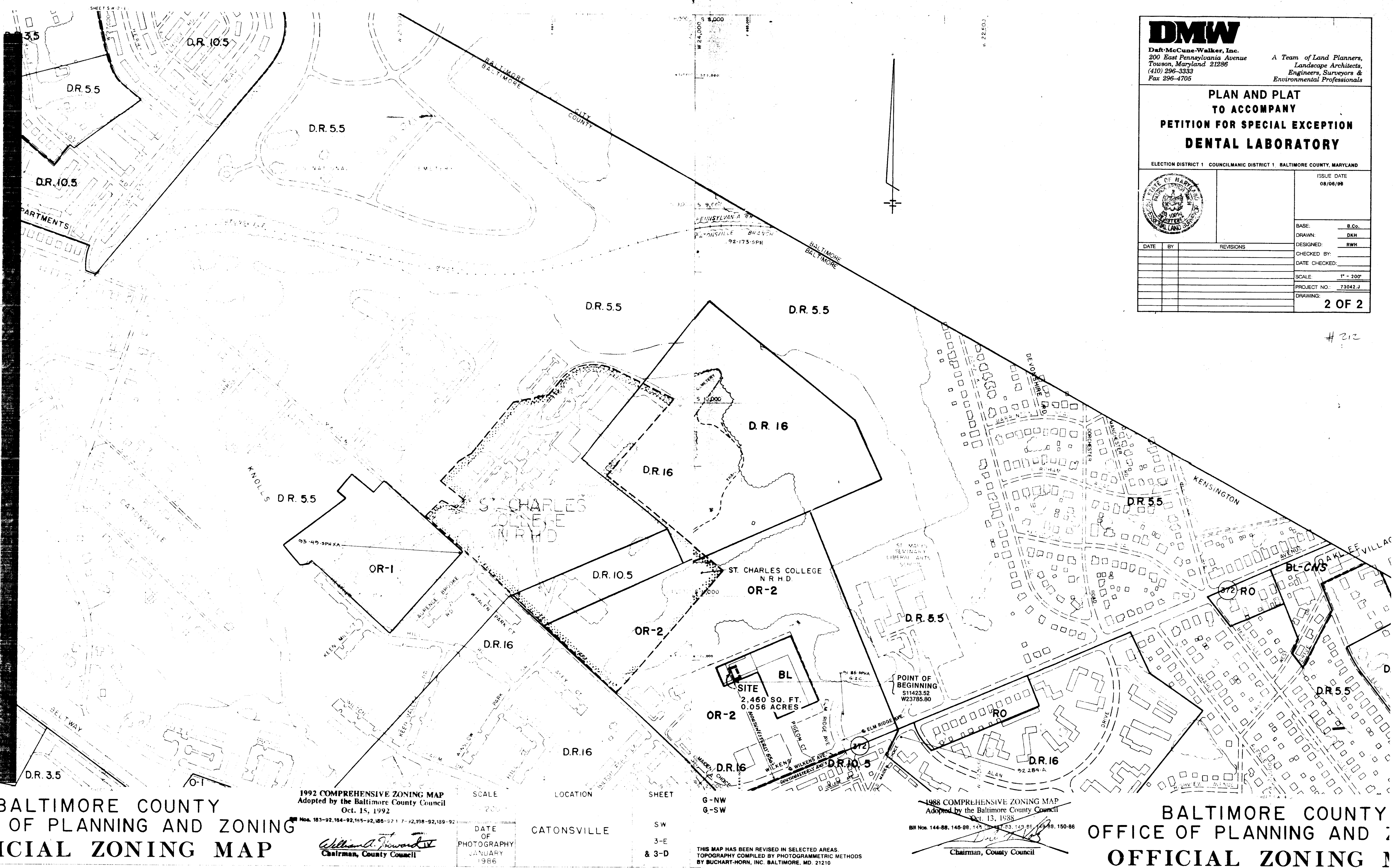
JOB ORDER NO.
73042.J

ISSUE DATE
08/06/95

DATE	REVISIONS
8/31/95	RETAIL ADDN., PARKING
9-1-95	OR 2

DATE REVISION

1 OF 2



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200 East Pennsylvania Avenue
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A Team of Land Planners,
Landscape Architects,
Engineers, Surveyors &
Environmental Professionals

**PLAN AND PLAT
TO ACCOMPANY
PETITION FOR SPECIAL EXCEPTION
DENTAL LABORATORY**

ELECTION DISTRICT 1 COUNCILMANIC DISTRICT 1 BALTIMORE COUNTY, MARYLAND

ISSUE DATE
08/06/98

BASE: B.Co.
DRAWN: DKH
DESIGNED: RWH
CHECKED BY:
DATE CHECKED:
SCALE: 1" = 200'
PROJECT NO.: 73042.J
DRAWING: 2 OF 2

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
No. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92
Chairman, County Council

SCALE
1" = 200'
LOCATION
CATONSVILLE
SHEET
SW
3-E
& 3-D

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

1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
BIR No. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
Chairman, County Council

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

97-212-X MICROFILMED