

IN RE: PETITION FOR SPECIAL HEARING

NWC Harford and Cub Hill Roads

9th Election District

6th Councilmanic District

(10100 Harford Road)

Ronald E. Spaugh, Jr.

Petitioner

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 00-041-SPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owner of the subject property, Ronald E. Spaugh, Jr. The Petitioner is requesting a special hearing for property he owns at 10100 Harford Road, which property is zoned BL. The special hearing request is to allow Mr. Spaugh to add an addition to his existing service garage which is larger than the allowable 25% expansion, given that the service garage is a non-conforming use.

Appearing at the hearing on behalf of the special hearing request was Ronald Spaugh, Jr., property owner and Vince Moskunas, professional engineer with M & H Development Engineers, Inc. There were no protestants in attendance.

Testimony and evidence indicated that Mr. Spaugh purchased the subject property in 1997 and currently operates an automobile service repair facility thereon. In addition, gasoline is dispensed from the property. Mr. Spaugh is desirous of adding a small 18 ft. x 29 ft. addition on the south side of his existing building. The property which is the subject of this request consists of 0.52 acres, more or less, and is situated on the northeast corner of the intersection of Cub Hill Road and Harford Road in the Carney area of Baltimore County. Mr. Spaugh intends to use the addition to provide conveniences to his customers, such as a waiting room and bathroom facilities. Furthermore, Mr. Spaugh is desirous at this time to upgrade the remainder of the existing building.

ORDER RECEIVED FOR FILING

Date

10/20/99

By

R. Jameson

As stated previously, Mr. Spaugh has requested this special hearing to allow an expansion to his existing service garage building greater than that which is permitted by the Baltimore County Zoning Regulations (B.C.Z.R.). The B.C.Z.R. is very clear that expansions over and above 25% of the existing building are not permitted. Therefore, Mr. Spaugh should not have requested a special hearing to allow an expansion greater than 25% of his non-conforming use, but rather should have filed a simple special exception request to approve the existing service garage and the addition proposed to be added thereto. Considering the absence of protestants at the hearing and the favorable recommendations of the County agencies, I find that Mr. Spaugh's request should in fact be amended from a petition for special hearing to a petition for special exception to allow an addition to be constructed on the existing building. It should be noted that Mr. Spaugh is maintaining existing setbacks on the property in that the addition will be a simple extension of the building footprint. The only setback which will be decreased is the setback at Cub Hill Road. However, Mr. Spaugh is providing a 21 ft. setback to Cub Hill Road which is more than adequate given his BL zoning. Therefore, no variances are necessary.

Accordingly, Mr. Spaugh's request shall be amended to reflect a request for special exception to allow an addition (18 ft. x 29 ft.) to an existing service garage building and to approve an additional 12 parking spaces situated on the rear of the property.

It is clear that the B.C.Z.R. permits the use proposed in a BL 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

DATE 10/20/99
BY J.R. James

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.

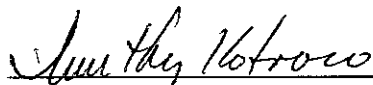
Pursuant to the advertisement, posting of the property and public hearing held on the Petition and for the reasons given above, the request for special hearing shall be amended to reflect a request for special exception and should be granted .

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 20th day of October, 1999 that the Petitioner's Special Hearing Request to allow him to expand an existing non-conforming use by greater than 25% shall be DENIED.

IT IS FURTHERE ORDERED, that the Amended Special Exception Request to approve an existing service garage and an 18 ft. x 29 ft. addition to the side of the existing building with 12 new parking spaces be and is hereby APPROVED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
2. The Petitioner shall be required to conduct all service garage activity within the existing building.

3. When applying for any building permits, the site plan and/or landscaping plan filed must reference this case and set forth and address the restrictions of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

CASE RECD FOR FILING

Date

10/20/99

By

J. E. Jameson



Baltimore County
Zoning Commissioner

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

October 19, 1999

Mr. Ronald E. Spaugh, Jr.
11629 Camp Cone Road
Glen Arm, Maryland 21057

Re: Petition for Special Exception
Case No. 00-041-SPH
Property: 10100 Harford Road

Dear Mr. Spaugh:

Enclosed please find the decision rendered in the above-captioned case. The Request for Special Exception has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

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

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

Copies to:

Mr. Vincent J. Moskunas
M & H Development Engineers, Inc.
200 E. Joppa Road, Room 101
Towson, Maryland 21286

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 #10100 Harford Road
which is presently zoned BL

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

An addition (18'x29') to an existing building which is larger than the allowable 25% and approve proposed parking area to conform to Baltimore County Regulations and to approve setbacks as shown. *BSW*

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:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

11629 CAMP CONE RD (410) 665-9122

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Vincent J. Moskunas

M&H Development Engineers, Inc.

Name 200 E. Joppa Road (410) 828-9060

Room 101

Address Towson, MD 21286

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 HR

UNAVAILABLE FOR HEARING

Reviewed By IL

Date

7/28/99

Case No. 00-41-SPH

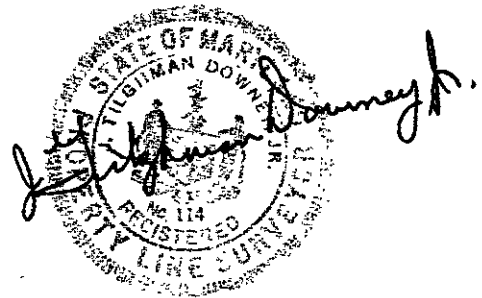
41

M&H Development Engineers, Inc.
200 E. Joppa Road
Room 101
Towson, MD 21286
Phone (410)828-9060
Fax (410)828-9066

ZONING DESCRIPTION FOR #10100 HARFORD ROAD

BEGINNING at a point formed by the intersection of the north side of Harford Road, which is a 50' right-of-way, and the east side of Cub Hill Road, which is a variable right-of-way; thence the following courses and distances: S 85 degrees 25 minutes 02 seconds, 22.82 feet; thence N 39 degrees 20 minutes 45 seconds W, 102.39 feet; thence N 50 degrees 39 minutes 15 seconds E, 110.12 feet; thence N 39 degrees 20 minutes 45 seconds W, 100.00 feet; thence N 50 degrees 39 minutes 15 seconds E, 70.26 feet; thence S 39 degrees 20 minutes 45 seconds E, 155.07 feet and thence S 30 degrees 11 minutes 15 seconds W, 172.53 feet to the Point of Beginning as recorded in Deed Liber 11971, folio 359.

Containing 22,843 square feet. Also being known as #10100 Harford Road and located in the 9th. Election District, 6th. Councilmanic District.



J. Tilghman Downey, Jr.

00-041-SPH

BALTIMORE COUNTY, MARYLAND

OFFICE OF BUDGET & FINANCE

MISCELLANEOUS RECEIPT

No. 070472

#A1
JL

DATE

7/28/99

ACCOUNT

80016150

AMOUNT

\$ 250.00

RECEIVED FROM:

MD MODULAR DESIGNS INC.

FOR:

C. SPH

PAID RECEIPT

PROCESS ACTUAL TIME

7/28/1999 7/28/1999 15:44:55

REG 4301 CASHIER JRIC JMR DRAWER 1

Dept 5 528 ZONING VERIFICATION

Receipt # 110895

CR NO. 070472

Receipt Tot

250.00

250.00 BK

.00 CR

Baltimore County, Maryland

DISTRIBUTION

WHITE CASHIER

PINK AGENCY

YELLOW CUSTOMER

CASHIER'S VALIDATION

00.041-SPH

CERTIFICATE OF PUBLICATION

TOWSON, MD., 8/26, 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 8/26, 1999.

THE JEFFERSONIAN,

S. Wilkinson

LEGAL ADVERTISING

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Ordinance, hereby gives notice that a public hearing will be held on the property identified herein as follows:

Case: #00-041-SPH
10100 Harford Road
NWC Harford and Cub Hill
Roads
9th Election District
8th Councilmanic District
Legal Owner(s): Ronald E. Spaulgh, Jr.

Special Hearing: to approve an addition to an existing non-conforming building which is larger than the allowable 25% and approved proposed parking area to conform to Baltimore County Regulations and to approve setbacks as shown.

Hearing: Tuesday, September 14, 1999 at 11:00 a.m. in Room 407, County Courts Bldg., 401 Besley 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.
8/24/99 August 26 C134327

CERTIFICATE OF POSTING

RE: CASE #00-041-SPH
PETITIONER/DEVELOPER:
[Ronald E. Spaugh, Jr.]
DATE OF Hearing
[Sept. 14, 1999]

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

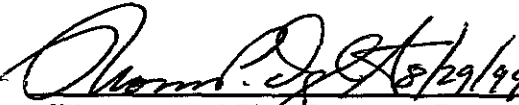
ATTENTION : MS. GWENDOLYN STEPHENS

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
10100 Harford Road Baltimore, Maryland 21234_____

The sign(s) were posted on _____ 8-29-99 _____
[Month, Day, Year]

Sincerely,

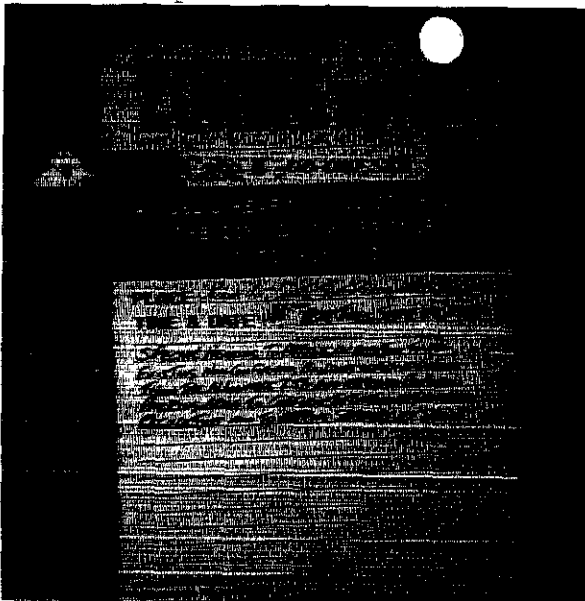

[Signature of Sign Poster & Date]

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

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



RE: PETITION FOR SPECIAL HEARING
10100 Harford Road,
NWC Harford and Cub Hill Rds
9th Election District, 6th Councilmanic

Legal Owner: Ronald E. Spaugh, Jr.
Petitioner(s)

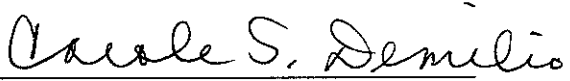
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-41-SPH

* * * * *

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 or other proceedings in this matter and of the passage of any preliminary or final Order.


PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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 19th day of August, 1999 a copy of the foregoing Entry of Appearance was mailed to Vincent J. Moskunus, M & H Development Eng., Inc., 200 E. Joppa Road, Room 101, Towson, MD 21286, representative for Petitioners.


PETER MAX ZIMMERMAN

**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: 00-41-SPH
Petitioner: RONALD SPAUGH JR.
Address or Location: 10100 HARFORD RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: RONALD SPAUGH JR.
Address: 11629 CAMP CONE RD
GLENARM MD 21057
Telephone Number: 410 665 9122



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

August 12, 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: 00-041-SPH
10100 Harford Road
NWC Harford and Cub Hill Roads
9th Election District – 6th Councilmanic District
Legal Owner: Ronald E. Spaugh, Jr.

Special Hearing to approve an addition to an existing nonconforming building which is larger than the allowable 25% and approved proposed parking area to conform to Baltimore County Regulations and to approve setbacks as shown.

HEARING: Tuesday, September 14, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

c: Ronald E. Spaugh, Jr., 11629 Camp Cone Road, Glen Arm 21057
M&H Development Engineers, Inc., 200 E. Joppa Road, Room 101, Towson 21286
Jim White, 8910 Harford Road, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY august 30, 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.



TO: PATUXENT PUBLISHING COMPANY
Thursday, August 26, 1999 Issue – Jeffersonian

Please forward billing to:

Ronald E. Spaugh, Jr.
11629 Camp Cone Road
Glen Arm, MD 21057

410-665-9122

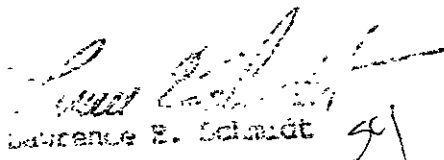
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NWC Harford and Cub Hill Roads
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HEARING: Tuesday, September 14, 1999 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



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.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: August 4, 1999

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson - DR
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 041
PETITIONER: Ronald E. Spaugh, Jr.

VIOLATION CASE NO.: 98-4165

LOCATION OF VIOLATION: NWC Harford and Cub Hill Roads
(10100 Harford Road)

DEFENDANT(S): Ronald E. Spaugh, Jr.

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

<u>NAME</u>	<u>ADDRESS</u>
Jim White	8910 Harford Road Baltimore, MD 21234

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/dr/lmh

00-041-SPK

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

INTEROFFICE CORRESPONDENCE

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

Date: August 16, 1999

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

SUBJECT: Zoning Advisory Committee Meeting
 for August 16, 1999
 Item No. 041

The Bureau of Development Plans Review has reviewed the subject zoning item. The main access width is 35 feet; therefore, the existing access off Cub Hill Road should be narrowed down from 75 feet to 35 feet away from the intersection with Harford Road.

RWB:HJO:jrb

cc: File

ZAC08169.041

sent
9/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 13, 1999

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

SUBJECT: 10100 Harford Road

INFORMATION:

Item Number: 041

Petitioner: Ronald E. Spaugh, Jr.

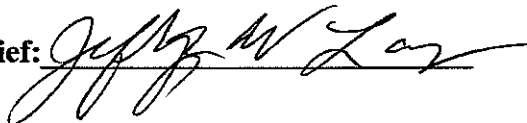
Zoning: BL

Requested Action: Special Hearing

SUMMARY OF RECOMMENDATIONS:

The Office of Planning recommends that a condition be placed in the Order stating that all service garage activity is to be conducted within the building should the applicant's request be granted.

Section Chief:



AFK/JL



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 8.12.99

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

RE: Baltimore County
Item No. 041 JLL

Dear Ms. Stephens:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 147 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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,

Michael M. Lenhart, 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

PLEASE PRINT CLEARLY

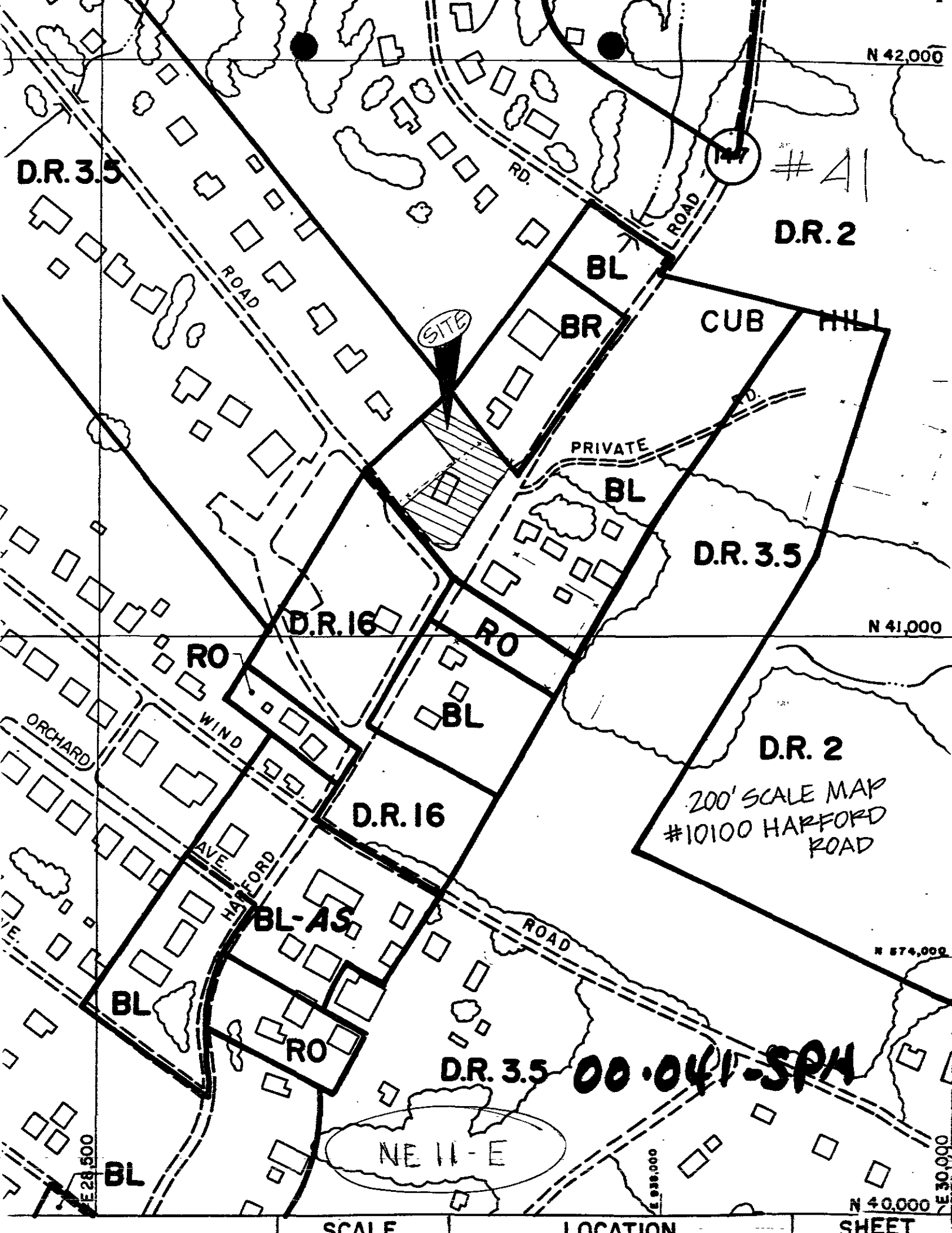
PETITIONER(S) SIGN-IN SHEET

NAME
M&H. Dev. ENG. INC
VINCENT J. MOSKUNAS

RONALD E. STAUGH

ADDRESS
200 E. JOPPA. RD. 21286
10100 HARTFORD ROAD 21234





N 42,000

D.R. 3.5

#41

D.R. 2

SITE

BL

BR

CUB

HILL

PRIVATE

BL

D.R. 3.5

N 41,000

D.R. 16

RO

RO

BL

D.R. 2

200' SCALE MAP
#10100 HARFORD
ROAD

D.R. 16

BL-AS

ROAD

BL

RO

D.R. 3.5

00-041-SPH

NE II - E

N 574,000

E 28,500

BL

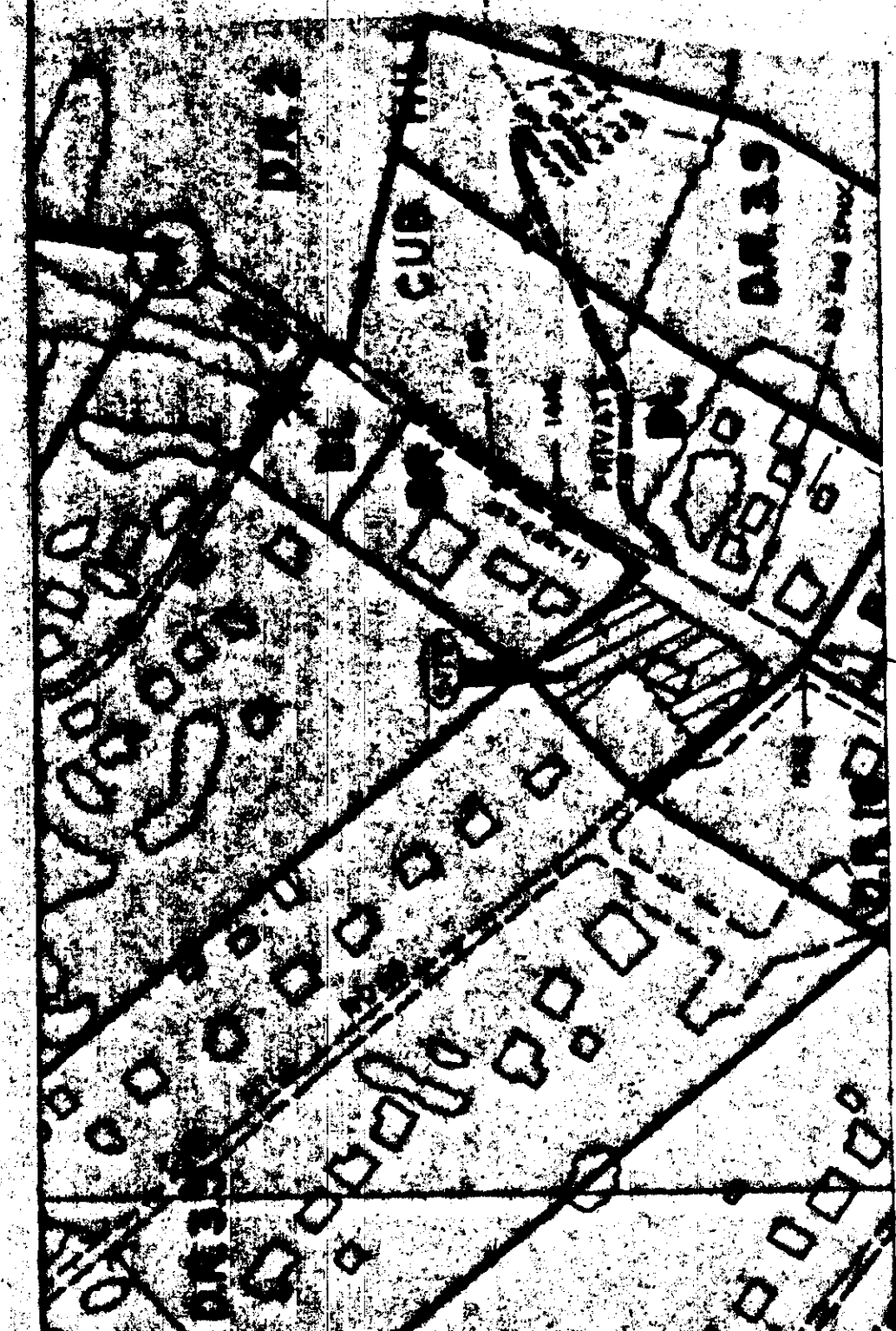
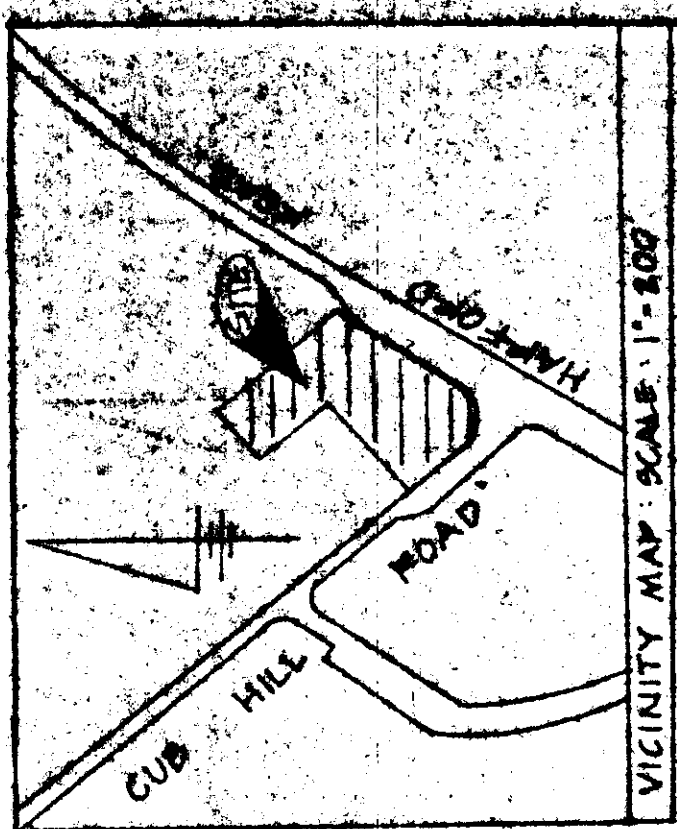
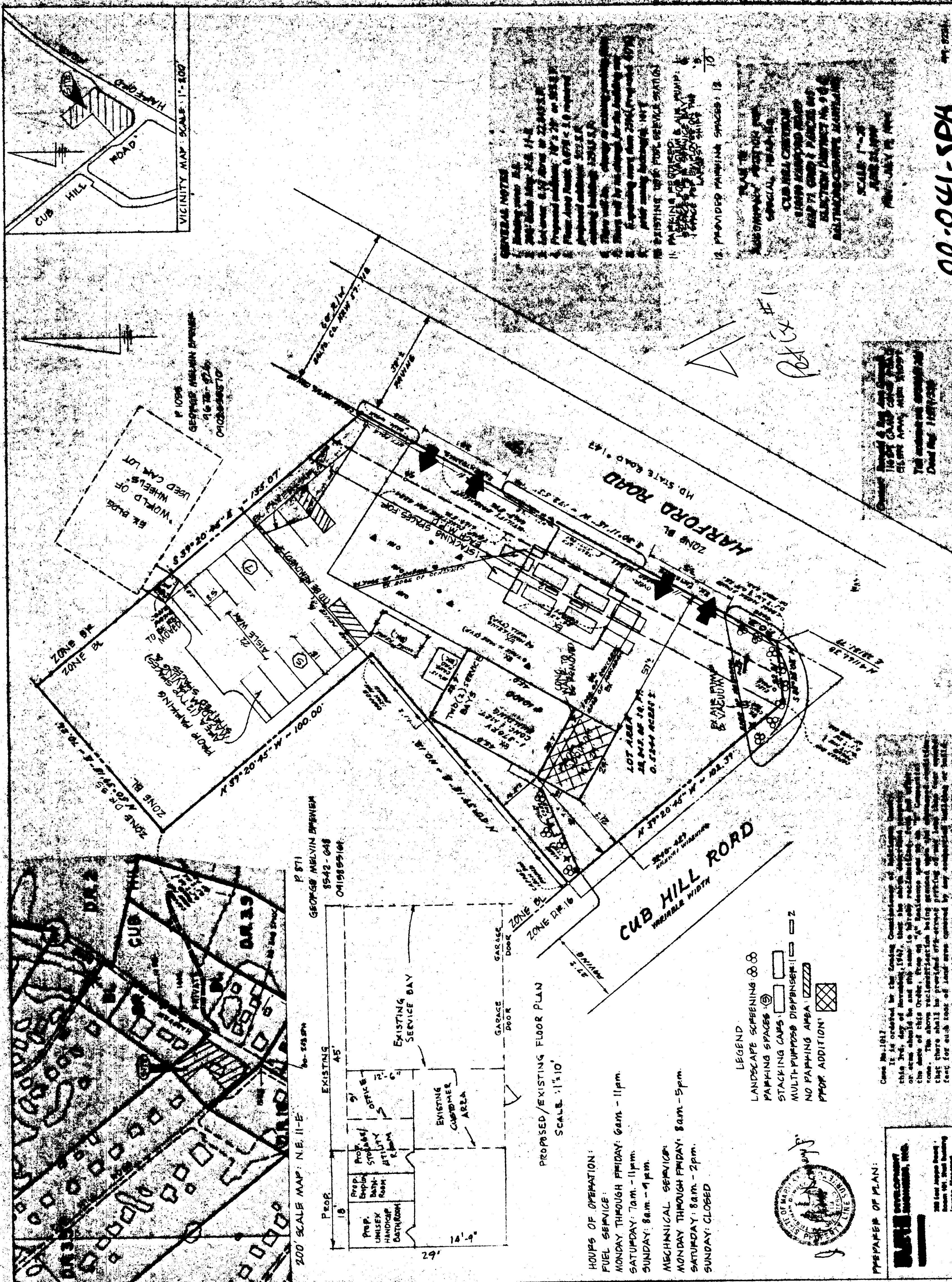
E 938,000

N 40,000

SCALE

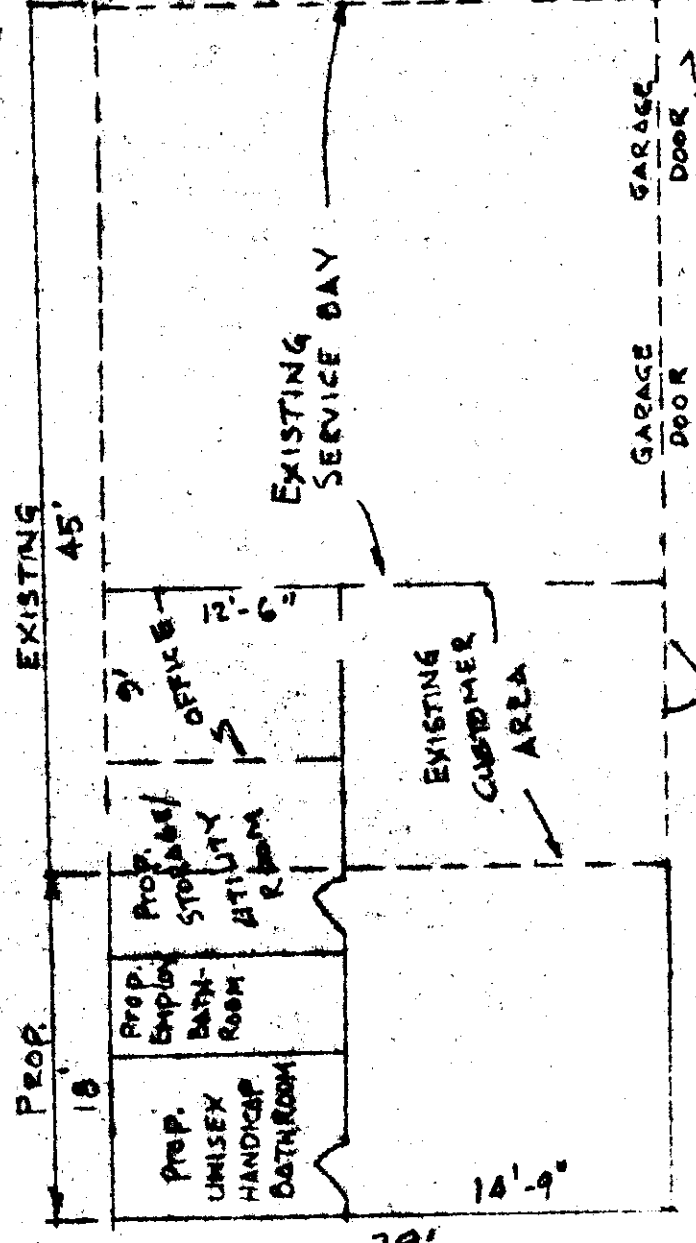
LOCATION

SHEET



P 871
GEORGE MELVIN BERNIER
8542-048
0419895104

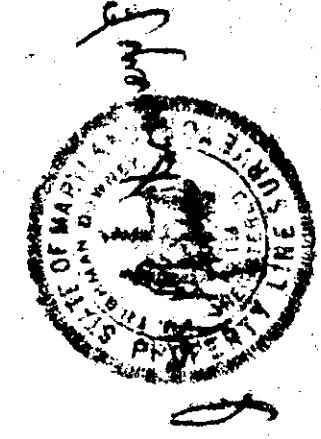
200' SCALE MAP: N.E. 11-E



PROPOSED/EXISTING FLOOR PLAN
SCALE: 1"=10'

HOURS OF OPERATION:
FUEL SERVICE:
MONDAY THROUGH FRIDAY: 6am - 11pm.
SATURDAY: 7am - 11pm.
SUNDAY: 8am - 9pm.
MECHANICAL SERVICE:
MONDAY THROUGH FRIDAY: 8am - 5pm.
SATURDAY: 8am - 2pm.
SUNDAY: CLOSED

- LEGEND
- LANDSCAPE SCREENING: [Symbol]
 - PARKING SPACES: [Symbol]
 - STACKING CARS: [Symbol]
 - MULTI-PURPOSE DISPENSER: [Symbol]
 - NO PARKING AREA: [Symbol]
 - PROPOSED ADDITION: [Symbol]



PREPARED BY PLAN:

STEVENS
ENGINEERING, INC.

200 East Jones Road
Baltimore, Maryland
(410) 828-4048

Case No. 101
It is ordered by the Zoning Commission of Baltimore County, this 3rd day of November, 1987, that the above described property or any portion thereof be and the same is hereby rezoned from the Zoning District of this County, from an "A" Residential zone to an "A-1" Residential zone. The above rezoning is being granted upon the condition that there shall be provided off-street parking of not less than one space for each two (2) of land area covered by any commercial building or buildings to be erected upon said property.

GENERAL NOTES
1. Building area: 20,000 sq. ft.
2. Total lot area: 2.0 acres (87,120 sq. ft.)
3. Lot area: 0.17 acres (7,374 sq. ft.)
4. Proposed building: 20,000 sq. ft.
5. Proposed building: 20,000 sq. ft.
6. Proposed building: 20,000 sq. ft.
7. Proposed building: 20,000 sq. ft.
8. Proposed building: 20,000 sq. ft.
9. Proposed building: 20,000 sq. ft.
10. Proposed building: 20,000 sq. ft.
11. Proposed building: 20,000 sq. ft.
12. Proposed building: 20,000 sq. ft.

SCALE: 1"=20'
DATE: JAN 11, 1988
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

00-041-SPH