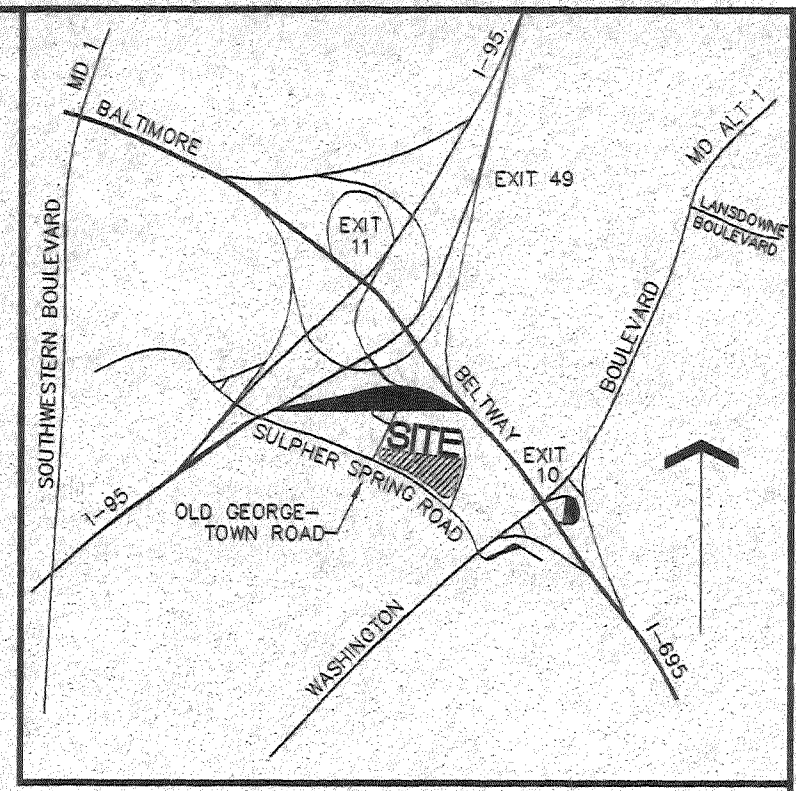
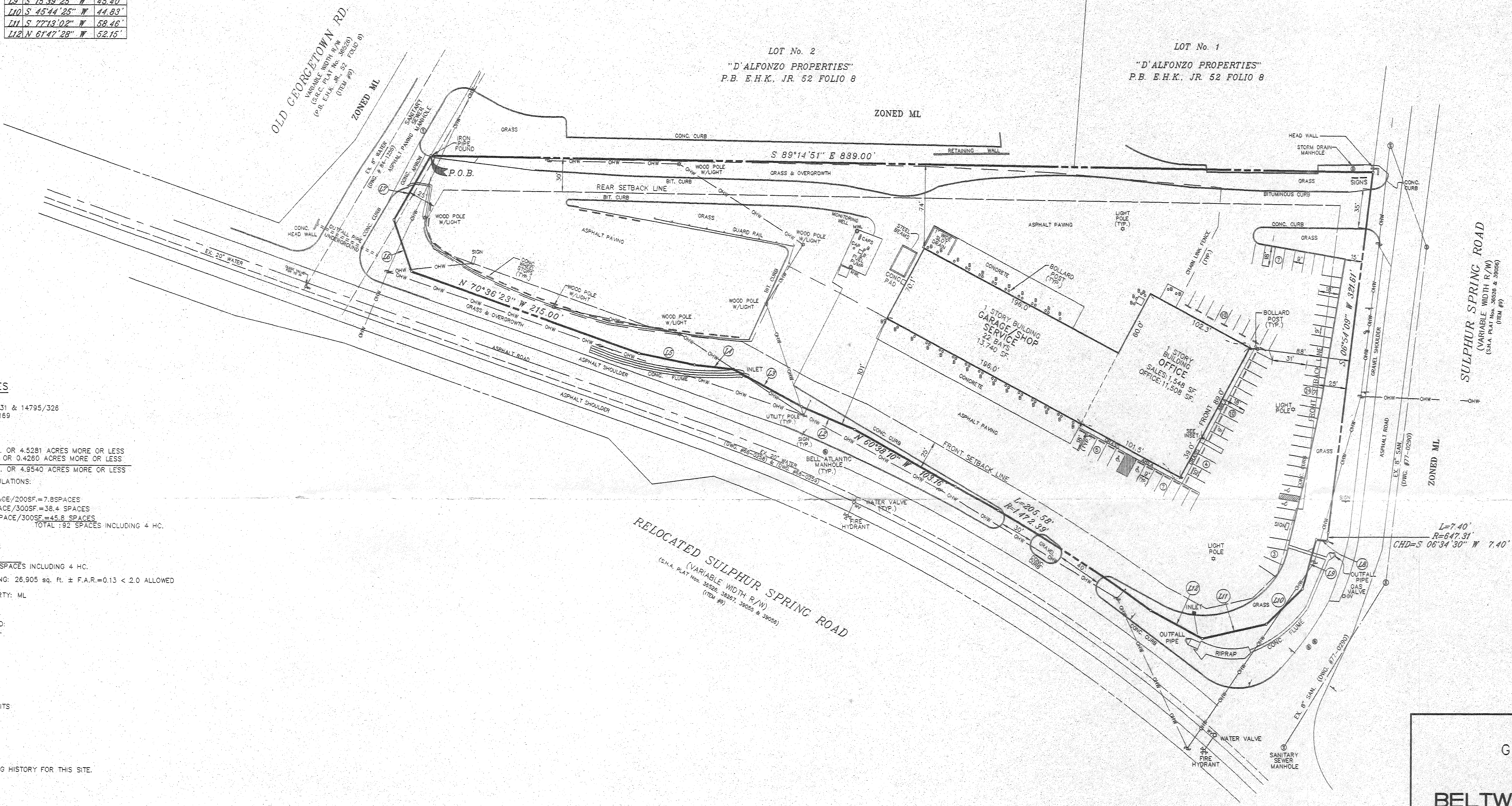


LINE TABLE		
12	N 66°58'07" W	51.60'
13	N 61°46'46" W	68.86'
14	N 83°49'42" W	34.98'
15	N 78°34'34" W	50.49'
16	N 19°04'55" W	48.08'
17	N 28°49'40" E	65.55'
18	N 83°00'52" W	9.78'
19	S 15°38'25" W	45.40'
20	S 45°44'25" W	44.83'
21	S 77°13'02" W	58.46'
22	N 61°47'28" W	52.15'



VICINITY MAP
SCALE: 1" = 2000'



GENERAL NOTES

- DEED REFERENCES: 14795/331 & 14795/326
TAX ACCT. NO.: 1600011169
- AREA:
PARCEL 1: 197,243 sq. ft. OR 4.5281 ACRES MORE OR LESS
PARCEL 2: 18,558 sq. ft. OR 0.4260 ACRES MORE OR LESS
TOTAL: 215,797 sq. ft. OR 4.9540 ACRES MORE OR LESS
- OFF-STREET PARKING CALCULATIONS:
REQUIRED PARKING:
SALES - 1,548 SF. @ 1 SPACE/200SF. = 7.74 SPACES
OFFICE - 11,508 SF. @ 1 SPACE/300SF. = 38.4 SPACES
SERVICE - 13,740 SF. @ 1 SPACE/300SF. = 45.8 SPACES
TOTAL: 92 SPACES INCLUDING 4 HC.
EXISTING PARKING:
SERVICE BAYS - 22 SPACES
PARKING - 70 SPACES
TOTAL: 92 SPACES INCLUDING 4 HC.
- SQUARE FOOTAGE OF BUILDING: 26,905 sq. ft. ± F.A.R.=0.13 < 2.0 ALLOWED
- CURRENT ZONING OF PROPERTY: ML
- SETBACK REQUIREMENTS:
REQUIRED: PROPOSED:
FRONT 25' 88'/101'
SIDE 30' 74'
REAR 30' N/A
BUILDING HEIGHT: UNLIMITED
- NO NEW SIGNS PROPOSED.
- PREVIOUS COMMERCIAL PERMITS:
-NO. 452-71
-NO. 627-71
-NO. 811-72
-NO. 1182-84
- THERE IS NO PREVIOUS ZONING HISTORY FOR THIS SITE.

PETITION REQUEST

SPECIAL HEARING TO ESTABLISH THE ELIGIBILITY OF THE PROPERTY FOR A GRANDFATHERED USE AS A SERVICE GARAGE, AND AS SUCH, THAT IT MAY BE USED FOR THE SALE AND REPAIR OF MOTOR VEHICLES UNDER THE PROVISIONS OF SECTION 103.1 OF BALTIMORE COUNTY ZONING REGULATIONS AND SECTION 103.1.B. OF THE BALTIMORE COUNTY ZONING COMMISSIONER'S POLICY MANUAL.

01-321-SPH

SEE FINDING OF FACT AND CONCLUSIONS OF LAW IN CASE NO 01-321-SPH

GRANDFATHER PLAN

BELTWAY INTERNATIONAL
1800 SULPHUR SPRING ROAD

TAX MAP 109 GRID 1 PARCEL 22
13TH ELECTION DISTRICT BALTIMORE COUNTY, MD.

Colbert Matz Rosentfelt, Inc.

Engineers * Surveyors * Planners
2835 Smith Avenue, Suite G
Baltimore, Maryland 21209
Telephone: (410) 653-3838
Facsimile: (410) 653-7953

OWNER/APPLICANT
BELTWAY PROPERTIES II, LLC
1800 SULPHUR SPRING ROAD
BALTIMORE MD. 21227

			SCALE: 1" = 30'
			DATE: 06/01/01
			JOB NO.: 2000-158
			DESIGNED: CMR
			DRAWN: CMR/EVT
			CHECKED: KJC
			FILE: 2000158GRDFTHR.DWG
			DRAWING NUMBER:
DATE	REVISIONS:	BY	SHEET 1 OF 1

AA-2001-0001GF AA-2001-0001GF