

IN RE: PETITION FOR SPECIAL HEARING
NW/S Franklinville Road, 273' SW of the
c/l Gerwell Court
(11614-11616 Franklinville Road)
11th Election District
5th Councilmanic District

Mary M. Schumacher
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-353-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Mary M. Schumacher, through her attorney, John B. Gontrum, Esquire. The Petitioner seeks approval of a duplex in an R.C.5 zone as a legal, nonconforming use. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Chris Scovill, Contract Purchaser, and John B. Gontrum, Esquire, attorney for the Petitioner. Also appearing in support of the request were Marlene Rollins, Harry Sanders, Thirza M. Brandt, Patricia West, all residents of the area. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.99 acres, more or less, zoned R.C.5, and is improved with a duplex dwelling known as 11614 and 11616 Franklinville Road. Testimony revealed that the subject structure was originally built and used as an elementary school. Apparently the building is quite old and is referenced in an Atlas which was published for Baltimore County in 1877. The use of the building as a school ceased in the late 1950s and in 1962, the building was acquired by its present owner and converted to a duplex dwelling unit. The undisputed testimony was that the property has been used as a duplex dwelling on a continuous and uninterrupted basis since that date. An

CLERK RECEIVED FOR FILING
Date 4/27/99
By [Signature]

examination of the zoning records revealed that the property was zoned R.6 in 1962. Pursuant to Section 209.2 of the then zoning regulations, two-family dwellings were permitted by right in the R.6 zones. A two-family dwelling was defined in Section 101 as "a building arranged or used for occupancy by two families as separate housekeeping units. It may be either a duplex or semi-detached dwelling."

Thus, it is clear that the duplex use was permitted by right in 1962 when the building was converted. Moreover, the testimony and evidence was undisputed that the use has continued without interruption since that time.

Based on these factors, I find that the use of the dwelling as a duplex is indeed nonconforming, as defined in Section 101 of the B.C.Z.R. That is, the use is properly "grandfathered" and may continue, subject to the limitations set out in Section 104 of the B.C.Z.R.

Pursuant to the advertisement, posting of the property and public hearing held thereon, the relief requested in the special hearing shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 27th day of April, 1999 that the Petition for Special Hearing seeking approval of a duplex in an R.C.5 zone as a legal, nonconforming use, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

FILED RECEIVED FOR FILING
Date 4/29/99
[Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

April 27, 1999

John B. Gontrum, Esquire
Romadka, Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore, Maryland 21221

RE: PETITION FOR SPECIAL HEARING
NW/S Franklinville Road, 273' SW of the c/l of Gerwell Court
(11614-11616 Franklinville Road)
11th Election District – 5th Councilmanic District
Mary M. Schumacher – Petitioner
Case No. 99-353-SPH

Dear Mr. Gontrum:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing 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, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Ms. Mary M. Schumacher
3651 E. Easter Court, Littleton, Co. 80122

Mr. Chris Scovill
11707 Stocksedale Road, Kingsville, Md. 21087

People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 11614-11616 Franklinville Road
which is presently zoned RC-5

This Petition shall be filed with the Department of Permits and 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 Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve a non-conforming use for a duplex in a RC-5 zone.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print _____

Signature _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

Attorney For Petitioner:

John B. Gontrum

Name - Type or Print _____

Signature _____

Romagka, Gontrum & McLaughlin

Company _____

814 Eastern Blvd (410) 686-8274

Address _____ Telephone No. _____

Baltimore, MD 21221

City _____ State _____ Zip Code _____

Legal Owner(s):

Mary M. Schumacher
Name - Type or Print _____

Mary M. Schumacher
Signature _____

Ernest A. Schumacher
Name - Type or Print _____

Ernest A. Schumacher poa hms
Signature _____

3651 E. Easter Cr (303) 771-6409
Address _____ Telephone No. _____

Littleton CO 80122
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____

Address _____ Telephone No. _____

City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By JW Date 3.11.99

Case No. 99-353 SPH

Date 3/15/99

ORDER RECEIVED FOR FILING
3/27/99
3/27/99
3/27/99

J. S. DALLAS, INC.

SURVEYING & ENGINEERING

13523 LONG GREEN PIKE
P.O. BOX 26
BALDWIN, MD 21013
(410) 817-4600
FAX (410) 817-4602

ZONING DESCRIPTION FOR 11614- 11616 FRANKLINVILLE ROAD

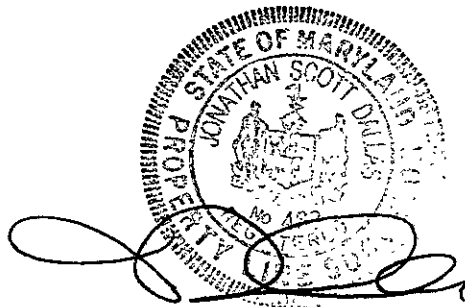
BEGINNING at a point northwest of the northwest side of Franklinville Road which was originally 33 feet wide at the distance of 273 feet, more or less southwest of the centerline of Gerwell Court which is 50 feet wide. As recorded in Deed Liber 4104, Folio 150 etc. and running the following courses and distances: (1) North 42 degrees West 464 feet and three inches (2) South 45 and 1/4 degree West 99 feet (3) South 42 degrees East 448 feet to the northwest side of said Franklinville Road thence binding on the northwest side of said Franklinville Road (4) North 56 and 3/4 degrees East 100 feet thence (5) North 42 degrees West 1 foot and 9 inches to the place of beginning.

SAVING AND EXCEPTING the 20 foot widening strip conveyed to Baltimore County as shown on HRW 60-189 and recorded in Liber 3814 Folio 360 etc.

CONTAINING 0.99 acres of land, more or less.

ALSO known as # 11614- 11616 Franklinville Road and located in the 11th Election District, 5th Councilmanic District.

353



99.353.SPH

**NOTICE OF ZONING
HEARING**

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-353-SPH
11614-11616 Franklinville Road
NW/S Franklinville Road, 273
+/- SW from centerline Gerwell Court
11th Election District
5th Councilmanic District
Legal Owner(s): Mary M. & Ernest A. Schumacher

Special Hearing: to approve a non-conforming use for a duplex.

Hearing: Tuesday, April 27, 1999 at 10:00 a.m. in Room 407, County Courts Bldg., 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

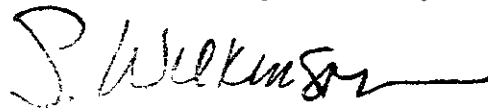
4/156 April 8 C302978

CERTIFICATE OF PUBLICATION

TOWSON, MD., 4/8, 1999

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 4/8, 1999

THE JEFFERSONIAN,



LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

353

No. 062327

DATE 3-11-99 ACCOUNT Row-6150
AMOUNT \$ 50.00

RECEIVED FROM: M. Schumacher 11617-11618

FOR: (030) Sph. Franklinville Rd.

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

JCh

PAID RECEIPT

PROCESS ACTUAL TIME
3/12/1999 3/11/1999 14:20:00
REG 4501 CASHIER CLIN CML DRAWER
5 MISCELLANEOUS CASH RECEIPT
Receipt # 092102
CR NO. 062327

50.00 CHECK
Baltimore County, Maryland

99.353-SPH

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE # 99-353-SPH

PETITIONER/DEVELOPER:

(Ernest A. Schumacher)

DATE OF HEARING,

(APR. 27, 1999)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

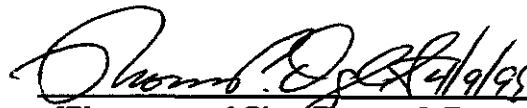
ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
11614-11616 Franklinville Road Baltimore, Maryland 21156_____

The sign(s) were posted on _____ 4-9-99 _____
[Month, Day, Year]

Sincerely,

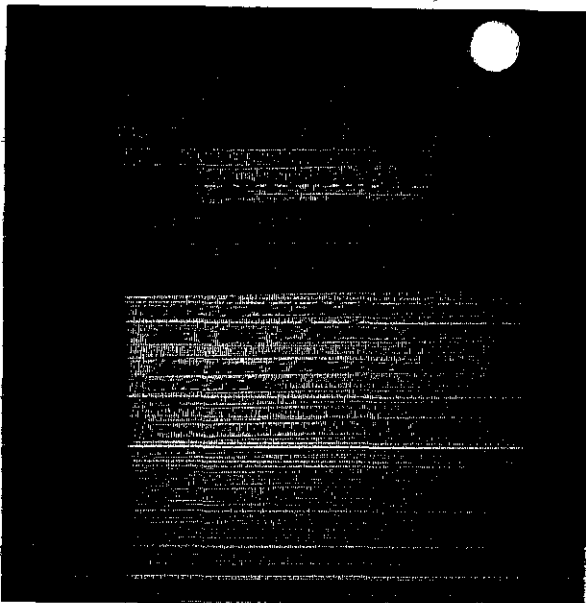

[Signature of Sign Poster & Date]

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

_____ (410)-687-8405 _____
[Telephone Number]



RE: PETITION FOR SPECIAL HEARING
11614-16 Franklinville Road, NW/S Franklinville
Rd, 273' +/- SW from c/I Gerwell Ct, 11th Election
District, 5th Councilmanic

Legal Owners: Ernest & Mary Schumacher

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-353-SPH

* * * * *

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 of 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
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of March, 1999, a copy of the foregoing Entry of Appearance was mailed to John B. Gontrum, Esq., Romadka, Gontrum & McLaughlin, 814 Eastern Blvd., Baltimore, MD 21221, attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

March 29, 1999

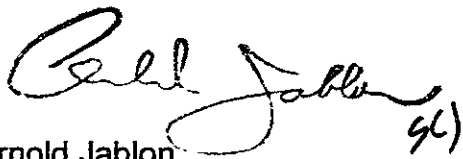
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-353-SPH
11614-11616 Franklinville Road
NW/S Franklinville Road, 273' +/- SW from centerline Gerwell Court
11th Election District – 5th Councilmanic District
Legal Owner: Mary M. & Ernest A. Schumacher

Special Hearing to approve a non-conforming use for a duplex.

HEARING: Tuesday, April 27, 1999 at 10:00 a.m. in Room 407, County Courts
Building, 401 Bosley Avenue


Arnold Jablon
Director

c: John B. Gontrum, Esquire
Mary & Ernest Schumacher

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY APRIL 12, 1999.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

TO: PATUXENT PUBLISHING COMPANY
April 8, 1999 Issue – Jeffersonian

Please forward billing to:

Mary Schumacher
3651 E. Easter Circle
Littleton, CO 80122

303-771-6409

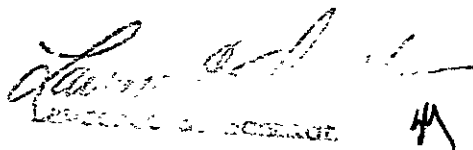
NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-353-SPH
11614-11616 Franklinville Road
NW/S Franklinville Road, 273' +/- SW from centerline Gerwell Court
11th Election District – 5th Councilmanic District
Legal Owner: Mary M. & Ernest A. Schumacher

Special Hearing to approve a non-conforming use for a duplex.

HEARING: Tuesday, April 27, 1999 at 10:00 a.m. in Room 407, County Courts
Building, 401 Bosley Avenue



LAWRENCE E. SCHMIDT

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 353

Petitioner: MARY Schumacher

Address or Location: 11614-11616 FRANKLINVILLE RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MARY Schumacher

Address: 3651 E. EASTER CR.
LITTLETON, CO. 80122

Telephone Number: (303) 771-6409

Revised 2/20/98 - SCJ

99-353-SPH

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.: 99-353SPH

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

PLACE: _____

DATE AND TIME: _____

REQUEST: FOR A SPECIAL HEARING TO APPROVE
A DUPLEX DWELLING AS LEGALLY NON-
CONFORMING IN A RC-5 ZONE.

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



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 22, 1999

John Gontrum, Esq.
Romadka, Gontrum & McLaughlin
814 Eastern Boulevard
Baltimore, MD 21221

RE: Case No.: 99-353-SPH
Petitioner: Schumacher
Location: 11614-11616 Franklinville

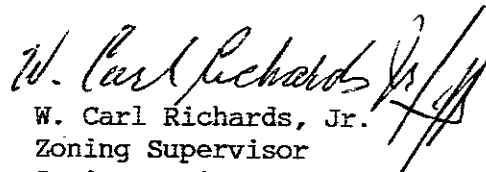
Dear Mr. Gontrum:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on March 11, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments 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.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



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

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
 Department of Permits & Development
 Management

Date: April 6, 1999

FROM: *Ruf* Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for March 29, 1999
 Item Nos. 345, 346, 347, 348, 349,
 350, 351, 353, 355

and

Case #99-326 (Additional petition
for Special Hearing)

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

4/27

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

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

Date: March 23, 1999

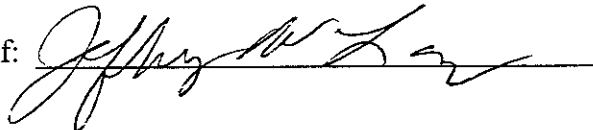
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 341, 343, 346, 352, and 353

If there should be any questions or this office can provide additional information, please
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.24.99

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

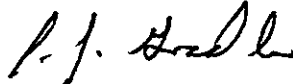
RE: Baltimore County
Item No. 353 JCM

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,


15 Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

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

3/10/99

Dear Carl:

Pursuant to our conversation please consider this matter for an expedited hearing for the non-conforming use.

I would not anticipate opposition, for the use is well known in the community. My clients are elderly and have a contract to sell the property.

3/29/99 - TC to
JG - to get an
earlier hearing
put ad in paper -
he didn't want to do
this - would rather
have me do it -
start week of April
okay for hearing.
Sophia

Thank you for your help.

John Lenth

99-353-SPH

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

CHRIS SCOVILL

11707 STOCKSDALE RD, KINGSVILLE, MD 21087

potential purchases
Marilyn Rollins

P.O. 7 Upper Falls Md. 21156

Harry Sanders

12514 Jerusalem Rd Kingsville, Md

Thirza M. Brandt

21143 Raphael Rd Upper Falls 21087

Patricia West

11618 Franklinville Rd. Upper Falls 21156

John Gorton



BALTIMORE COUNTY ZONING REGULATIONS

Adopted

March 30, 1955

in accordance with Title 30, Section 532(c) of the
Code of Public Local Laws of Baltimore County, (1955
Edition), with subsequent amendments through De-
cember, 1963.

First edition 1955
Second edition 1964

Provisions

RIES.

and dis-

curity, com-
pment, and
community,
on of the use
with compre-

ed

are intended
regulation for
county. Dis-

shopping
ore
e
lea

zone, and no
district.

R. 6 Zone—Residence, One and Two-Family

Section 209—USE REGULATIONS

The following uses only are permitted:

209.1—Uses permitted and as limited in R.40 Zone except that animal boarding place, Class A and kennel are permitted only as special exceptions.

209.2—Two family dwellings, as defined in Section 101;

209.3—Special Exceptions—Same as R.10 Zone, except animal boarding place, Class B, sanitary land fills, and trailer parks, which are not permitted, and except that antique shops and residential art salons are permitted as special exceptions outside the Metropolitan District (see Sections 402B and 402C).

Section 210—HEIGHT REGULATIONS

Same as R. 40 Zone.

Section 211—AREA REGULATIONS

Minimum requirements, except as provided in ARTICLE 3, shall be as follows:

211.1—Lot Area and Width—Except as noted below, each one-family dwelling and each other principal non-residential building hereafter erected shall be located on a lot having an area of not less than 6,000 square feet and a width at the front building line of not less than 55 feet; each two-family dwelling hereafter erected shall be located on a lot(s) having an area of not less than 10,000 square feet and a width at the front building line of not less than 80 feet for a duplex dwelling and 90 feet for the pair of lots occupied by a semi-detached dwelling (see Section 304). At least five per cent and six per cent (one-family and two-family dwelling types, respectively) of the gross residential acreage of the tract must be allocated to local open space tract(s). To meet this requirement the developer may reduce the minimum permitted lot size by not more than five per cent of the minimum required area.

211.2—Front Yard—For dwellings, the front building line shall be not less than 25 feet from the front lot line and not less than 50 feet from the center line of the street, except as specified in Section 303.1; for other principal buildings—40 feet from

Drive-in cluster, planned: An integral commercial development for which a master plan has been approved by the Office of Planning and Zoning, and which: is under common ownership or control; is on a site at least three acres in net area; has at least 500 feet of lot frontage on arterial streets; and is devoted primarily to drive-in uses or other vehicle-oriented establishments, with vehicular access to any use in the development solely from service drives on the site.

Drive-in restaurant: A retail outlet where food or beverages are sold to a substantial extent for consumption by customers in parked motor vehicles.

Dwelling: A building or portion thereof which provides living facilities for one or more families.

Dwelling, One-family: A detached building arranged or used for occupancy by one family.

Dwelling, Two Family: A building arranged or used for occupancy by two families as separate housekeeping units. It may be either a duplex or a semi-detached dwelling.

Dwelling, Duplex: A two-family detached building with one housekeeping unit over the other.

Dwelling, Semi-detached: A building that has two one-family housekeeping units erected side by side on adjoining lots, separated from each other by an approved masonry party wall extending from the basement or cellar floor to the roof along the dividing lot line, and separated from any other building by space on all sides.

Dwelling, Group House: A building that has not less than three nor more than six one-family housekeeping units erected in a row as a single building, on adjoining lots, each being separated from the adjoining unit or units by an approved masonry party wall or walls extending from the basement or cellar floor to the roof along the dividing lot line, and each such building being separated from any other building by space on all sides.

so
not
pu

1

2

3

4

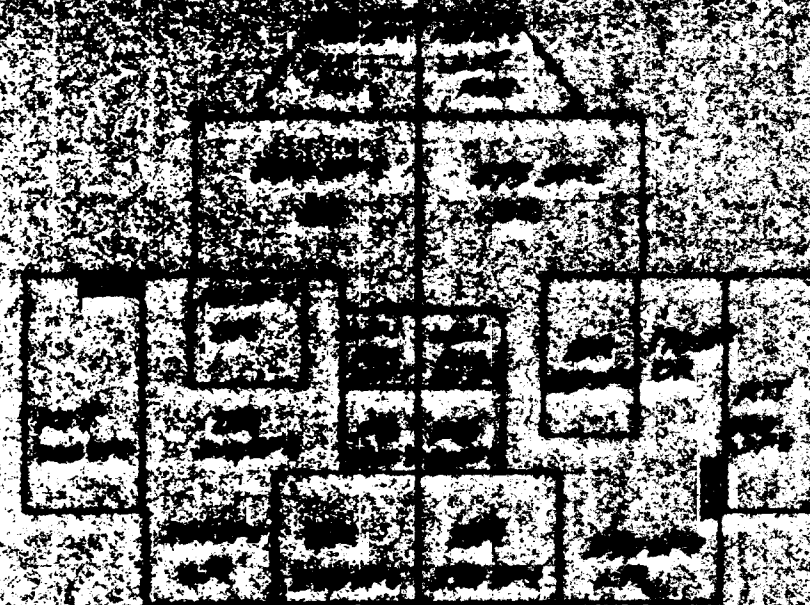
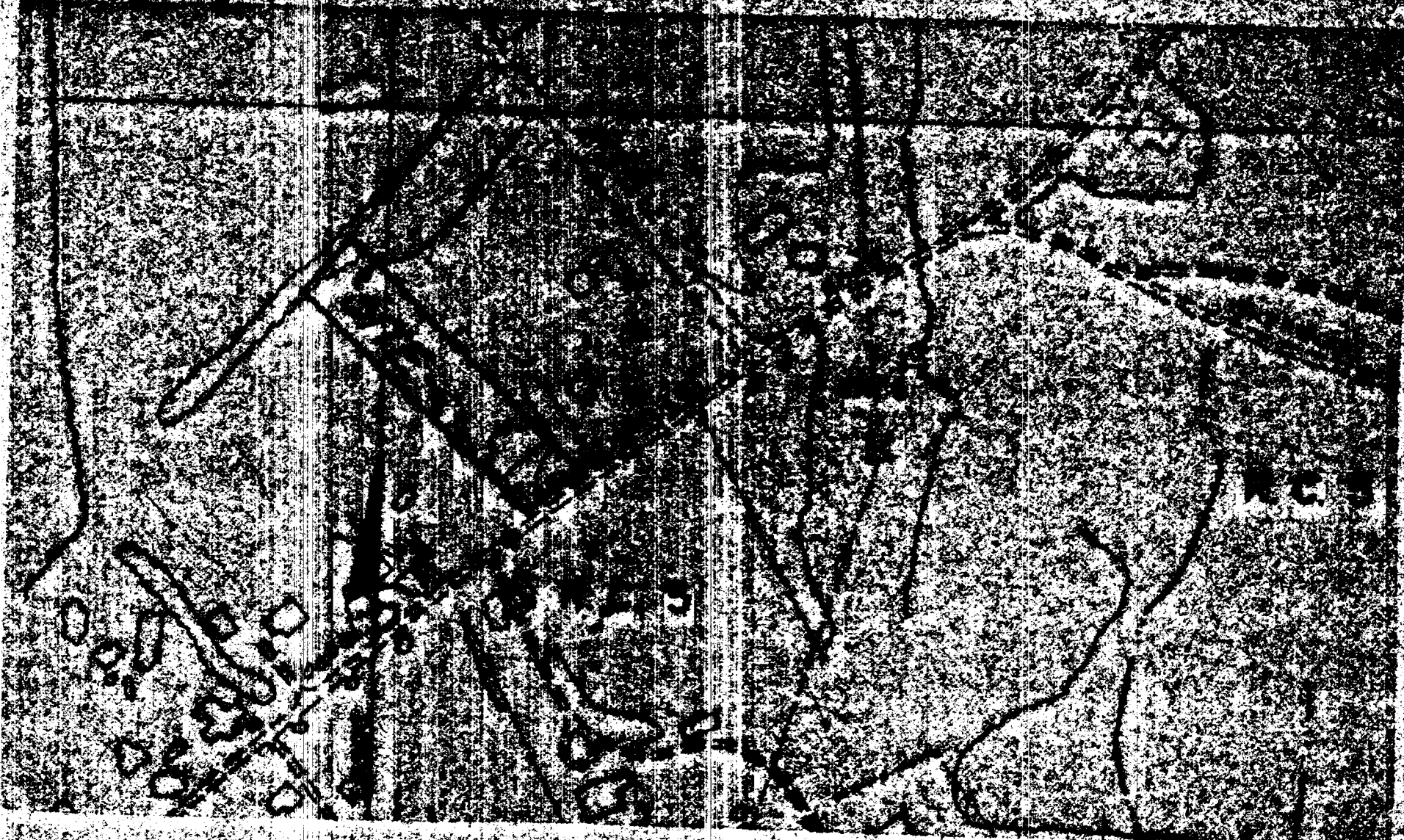
flow
un

Ex
intended
is intended
lanes for
at least 50
abutting p
by the Pl

Face
service stat
service bay
the site.

Face s
service stat
service bay
site.

Family
ing together
their cooking
a group occ
hotel.

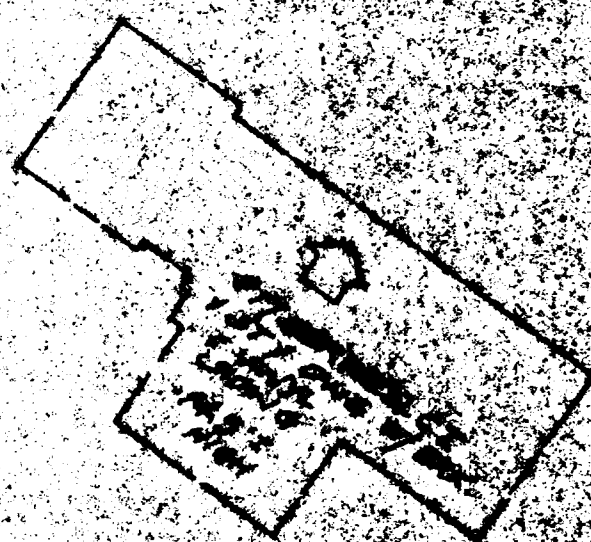


FRANKLINVILLE ROAD
FRANKLINVILLE, TEXAS
FRANKLINVILLE, TEXAS
FRANKLINVILLE, TEXAS

FRANKLINVILLE ROAD
FRANKLINVILLE, TEXAS



VICINITY MAP



FRANKLINVILLE ROAD
FRANKLINVILLE, TEXAS

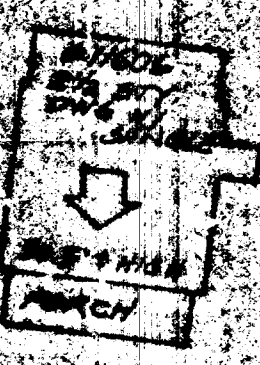
FRANKLINVILLE ROAD
FRANKLINVILLE, TEXAS

FRANKLINVILLE ROAD
FRANKLINVILLE, TEXAS

R.C.S.

R.C.S.

R.C.S.



FRANKLINVILLE ROAD
FRANKLINVILLE, TEXAS

FRANKLINVILLE ROAD
FRANKLINVILLE, TEXAS

353

99-353-SPN

J.S. DALLAS, INC.
Surveying & Engineering
13325 East Green Park
Dallas, TX 75244
(214) 347-4001



FRANKLINVILLE ROAD
FRANKLINVILLE, TEXAS