

IN RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
NE/S Old North Point Road,		
250' SE of Cove Road	*	DEPUTY ZONING COMMISSIONER
15th Election District		
7th Councilmanic District	*	OF BALTIMORE COUNTY
(3916 Old North Point Road)		
	*	CASE NO. 01-301-X
Ermanno and Dorothy L. Florio		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Exception filed by the legal owners of the subject property, Ermanno and Dorothy L. Florio. The Petitioners are requesting a special exception for property they own at 3916 Old North Point Road. The subject property is split-zoned BR-IM and ML-IM. The special exception request is to allow a service garage use on sections of the property that are zoned ML-IM.

Appearing at the hearing on behalf of the special exception request was Ermanno Florio, owner of the property. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this special exception request, is located along Old North Point Road in the Dundalk area of Baltimore County. The subject property is improved with a large rectangularly shaped building wherein several tenants operate their businesses. The subject property is for the most part divided down the middle with a zoning line designating the front portion of the property as BR-IM and the rear portion as ML-IM. Many of the tenants within the subject building operate automobile service garages. In order for the tenants to operate their business in the ML-IM zoned portion of the building, the special exception is necessary.

It is clear the Baltimore County Zoning Regulations permits the Petitioners' use in a ML-IM zone by special exception. It is equally clear that the proposed use is not detrimental to the

ORDER RECEIVED FOR FILING
 Date 3/21/01
 By [Signature]

primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioners had the burden of adducing testimony and evidence which shows that the use meets the prescribed standards and requirements set forth in Section 502.1 of the Baltimore County Zoning Regulations. The Petitioners have shown that the use is conducted without real detriment to the neighborhood and does not adversely affect the public interest. The facts and circumstances do not show that the use at this particular location described by Petitioners' Exhibit No. 1 has 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 use is not detrimental to the health, safety, or general welfare of the locality, nor tends to create congestion in roads, streets, or alleys therein, nor is it inconsistent with the purposes of the property's zoning classification, nor in any other way inconsistent with the spirit and intent of the B.C.Z.R.

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

THEREFORE, IT IS ORDERED this 21st day of March, 2001, by this Deputy Zoning Commissioner, that the Petitioners' Special Exception Request, to allow a service garage use on sections of the property that are zoned ML-IM, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

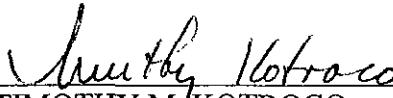
1. The Petitioner shall be required to validate the existence of a free-standing advertising sign located at the corner of the subject property.
2. The Petitioner shall within 30 days from the date of this Order submit to the Office of Planning evidence of the legality of the sign in question. In the event the Petitioner

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3/21/01
[Signature]

fails to prove to the Office of Planning that the existing sign is legal, then said sign shall be removed within 60 days from the date of this Order.

3. The chain link fence along the north side of the property, which is currently overgrown with weeds, should be cleaned up and maintained in an acceptable manner in the future. The Office of Planning shall be responsible to police the subject fence and inspect said fence on a regular basis to ensure compliance with this restriction.
4. The Petitioner should ensure that the dumpsters located on the property will not conflict in any way with the traffic flow around the subject building. The Office of Planning shall be responsible to oversee and inspect the property on a regular basis to ensure compliance with this restriction.
5. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

OFFICE OF PLANNING
3/21/01
R. Jamison



Baltimore County
Zoning Commissioner

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

March 21, 2001

Mr. Ermanno Florio
4030 North Point Boulevard
Baltimore, Maryland 21222

RE: Petition for Special Exception
Case No. 01-301-X
Property: 3916 Old North Point Road

Dear Mr. & Mrs. Florio:

Enclosed please find the decision rendered in the above-captioned case. The Petition 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 Office 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,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

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



Petition for Special Exception

to the Zoning Commissioner of Baltimore County

for the property located at 3916 Old North Point Rd.

which is presently zoned BR-IM & 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 Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

To allow service garage usage on sections
E-F-G-& H zoned ML-IM of the Existing building.
AND PORTION OF SECTION D.

Property is to be posted and advertised as prescribed by the zoning regulations.
I, or we, agree to pay expenses of above Special Exception, 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 _____

Case No. 01-301-X

RECEIVED 09/15/98

Legal Owner(s):

ERMANNO FLORIO
Name - Type or Print _____
Signature _____
DOROTHY LOIS FLORIO
Name - Type or Print _____
Signature _____
13218 DULANEY VALLEY RD 410-477-2050
Address _____ Telephone No. _____
GLEN ARM, MARYLAND 21057
City _____ State _____ Zip Code _____

Representative to be Contacted:

ERMANNO FLORIO
Name _____
4030 NORTH POINT BLVD. 410-477-2050
Address _____ Telephone No. _____
BALTIMORE, MARYLAND 21222
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____
UNAVAILABLE FOR HEARING _____

Reviewed By CTM Date 1/25/01

ORDER RECEIVED FOR FILING
DATE 01/25/01
BY [Signature]



ENGINEERS • PLANNERS • SCIENTISTS • CONSTRUCTION MANAGERS
10 NORTH PARK DRIVE • HUNT VALLEY, MD 21030-1846 • 410-316-7800 • (FAX) 410-316-7817

PROPERTY DESCRIPTION

3916 Old North Point Road
15th. Election District
Baltimore County, Maryland

COMMENCING from the point formed by the intersection of the centerline of Old North Point Road with the centerline of Cove Road thence running southeasterly running with the centerline of Old North Point Road, 1. South 66 deg. 29 min. East a distance of 250'; thence leaving the center of Old North Point Road and running, 2. North 24 deg. 36 min. East a distance of 260.6 feet to the true point of **BEGINNING**; thence

1. North 24 degrees 36 minutes East a distance of 175.0 feet; thence
2. South 66 degrees 29 minutes East a distance of 150.0 feet; thence
3. South 24 degrees 36 minutes West a distance of 110.0 feet; thence
4. North 66 degrees 29 minutes West a distance of 45.0 feet; thence
5. South 24 degrees 36 minutes West a distance of 130.0 feet; thence
6. North 34 degrees 14 minutes 24 seconds West a distance of 123.49 feet to the place of beginning.

CONTAINING 26,737 square feet or 0.614 acres of land, more or less.

The improvements thereon being known as 3916 Old North Point Road.



#301

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

90668

DATE 1/25/01 ACCOUNT POD 6150

AMOUNT \$ 300.00

RECEIVED FROM: E. FLORIO

FOR: 650 = 1E

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT DATE TIME
1/25/2001 1/25/2001 15:35:00

REF. NO. CASHIER'S SIGNATURE

FOR \$ 500.0000000000000000

PAID TO THE ORDER OF

CASH

300.00

300.00

300.00 OK

300.00

Baltimore County, Maryland

01-301-X

CASHIER'S VALIDATION

**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: #01-301-X
3916 Old North Point Road
NE/S Old North Point Road,
250' SE of Cove Road
15th Election District
7th Councilmanic District
Legal Owner(s): Dorothy L. &
Ermanno Florio

Special Exception: to allow service garage usage on Section E, F, G, H, and a portion of Section D of the existing building.

Hearing: Wednesday,
March 14, 2001 at 11:00
a.m. in Room 407, County
Courts Building, 401 Bos-
ley 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 con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

JT/2/755 Feb. 27 C453116

CERTIFICATE OF PUBLICATION

TOWSON, MD, 3/1/, 2001

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 2/27/, 2001.

J. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No. 01-301-X

Petitioner/Developer: FLORIO, ETAL

MAR 12

Date of Hearing/Closing 3/14/01

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 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 # 3916 OLD NORTH PT. RD.

The sign(s) were posted on

2/25/01

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 2/25/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

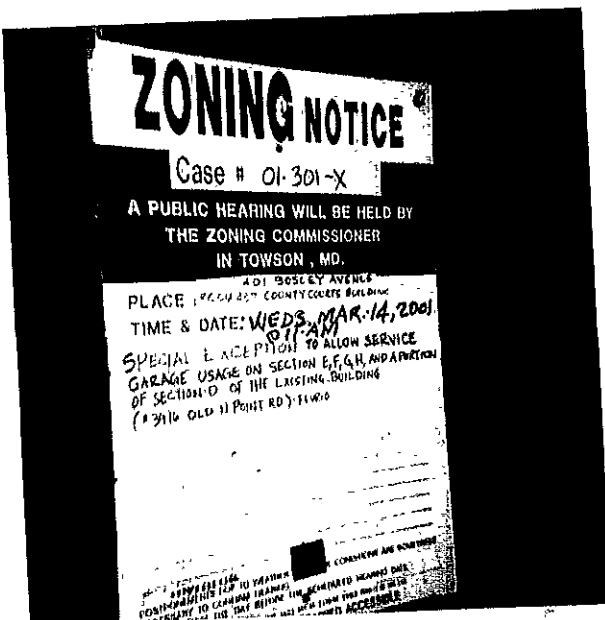
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-857

(Telephone Number)



01-301-X
3916 OLD N. PT. RD.
FLORIO
3/14/01

RE: PETITION FOR SPECIAL EXCEPTION
3916 Old North Point Road, NE/S Old North Pt Rd,
250' SE of Cove Rd
15th Election District, 7th Councilmanic

Legal Owner: Ermanno & Dorothy Florio
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-301-X

* * * * *

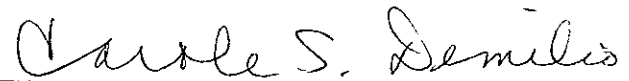
ENTRY OF APPEARANCE

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. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



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 20th day of February, 2001 a copy of the foregoing Entry of Appearance was mailed to Ermanno & Dorothy Florio, 4030 North Point Blvd., Baltimore, MD 21222, Petitioners.



PETER MAX ZIMMERMAN



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

February 7, 2001

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: 01-301-X
3916 Old North Point Road
NE/S Old North Point Road, 250' SE of Cove Road
15th Election District – 7th Councilmanic District
Legal Owners: Dorothy L & Ermanno Florio

Special Exception to allow service garage usage on Section E. F. G. H. and a portion of Section D of the existing building.

HEARING: Wednesday, March 14, 2001 at 11:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon". Below the signature is the handwritten number "012".

Arnold Jablon
Director

C: Dorothy L & Ermanno Florio, 13218 Dulaney Valley Rd, Glen Arm 21057

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, FEBRUARY 27, 2001**
- (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
Tuesday, February 27, 2001 Issue – Jeffersonian

Please forward billing to:
Ermanno Florio
4030 North Point Blvd
Baltimore MD 21222

410 477-2050

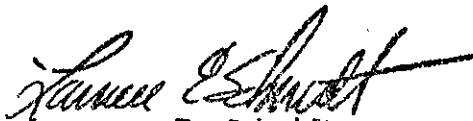
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Lawrence E. Schmidt
GDZ

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: 01-301-X

Petitioner: ERMANNO FLORIO

Address or Location: ~~3916~~ 3916 OLD NORTH POINT RD
BALTIMORE MD 21222

PLEASE FORWARD ADVERTISING BILL TO:

Name: ERMANNO FLORIO

Address: 4030 NORTH POINT BLVD
BALTIMORE MD 21222

Telephone Number: 410-477-2050 FAX-410-477-4225



Baltimore County
Department of Permits and
Development Management

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

March 9, 2001

Dorothy L & Ermanno Florio
13218 Dulaney Valley Road
Glen Arm MD 21057

Dear Mr. & Mrs. Florio:

RE: Case Number: 01-301-X, 3916 Old North Point Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 25, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. 602
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: March 6, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For February 12, 2001
Item Nos. 288, 289, 290, 291, 293, 295,
297, 298, 299, 300, 301, 302, 303, 304,
and 308

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

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

February 8, 2001

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

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF February 5, 2001

Item No.: See Below

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.

ITEMS #'S REFERENCED PERTAIN TO THE FOLLOWING COMMENT:

288, 289, AND 301,

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

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

cc: File

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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley */ms*

DATE: March 19, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of February 5, 2001

DEPRM has no comments for the following zoning petitions:

Item #	Address
288	10260 York Road
289	10240 York Road
290	2522 Venetian Road
291	5126 Edmondson Avenue
293	998 Rohe Farm Lane
295	Gwynnbrook Property
296	1909 Halethorpe Avenue
297	2707-2709 Rolling Road
298	326 Stone Castle Avenue
299	2127 York Road
300	2127 York Road
301	3916 Old North Point Road
302	7605 Curving Lane
303	703 Main Street
308	104 McCormick Avenue

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

TO: Memo to File

DATE: March 27, 2001

FROM: Timothy M. Kotroco
Deputy Zoning Commissioner *tmk*

SUBJECT: Case No. 01-301-X
Petition for Special Exception
Property: 3916 Old North Point Road
Petitioner: Ermanno Florio

Upon further review of my Order dated March 21, 2001 regarding Restriction Nos. 1 and 2 in the above-captioned case, it has come to my attention that the sign that was the concern of the Office of Planning has been removed from the property. Therefore, these restrictions are no longer applicable to this case.

TMK:raj

c: Mr. Ermanno Florio
4030 North Point Boulevard
Baltimore, Maryland 21222

*Put file
in Give
to George
Zahner.
3/28/01*

Jim
3/14

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 20, 2001

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

SUBJECT: 3916 Old North Point Road

INFORMATION:

Item Number: 01-301

Petitioner: Ermanno Florio

Zoning: BR-IM & ML-IM

Requested Action: Special Exception

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not object to the request provided the petitioner adhere to the following:

1. The petitioner should validate the permissibility of the existing free-standing advertising sign located at one corner of the property.
2. The chain link fence along the north side of the property that is currently overgrown with weeds should be cleaned-up and maintained in an acceptable manner.
3. The petitioner should ensure that the dumpsters will not be in conflict with any existing or proposed traffic flow around the subject site. Special attention regarding this issue should be given to the three doors labeled "D-4."
4. The parking lot should be resurfaced at the Old North Point Road entrance.

Prepared by: Maeb A. Cunningham

Section Chief: Jeffrey W. Long
AFK:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 2.7.01

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

RE: Baltimore County
Item No. 301 LTM

Dear Ms. Jackson:

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,

Kenneth A. McDonald Jr., 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

SE 26
36

695

BR

BR-IM

DR-5.5

BR

BR-IM

ML-IM

ONIR
IAP

POB

E 10 300 E 10 500

NORTH

POINT

BLETZER AVE.

D.R.-5.5

D.R. 5.5

NORTH

ML-IM

RAYMOND

ROAD

ELEANOR

BZ RD

#301

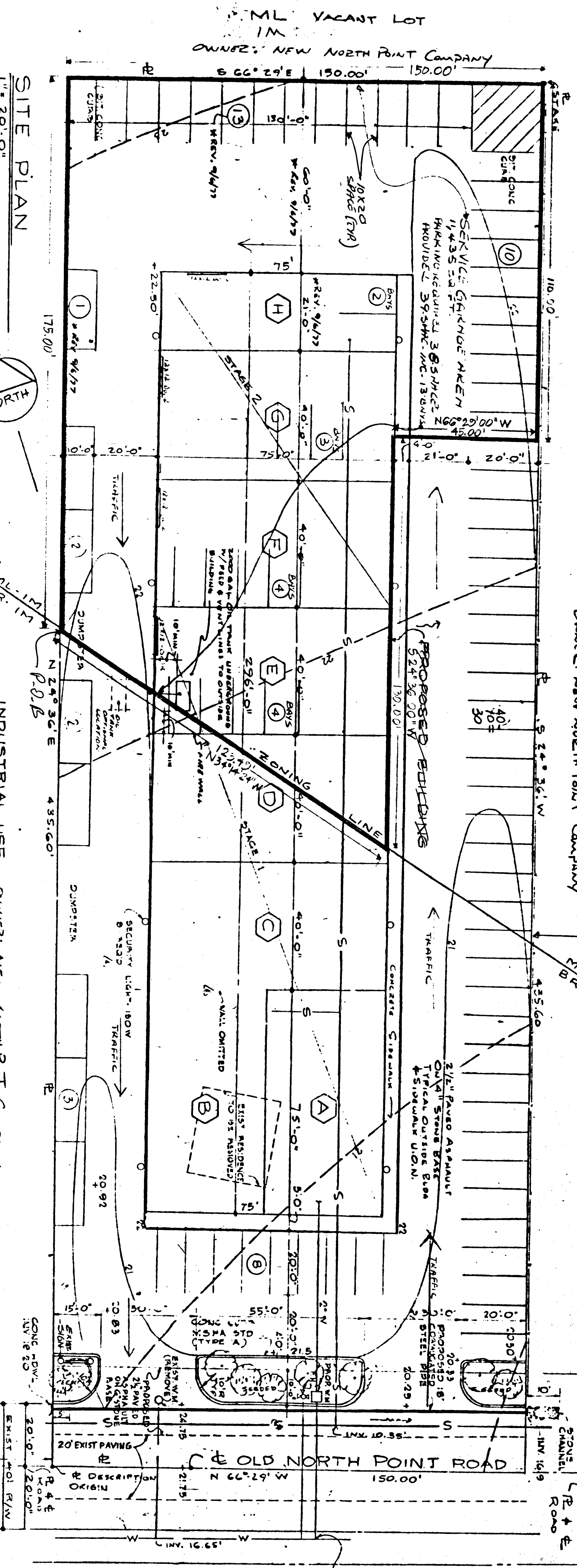
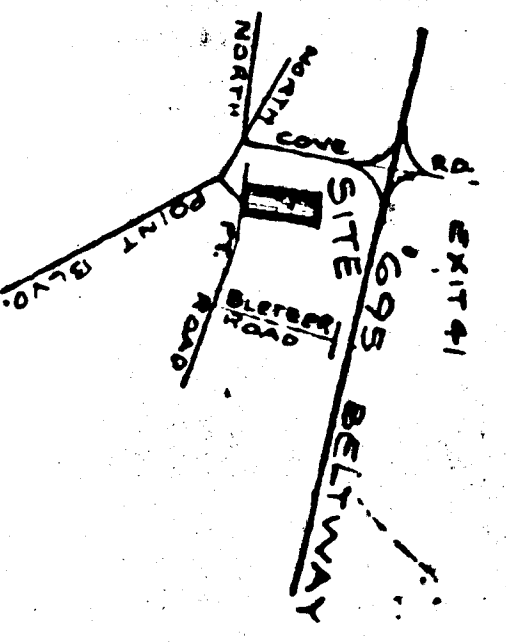
BR-AS

POI

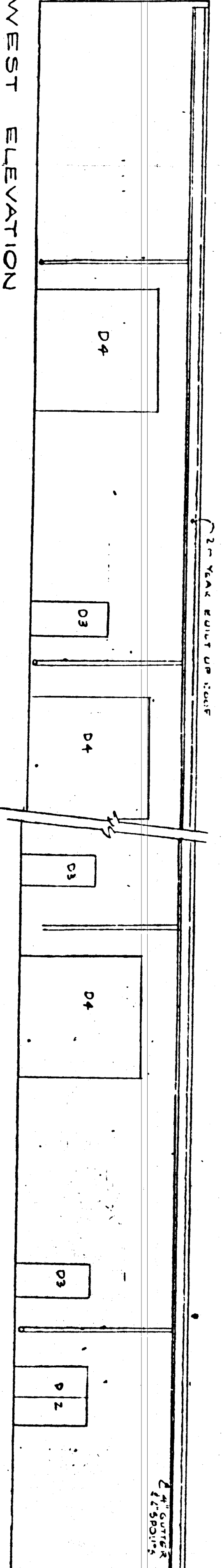
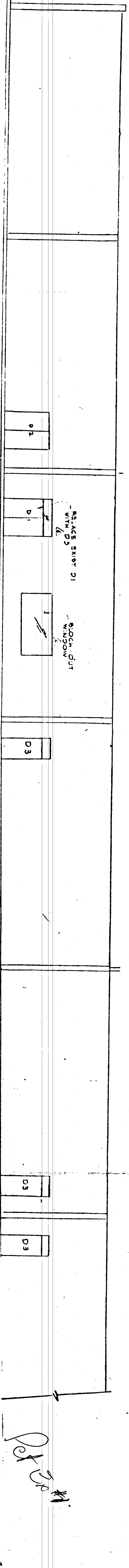
PROPERTY LOCATION
3916 OLD NORTH POINT RD
DISTRICT 15
OWNER: GRIMMOND & DOROTHY LOIS
FLORIDA
PETITION FOR SPECIAL EXCEPTION.

01-301-X

PARKING SCHEDULE				
Area	Sq. Ft.	Number of Spaces	Number of Spaces	Number of Spaces
A	2,012	9	3	3
B	2,012	9	3	3
C	3,000	13	4	4
D	3,000	13	4	4
E	3,000	13	4	4
F	3,000	13	4	4
G	3,000	13	4	4
H	1,575	7	2	2
Total	22,200	62	18	18



- NOTES
1. No previous zoning history
 2. No changes to existing building
 3. Any proposed signs will meet requirements of BCZR section 450
 4. No permits on record with Baltimore County as of 1988.



PLAT TO ACCOMPANY PETITION FOR
SPECIAL EXCEPTION
PROPERTY ADDRESS: 3916 OLD NORTH POINT RD
BALTIMORE, MD 21222
ELECTION DISTRICT 15
COUNCILMANIC - 7

OWNER: EMMANUEL BROWN, JR.
1030 NORTH POINT RD
BALTIMORE, MD 21222

DATE: JAN-19-2001

01-301-X

FSOI
CMA