

IN RE: PETITION FOR SPECIAL HEARING
E/S Greenspring Drive, 1370' S
C/I Timonium Road
8th Election District
3rd Councilmanic District
(1967 Greenspring Drive)

Gregory Calvert
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 00-217-SPHA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing and Variance filed for property located at 1967 Greenspring Drive. The special hearing request was filed to approve a modified parking plan in accordance with Section 409.12 of the Baltimore County Zoning Regulations (B.C.Z.R.) and to amend the previously approved Site Plan in Case No. 95-293A. In addition a variance request is being filed pursuant to Sections 255.1, 238.2 and 409.6.A.3 of the B.C.Z.R., to allow a sideyard setback of 0 ft. and a rear yard setback of 13 ft. in lieu of 30 ft. for a warehouse addition. In addition a parking variance to allow 19 spaces in lieu of the required 20 spaces is also being requested. The Petition was prepared and filed by Gregory Calvert on behalf of Lowcal, L.L.C., owner of the property

Appearing at the hearing on behalf of the request were Gregory Calvert, Joe Larson, engineer for the Petitioner, and Howard Alderman, attorney at law, representing the Petitioner.

There were no protestants in attendance.

Testimony and evidence indicated that the property, which is the subject of this request, consists of 0.445 acres, more or less, zoned ML-IM. The subject property is located on the east side of Greenspring Drive, south of its intersection with Timonium Road. The subject property is currently improved with an existing 2-story brick building and 1-story warehouse. The

OFFICE OF THE DEPUTY ZONING COMMISSIONER

DATE: 1/15/2000
BY: R. J. JAMESON

Petitioner proposes to construct a 30 ft. x 25 ft., 1-story addition to the rear of the existing 1-story warehouse. The subject addition will be situated 0 ft. on the side property line, which is the natural extension of the existing wall of the 1-story warehouse. Therefore, the improvements to be made will be consistent with those that currently exist on the property.

Mr. Calvert testified that he is the owner and operator of Priceless Carpets, which has been in business for the past 22 years. He purchased the subject property in 1996 and continues to operate his business therefrom. His business continues to grow and, therefore, the 1-story addition is necessary. After considering the testimony and evidence offered at the hearing, I find that the special hearing and variance request should be granted.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

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,

CONFIDENTIAL
1/5/2000
R. J. J. J.

- 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).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the Petitioner's request is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this 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 relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on these petitions held, and for the reasons given above, the special hearing and variance request should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 5th day of January, 2000, that the Petitioner's Request for Special Exception from Section 409.12 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a modified parking plan and to amend the previously approved Site Plan in Case No. 95-293A, be and is hereby GRANTED.

IT IS FURTHER ORDERED, that a variance request from Sections 255.1, 238.2 and 409.6.A.3 of the B.C.Z.R., to allow a sideyard setback of 0 ft. and a rear yard setback of 13 ft. in lieu of 30 ft. for a warehouse addition and a parking variance to allow 19 spaces in lieu of the required 20 spaces, be and is hereby GRANTED.

OFFICE OF THE DEPUTY ZONING COMMISSIONER
1/5/2000
R. J. JAMESON

The relief granted herein is subject to the following condition which is a condition 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, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORIGINAL FILED FOR FILING
DATE 1/5/2000
BY R. G. JAMESON



Baltimore County
Zoning Commissioner

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

January 5, 2000

Howard L. Alderman, Jr., Esquire
Chesapeake Building
305 W. Chesapeake Avenue, Suite 113
Towson, Maryland 21204-4435

Re: Petition for Special Hearing & Variance
Case No 00-217-SPHA
Property: 1967 Greenspring Drive

Dear Mr. Alderman:

Enclosed please find the decision rendered in the above-captioned case. The Request for Special Hearing and Variance have 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 Department of Permits and Development Management. 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

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



Printed with Soybean Ink
on Recycled Paper

Copies to:

Mr. Gregory Calvert
1967 Greenspring Drive
Timonium, Maryland 21093

Mr. Joseph L. Larson
Spellman, Larson & Associates
105 W. Chesapeake Avenue
Towson, Maryland 21204



Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 1967 Greenspring Drive
which is presently zoned ML-IM

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 modified parking plan in accordance with Section 409.12.

And also to Amend a previously approved Site Plan by Order dated April 5, 1995 for Case No. 95-293-A.

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 N/A
Signature N/A
Address N/A Telephone No. N/A
City N/A State N/A Zip Code N/A

Attorney For Petitioner:

Name - Type or Print [Signature]
Signature [Signature]
Company [Signature]
Address [Signature] Telephone No. [Signature]
City [Signature] State [Signature] Zip Code [Signature]

Legal Owner(s):

Gregory Calvert
Name - Type or Print Gregory M. Calvert
Signature [Signature]
Name - Type or Print N/A
Signature N/A

1967 Greenspring Drive 410-561-3810
Address Telephone No.
Timonium MD 21093
City State Zip Code

Representative to be Contacted:

Joseph L. Larson
Spellman, Larson & Associates
Name
105 W. Chesapeake Avenue 410-823-3535
Address Telephone No.
Towson MD 21204
City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1-2 hr

UNAVAILABLE FOR HEARING

Reviewed By MTK Date 11/19/99

Case No. 00-217-SPH



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1967 Greenspring Drive

which is presently zoned ML-IM

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 Variance from Section(s) 255.1, 238.2 & 409.6.A.3; BCZR, to permit a sideyard setback of 0 ft. and a rear yard setback of 13 ft. in lieu of the required 30 ft. for a warehouse addition and a parking Variance to permit 19 spaces in lieu of the required 20 spaces.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Reasons for the Variance Petition and supporting evidentiary matter to be presented at the Hearing.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, 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 N/A
Signature N/A
Address N/A Telephone No. N/A
City N/A State N/A Zip Code N/A

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Case No. 00-217-SPHA

REU 9/15/98

Legal Owner(s):

Gregory Calvert
Name - Type or Print Gregory W. Calvert
Signature _____
Name - Type or Print N/A
Signature _____
Address 1967 Greenspring Drive Telephone No. 410-561-3810
City Timonium State MD Zip Code 21093

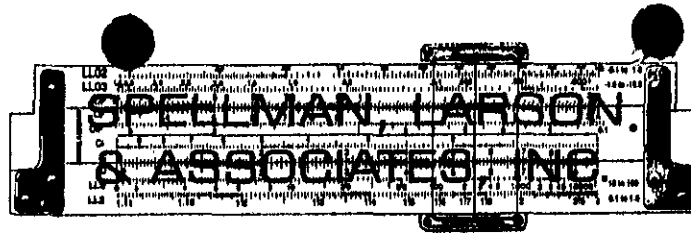
Representative to be Contacted:

Joseph L. Larson
Spellman, Larson & Associates
Name _____
Address 105 W. Chesapeake Avenue Telephone No. 410-823-3535
City Towson State MD Zip Code 21204

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1-2 hr.

UNAVAILABLE FOR HEARING
Reviewed By MTK Date 11/19/99



ROBERT E. SPELLMAN, P.L.S.
JOSEPH L. LARSON

CIVIL ENGINEERS AND LAND SURVEYORS

SUITE 408 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
TEL (410) 823-3535 / (410) 823-3538
FAX (410) 825-5215

DESCRIPTION FOR ZONING
NO. 1967 GREENSPRING DRIVE
EIGHTH DISTRICT, BALTIMORE COUNTY, MARYLAND.

Beginning for the same at a point on the easternmost side of Greenspring Drive, 60 feet wide, at the distance of 1370 feet, more or less, measured southerly along the east side of Greenspring Drive from the centerline of Timonium Road and running thence and binding on the east side of Greenspring Drive southerly by a curve to the right with a radius of 2446.59 feet the distance of 81.14 feet thence leaving the east side of Greenspring Drive and running north 80 degrees 27 minutes 02 seconds east 237.89 feet north 09 degrees 22 minutes 38 seconds west 80.29 feet and south 80 degrees 37 minutes 22 seconds west 242.42 feet to the place of beginning.

Containing 0.445 acres of land, more or less.

4/22/99



217

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **075719**

DATE 09/11/10 ACCOUNT 01-015

AMOUNT \$ 500.00

RECEIVED FROM: Payroll - 11/17/10 - 11/17/10

FOR: 020 - 11/17/10 - 11/17/10

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
DATE 09/11/10
AMOUNT \$500.00
RECEIVED BY [Signature]
CASHIER [Signature]
BALANCE [Signature]

CASHIER'S VALIDATION

CERTIFICATE OF PUBLICATION

TOWSON, MD, 12-16, 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 12-16, 1999

THE JEFFERSONIAN,

S. Williams

LEGAL ADVERTISING

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: #00-217-SPHA

1967 Greenspring Drive

E/S Greenspring Drive, 1370' S of centerline Timonium Road

8th Election District - 3rd Councilmanic District

Legal Owner(s): Gregory Calvert

Special Hearing: to approve a modified parking plan and amend a previously approved site plan in case number 95-293-A. **Variance:** to permit a side yard setback of zero feet and a rear yard setback of 13 feet in lieu of the required 30 feet for a warehouse addition and to permit 19 parking spaces in lieu of the required 20 spaces.

Hearing: Tuesday, January 4, 2000 at 10:00 a.m. in Room 407, County Courts Building, 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) 887-4366.

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

12/16/99 Dec. 16

C359475

Time
A 1/4

00-217-SPHA

CALVERT, ETAL

1/4/00
@ 1000 AM

CL 1/4/00

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
1967 Greenspring Drive, E/S Greenspring Dr,
1370' S of c/l Timonium Rd
8th Election District, 3rd Councilmanic

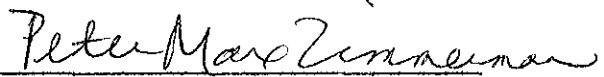
Legal Owner: Gregory Calvert
Petitioner(s)

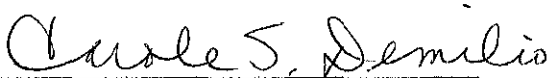
* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-217-SPHA

* * * * *

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.

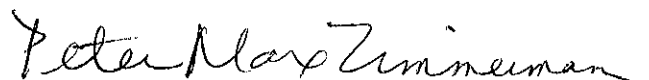

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County


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

CERTIFICATE OF SERVICE

29th

I HEREBY CERTIFY that on this 29th day of December, 1999 a copy of the foregoing Entry of Appearance was mailed to Joseph L. Larson, Spellman, Larson & Assoc., Inc., 105 W. Chesapeake Avenue, Towson, MD 21204, 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: GO - 217 - SPHA

Petitioner: Gregory Calvert

Address or Location: 1967 Greenspring Drive

PLEASE FORWARD ADVERTISING BILL TO:

Name: Gregory Calvert

Address: 1967 Greenspring Drive
Timonium, MD 21093

Telephone Number: (410) 561-3810



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

December 8, 1999

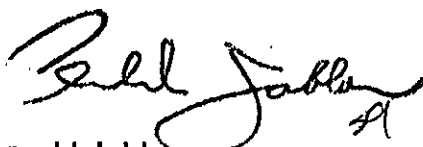
NOTICE OF ZONING HEARING

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: 00-217-SPHA
1967 Greenspring Drive
E/S Greenspring Drive, 1370' S of centerline Timonium Road
8th Election District -- 3rd Councilmanic District
Legal Owner: Gregory Calvert

Special Hearing to approve a modified parking plan and amend a previously approved site plan in case number 95-293-A. Variance to permit a side yard setback of zero feet and a rear yard setback of 13 feet in lieu of the required 30 feet for a warehouse addition and to permit 19 parking spaces in lieu of the required 20 spaces.

HEARING: Tuesday, January 4, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Arnold Jablon
Director

c: Gregory Calvert, 1967 Greenspring Drive, Timonium 21093
Joseph Larson, 105 W. Chesapeake Avenue, Towson 21204

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY DECEMBER 20, 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, December 16, 1999 Issue - Jeffersonian

Please forward billing to:

Gregory Calvert
1967 Greenspring Drive
Timonium, MD 21093

410-561-3810

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: 00-217-SPHA

1967 Greenspring Drive

E/S Greenspring Drive, 1370' S of centerline Timonium Road

8th Election District - 3rd Councilmanic District

Legal Owner: Gregory Calvert

Special Hearing to approve a modified parking plan and amend a previously approved site plan in case number 95-293-A. Variance to permit a side yard setback of zero feet and a rear yard setback of 13 feet in lieu of the required 30 feet for a warehouse addition and to permit 19 parking spaces in lieu of the required 20 spaces.

HEARING: Tuesday, January 4, 2000 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.



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

December 30, 1999

Mr. Joseph Larson
Spellman, Larson & Associates
105 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Larson:

RE: Case Number 00-217-SPHA , 1967 Greenspring Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 11/19/99.

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, please do not hesitate to contact the commenting agency.

Sincerely,

A handwritten signature in black ink that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures

c: Gregory Calvert

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

Date: December 10, 1999

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

RECEIVED JAN 06 2000

SUBJECT: Zoning Advisory Committee Meeting
for December 6, 1999
Item Nos. 206, 207, 209, 210, 211,
212, 213, 217, and 218

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

RWB:HJO:jrb

cc: File

ZAC12699.NOC



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

December 17, 1999

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

RECEIVED JAN 06 2000

ATTENTION: Gwen Stephens

RE: Property Owner: See Below

Item No.: 205, 207, 211, 216, and (217)

Dear Ms. Stephens:

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", 1994 edition prior to occupancy.

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F



Jim
1/4

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

Date: December 3, 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): 189, 204, and 217

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:

Jeffrey W. Long

AFK/JL

EXPRESSWAY

BALTIMORE - HARRISBURG

ML-1M

GREEN SPRING AVENUE

SITE

00 -
#217
SPHA

PART OF
ZONING MAP
NW - 13 A
SCALE: 1" = 200'

D.R. 55

GENERAL NOTES

1. THERE ARE NO STREETS, UTILITIES, WELL OR SEPTIC AREAS WITHIN 100' OF THIS SITE.
2. THERE ARE NO IMPROVED SIGNS AT THIS TIME. ANY FUTURE SIGNS WILL CONFORM WITH THE 2024 REGULATIONS.
3. REFER TO ZONING CASE # 76-02-A; VARIANCE TO PERMIT A SIDEYARD SETBACK (SOUTH SIDE) OF ZERO FEET IN LIEU OF THE MINIMUM 50 FEET WAS GRANTED NOVEMBER 2, 1978.
4. A PREVIOUS CONGRESSIONAL PERMIT TO ALLOW FOR THE CONSTRUCTION OF A ONE STORY ADDITION WAS ISSUED IN MAY 20, 1995, REFER TO PERMIT NO. 0-136626.
5. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE CHEAPSHAND ONLY CRITICAL AREA.
6. THE SUBJECT PROPERTY HAS NO VIOLATIONS OF ANY KIND.

VICINITY MAP

SCALE: 1"=2,000'

SITE DATA

AREA 2.445 ACRES
Zoning MAP 10/19/02 11/00/2005 17,000 SQ FT
DEED REFERENCE TAX ACCOUNT NO. CONGRESSIONAL DIST. PUBLIC SEWER EXIST USE
RETAIL OFFICE/WAREHOUSE
RETAIL OFFICE/WAREHOUSE

00-217-SPHA



#217

NO.	DATE	REVISIONS
1	10/21/02	ISSUED FOR PERMIT APPLICATION
2	11/15/02	REVISED PER CITY ENGINEERING COMMENTS

SPELLMAN, LARSON &

ASSOCIATES, INC.,

CIVIL ENGINEERS AND LAND SURVEYORS
SUITE 406, JEFFERSON BLDG., TOWSON, MD 21204
PHONE 823-3535

PLAT TO ACCOMPANY
ZONING PETITION

1967 GREEN SPRING DR.

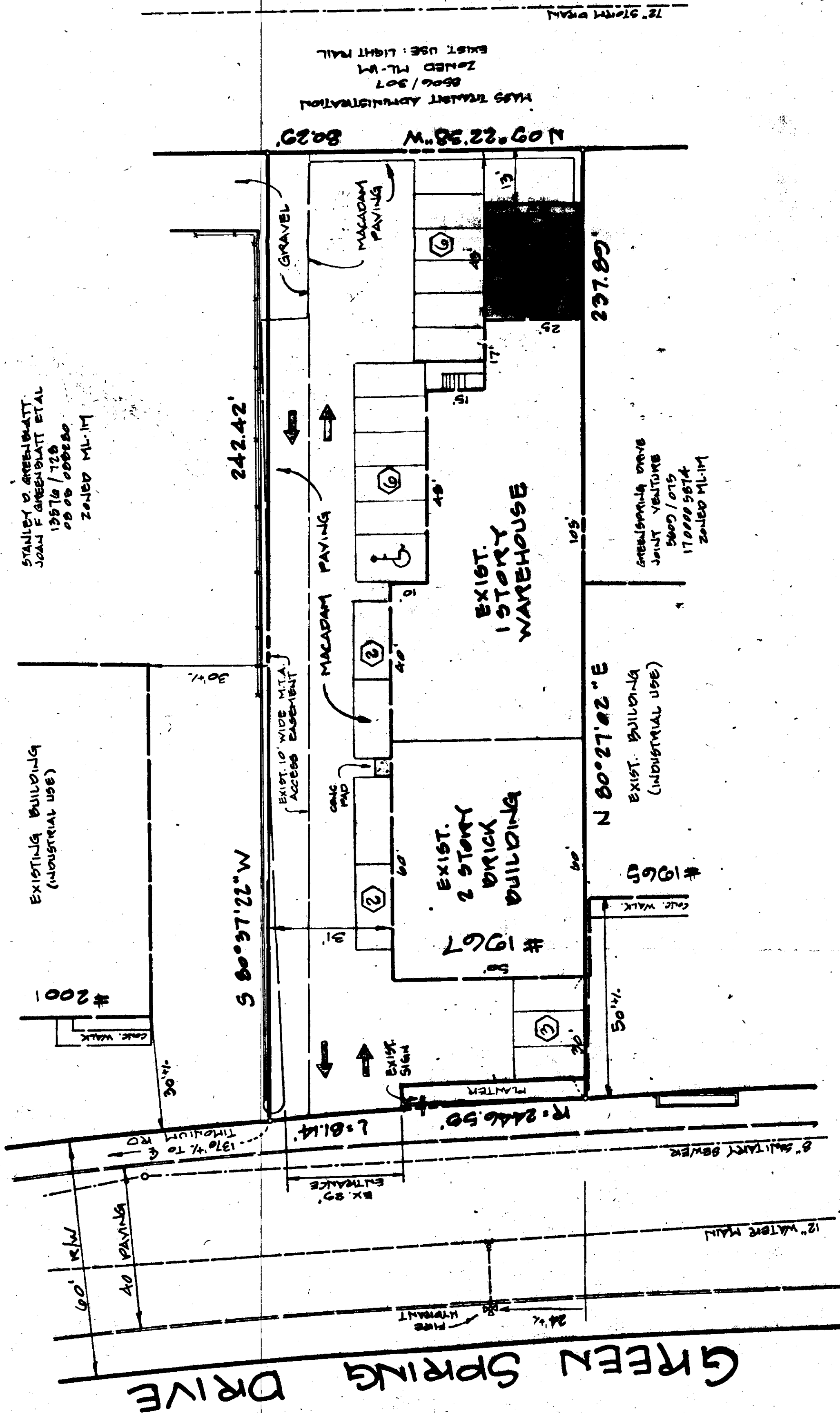
BASED ON PERMIT NO. 0-136626

SCALE	DATE	DES. BY	CHK. BY	APP. BY	DATE
1"=20'	4/28/05				

PET. ET. #1

OWNER

LOWCAL LLC
% PRICE: LESS CARPETS
1967 GREEN SPRING DR.
TOWSON, MARYLAND
21003



FLOOR AREA RATIO CALCULATIONS

EXISTING F.A.R.	
RETAIL USE	1,550 SF
OFFICE USE	3,150 SF
WAREHOUSE USE	5,015 SF
TOTAL FLOOR AREA	10,345 SF
10,345 ÷ 21,015	0.47
PROPOSED F.A.R.	
RETAIL USE	1,550 SF
OFFICE USE	3,150 SF
WAREHOUSE USE	6,365 SF
TOTAL FLOOR AREA	11,065 SF
11,065 ÷ 21,015	0.51
MAX ALLOWED	2.00

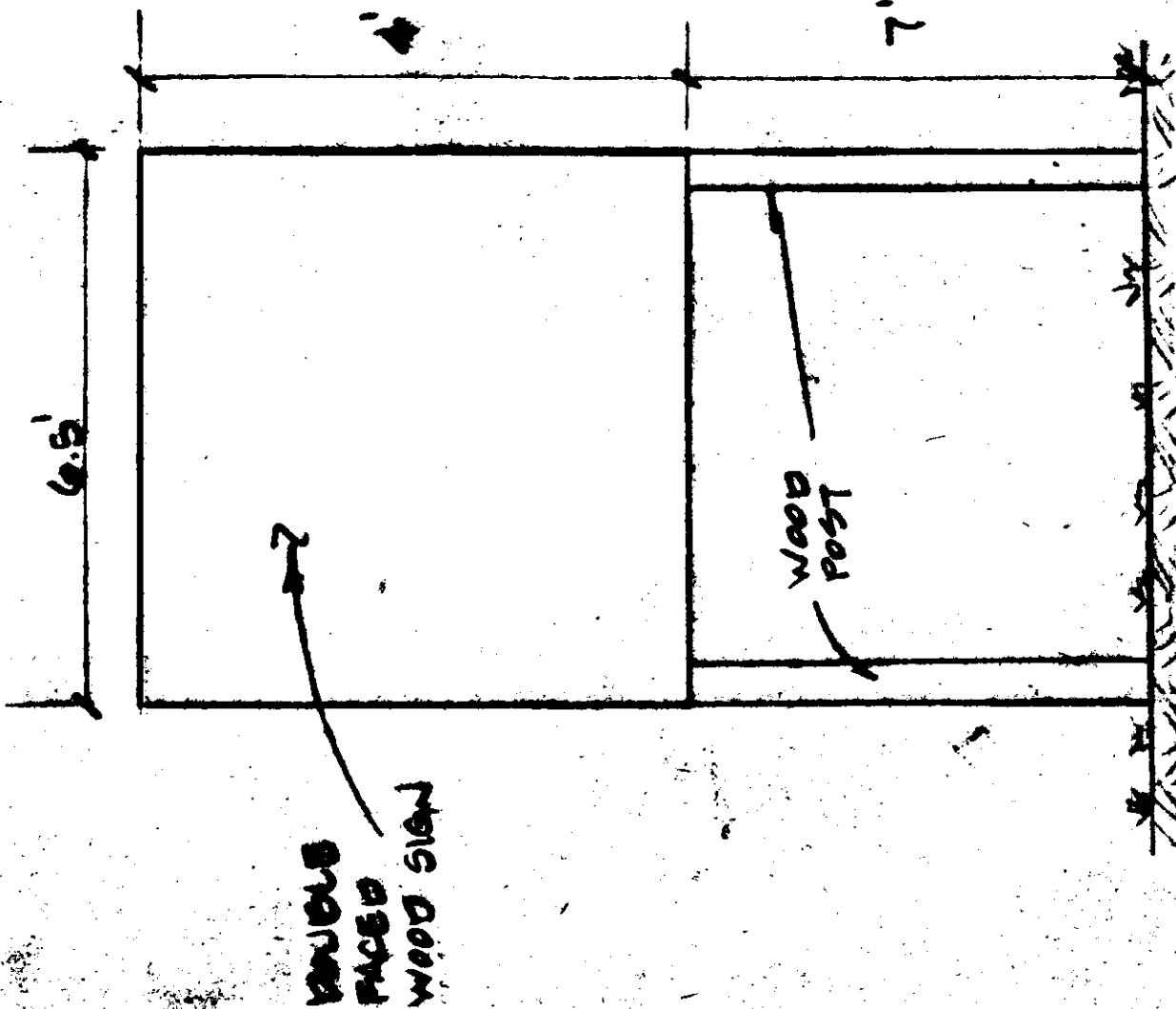
PARKING CALCULATIONS

RETAIL USE	1,550 SF @ 0.8 cars/100 SF = 12.4 cars
OFFICE USE	3,150 SF @ 2.0 cars/100 SF = 6.3 cars
WAREHOUSE USE	5,015 SF @ 1.0 car/100 SF = 5.0 cars
TOTAL REQUIRED	23.7 cars
TOTAL PROVIDED	13 cars

ZONING PETITIONS

PETITION FOR SPECIAL HEARING TO APPROVE A MODIFIED PARKING PLAN IN ACCORDANCE WITH SECTION 400.12. ALSO TO AMEND A PREVIOUSLY APPROVED SITE PLAN BY ORDER DATED APRIL 5, 1995 FOR CASE NO. 00-803-A

PETITION FOR VARIANCE FROM SECTIONS 200.1, 200.2, AND 400.12, 2024 TO PERMIT A SIDEYARD SETBACK OF 0 FT AND A REAR-YARD SETBACK OF 13 FT IN LIEU OF THE REQUIRED 50 FT FOR A WAREHOUSE ADDITION AND PARKING VARIANCE TO PERMIT 13 SPACES IN LIEU OF THE REQUIRED 20 SPACES.



SIGN DETAIL
NOT TO SCALE