IN RE: PETITION FOR VARIANCE NW/S of Norris Lane, 300' SW centerline of Cottage Avenue 15th Election District 7th Councilmanic District (8120 Norris Lane)

> Loretta V. Taylorson Petitioner

* BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 03-282-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owner of the subject property, Loretta V. Taylorson. The Petitioner is requesting variance relief for property owned at 8120 Norris Lane, which property is zoned MH-IM. The variance request is to permit setbacks to property lines of as close as 10 ft. and 25 ft. for a proposed building and 29 ft. for an existing building in lieu of the required 30 ft. In addition, variance relief is sought to permit distance between building setbacks of 30 ft. and 7 ft. in lieu of the required 60 ft.

Appearing at the hearing on behalf of the variance request were Neil Morgan, appearing on behalf of the owner of the property and Vince Moskunas, representing the surveying firm who prepared the site plan of the property. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 1-acre of land, zoned MH-IM. The subject property is improved with an existing two-story block building and an existing office trailer. The property is located on the north side of Norris Lane at its termination point with Interstate 695. The property is the home of Priceless Industries, which has existed at this location for many years. This company is in the business of painting road markings on highways. In furtherance of that business, the property owner has very expensive equipment, such as paint trucks and other items that are used in the

2 Cale D

painting and striping of highways in and around the Baltimore metropolitan area. The purpose of this request is to construct a large storage building within which these expensive paint trucks will be stored. The location of the building to be constructed is shown on Petitioner's Exhibit No. 1, the site plan submitted into evidence. In order to proceed with the construction of this building, the variance request is necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioner and her property. <u>McLean v. Soley</u>, 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,
- 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 variance 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 this Petition

held, and after considering the testimony and evidence offered by the Petitioner, I find that the

Petitioner's variance request should be granted.

THEREFORE, IT IS ORDERED this 19th day of February, 2003, by this Deputy

Zoning Commissioner, that the Petitioner's request for variance from Sections 258.1 and 102.2

of the Baltimore County Zoning Regulations, to permit setbacks to property lines of as close as

10 ft. and 25 ft. for a proposed building and 29 ft. for an existing building in lieu of the required

30 ft., and to permit distance between building setbacks of 30 ft. and 7 ft. in lieu of the required

60 ft., be and is hereby GRANTED.

IT IS FURTHER ORDERED, that any appeal of this decision must be made within thirty

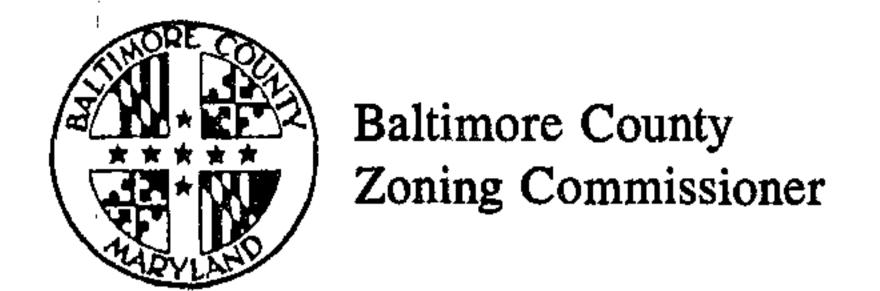
(30) days of the date of this Order.

TIMOTHY M. KOTROCO

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj



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

Fax: 410-887-3468

February 19, 2003

Ms. Loretta V. Taylorson 7835 North Cove Road Baltimore, Maryland 21219

> Re: Petition for Variance Case No. 03-282-A

Property: 8120 Norris Lane

Dear Ms. Taylorson:

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

Timothy M. Kotroco

luthy llotroco

Deputy Zoning Commissioner

TMK:raj Enclosure

c: Vince Moskunas Site Rite Surveying, Inc. Room 101, Shell Building Towson, MD 21286



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8/20 Norris Lane
which is presently zoned MH-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) 258. I and 102. 2 to permit subjucts to building the life as 10ff. and 25ff. for a purposed bldg. and 29ff. for an existing of 60ff. It life but the following the life of 30ff. and 7ff. In life.

And a vantage from Sect. 409.6 to permit & parking spaces in lie of 15 parking spaces. of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate following reasons: (indicate)

1. The configuration of the parcel, of record since 1946, restricts the use of the property per current MH-IM zoning regulations. There is no contiguous ownership to meet the B.C.Z.R.

2. The proposed storage building is needed for the bulk equipment used by the business; to prevent premature breakdown of equipment due to outdoor elements.

3. Granting relief will not cause injury to public health, safety or general welfare.
4. Ohm Issus to be determined at Manny BM

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.

Contract Purchaser/Lessee:				
Name - Type or Print		······································		
Signature				
Address	 	Telephane No.		
City	State	Zıp Code		
Attorney For Petiti	ioner:			
Name - Type or Print		······································		
Signature		* * *		
Сотралу		-		
Address	·	Telephone No.		
CIV C	State	Zip Code		
Case No. 3	282	A		

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.

Legal Owner(s):

Reviewed By

Name - Type or Print	orson)
Signature	ay	lusar
Name - Type or Print		
Signature		· · · · · · · · · · · · · · · · · · ·
1835 North Cove	Rd.	410-411-49
Battimore, Ma.		Telephone No.
City	State	Zip Code
Representative to be Con Site Rite Surveying, In Name 200 E. Joppa Road		
-		MU 828 900
Address Towson, MD 21286	9	Telephone No.
City	State	Zip Code
OFFICE USE		1/
ESTIMATED LENGTH OF H	HEARIN	5 /ZHR
INIAVATI ARI E EMO LICADE	A 129	

ZONING DESCRIPTION FOR #8120 NORRIS LANE

BEGINNING AT A POINT ON THE NORTHWEST SIDE OF NORRIS LANE WHICH IS 33
FEET WIDE AT THE DISTANCE OF 300 FEET SOUTHWEST OF THE CENTERLINE OF
COTTAGE AVENUE WHICH IS 30 FEET WIDE. THENCE THE FOLLOWING COURSES
AND DISTANCES:

N 58 DEGREES 15 MINUTES W, 516.88 FEET; THENCE S 35 DEGREES 52

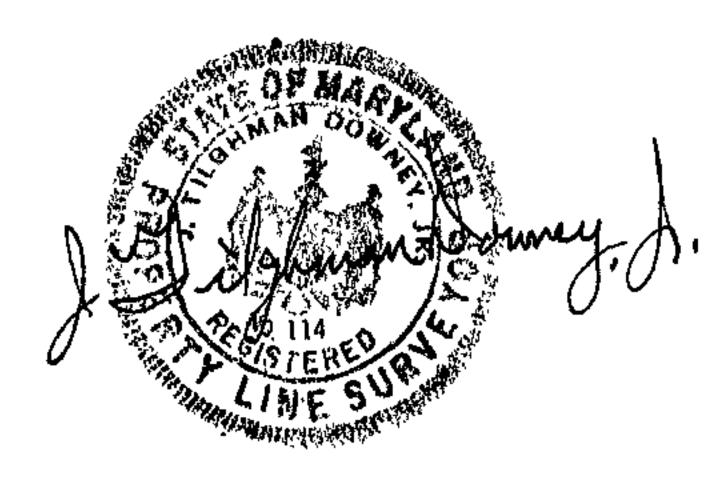
MINUTES E, 442.58 FEET AND THENCE N 64 DEGREES 19 MINUTES E, 200 FEET

TO THE PLACE OF BEGINNING, CONTAINING 1 ACRE OF LAND, MORE OR LESS,

AS RECORDED IN DEED LIBER 3249, FOLIO 390. ALSO KNOWN AS #8120

NORRIS LANE AND LOCATED IN THE 15TH. ELECTION DISTRICT, 7TH.

COUNCILMANIC DISTRICT.



J. TILGHMAN DOWNEY, JR.

SITE RITE SURVEYING, INC. 200 E. JOPPA ROAD SUITE 101 TOWSON, MD 21286 410.828.9060

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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:
$\Lambda 2.\Omega \alpha \Lambda$
TOTAL TOTAL CONTROL TO THE PARTY OF THE PART
Petitioner: Mulus Industris, In.
Address or Location: 870 NIM3 WW
PLEASE FORWARD ADVERTISING BILL TO:
Name: Pricless Industries, Inc.
Address: 8120 Novis Vane
Bultimore MP 21222
Telephone Number:

Revised 2/20/98 - SCJ

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT	
DATEACCOUNT	
AMOUNT \$ -250 00	
RECEIVED FROM:	
FOR: COLON VARIABLE, FLING	
<u> </u>	
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER	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 <u>Towson</u>. Maryland on the property identified herein as follows: Case: #03-282-A

8120 Norris Lane

N/west side of Norris Lane, 300 feet southwest of Cottage Avenue 15th Election District - 7th Councilmanic District

Legal Owner(s): Loretta V. Taylorson

Variance: to permit setbacks to property line of as close as 10 feet and 25 feet for a proposed building and 29 feet for an existing building in lieu of 30 feet; also to permit between building setbacks of 30 feet and 7 feet in lieu of 60 feet and to permit 8 parking spaces in lieu of the required 15 spaces.

Hearing: Wednesday, February 5, 2003 at 10:00 a.m. in Room 106, Baltimore County Office Building, 111 W.

Chesapeake Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible, for special accommodations Please Contact the Zoning Com-

missioner's Office at (410) 887-4386.

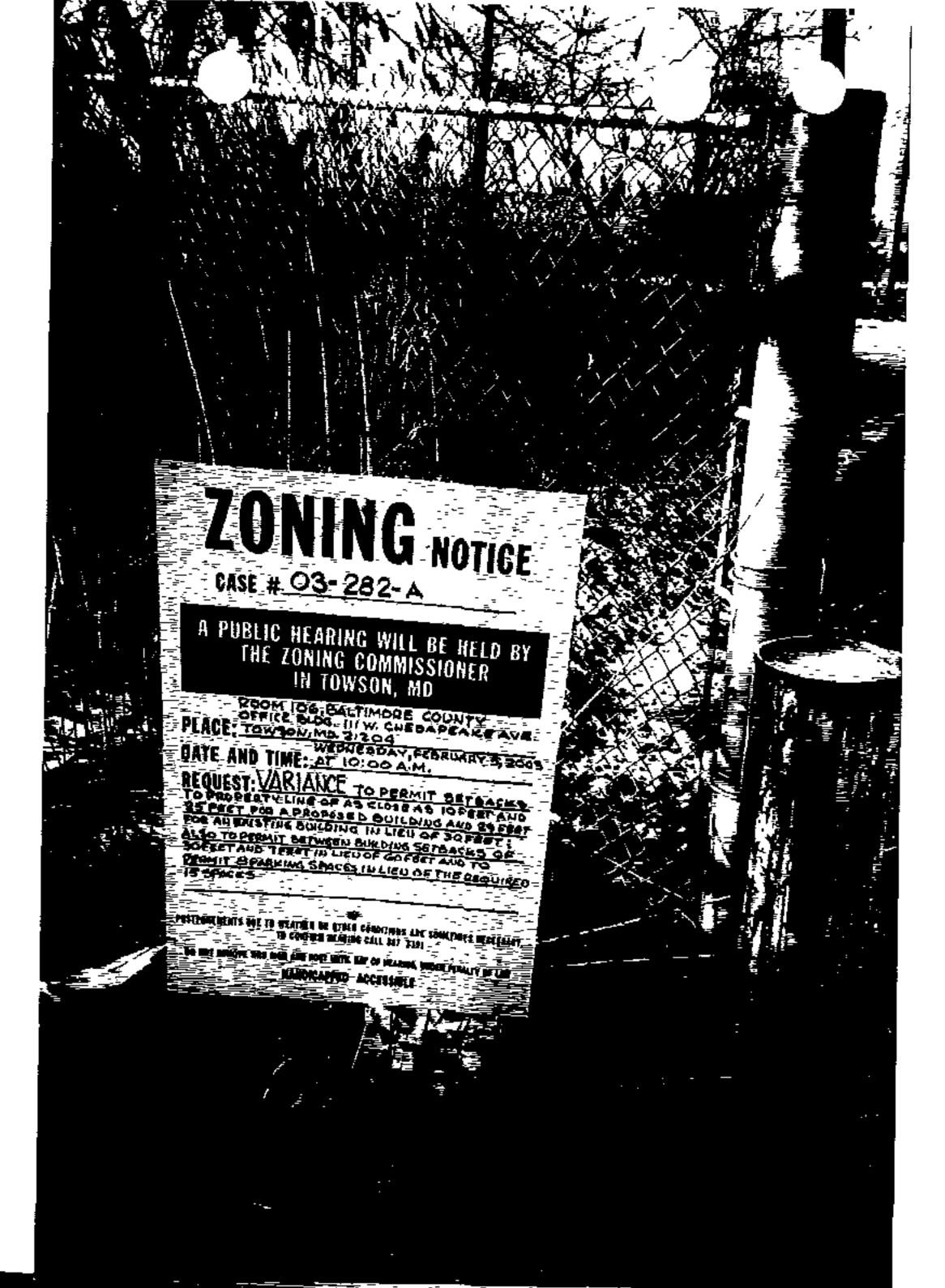
(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 1/724 Jan 21

CERTIFICATE OF PUBLICATION

•
1/24,2003
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 121 ,2003.
The Jeffersonian Arbutus Times Catonsville Times Towson Times Owings Mills Times NE Booster/Reporter North County News
S. William Str

LEGAL ADVERTISING





CERTIFICATE OF POSTING

•	Petitioner/Developer: Long TTA V. TAY CORSO
	Date of Hearing/Closing: FEB-5, 2003
altimore County Department of ermits and Development Management ounty Office Building, Room 111	
owson, MD 21204	
Attention: Mr. George Zahner	
	der the penalties of perjury that the necessary sign(s) required by
wwere posted conspicuously on the property le	cated at # 8120 Monnis LANE
·	·
•	.
he sign(s) were posted onJAU.	2034 2003 (Month, Day, Year)
•	Sincerely,
	(Signature of Sign Poster and Date)
	CARLANDE, MODIZE (Printed Name)
	3225 RYERSON CIRCLE (Address)
	BAUTIMORE, MD. 21227 (City, State, Zip Code)
	(4(a) 242-4263 (Telephone Number)

RE: Case No.: 03-282-A

TO: PATUXENT PUBLISHING COMPANY

Tuesday, January 21, 2003 Issue - Jeffersonian

Please forward billing to:

Priceless Industries, Inc.

410-285-1900

8120 Norris Lane Baltimore, MD 21222

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: 03-282-A

8120 Norris Lane

N/west side of Norris Lane, 300 feet southwest of Cottage Avenue

15th Election District – 7th Councilmanic District

Legal Owner: Loretta V. Taylorson

<u>Variance</u> to permit setbacks to property line of as close as 10 feet and 25 feet for a proposed building and 29 feet for an existing building in lieu of 30 feet; also to permit between building setbacks of 30 feet and 7 feet in lieu of 60 feet and to permit 8 parking spaces in lieu of the required 15 spaces.

Hearings:

Wednesday, February 5, 2003 at 10:00 a.m. in Room 106, Baltimore

County Office Building, 111 W. Chesapeake Avenue

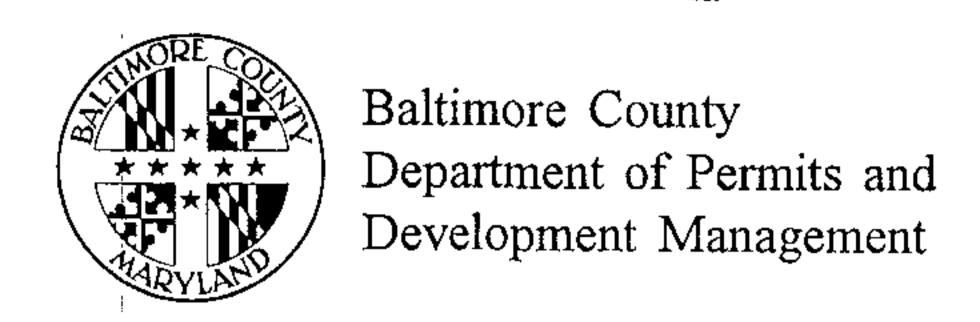
Faurence E. Schmidt

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.



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

Fax: 410-887-5708

December 31, 2002

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: 03-282-A

8120 Norris Lane

N/west side of Norris Lane, 300 feet southwest of Cottage Avenue

15th Election District – 7th Councilmanic District

Legal Owner: Loretta V. Taylorson

<u>Variance</u> to permit setbacks to property line of as close as 10 feet and 25 feet for a proposed building and 29 feet for an existing building in lieu of 30 feet; also to permit between building setbacks of 30 feet and 7 feet in lieu of 60 feet and to permit 8 parking spaces in lieu of the required 15 spaces.

Hearings:

Wednesday, February 5, 2003 at 10:00 a.m. in Room 106, Baltimore

County Office Building, 111 W. Chesapeake Avenue

Arnold Jablon Director

AJ:rlh

C: Loretta V. Taylorson, 7835 North Cove Road, Baltimore 21219 Site Rite Surveying, Inc., 200 E. Joppa Road, Room 101, Towson 21286

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JANUARY 21, 2003.

(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.



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

January 31, 2003

Ms. Loretta V. Taylorson 7835 North Cove Road Baltimore, MD 21219

Dear Ms. Taylorson:

RE: 03-282 Case Number 8120 Norris Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 12/13/02.

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.

Supervisor, Zoning Review

M. Callaballa

WCR:rjc

Enclosures

c: Site Rite Surveying, Inc. 200 E. Joppa Road Room 10, Shell Building Towson, MD 21286
People's Counsel



December 31, 2002



700 East Joppa Road Suite 901 Towson, MD 21286-5500

(410) 887-4500

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

ATTENTION: George Zahner

Distribution Meeting of December 23, 2002

Dear Mr. Zahner:

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items:

257-290 OX X

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office

PHONE 887-4881, MS-1102F

cc: File

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: January 27, 2003

TO:

Arnold Jablon, Director

Department of Permits & Development Management

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For December 30, 2002

Item Nos. 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287,

288, 289, and 290

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

RWB:CEN:jrb

cc: File

Sent 2/5

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: December 30, 2002

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

J Ĵ

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-258, 03-268, & 03-282

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Section Chief: Jyna Janhau

AFK/LL:MAC





Maryland Department of Transportation State Highway Administration



Parris N. Glendening Governor

John D. Porcari Secretary

Parker F. Williams Administrator

Date: /2.30.02

Mr. George Zahner Baltimore County Office of Permits and Development Management County Office Building, Room 109 Towson, Maryland 21204

RE: Baltimore County

Item No. 282

JL

Dear. Mr. Zahner:

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,

1-

Kenneth A. McDonald Jr., Chief Engineering Access Permits Division



Parris N. Glendening
Governor

Kathleen Kennedy Townsend
Lt. Governor

Roy W. Kienutz Secretary Mary Abrams Deputy Secretary

December 27, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
County Office Building
111 West Chesapeake Avenue
Room 111, Mail Stop # 1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, 12/30/02 re: case numbers 03-257-A, 03-258-SPHA, 03-259-SPHA, 03-260-A, 03-261-A, 03-262-A, 03-263-A, 03-264-SPH, 03-265-A, 03-266-XA, 03-267-A, 03-268-A, 03-270-A, 03-271-A, 03-272-A, 03-273-A, 03-274-A, 03-275-A, 03-276-A, 03-277-XA, 03-278-SPH, 03-279-A, 03-280-A, 03-281-SPHA, 03-282-A, 03-283-SPHA, 03-284-A, 03-285-A, 03-286-A, 03-287-A, 03-288-A, 03-289-A, 03-290-A

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 12/26/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely.

1) alle 2 for July 201/2

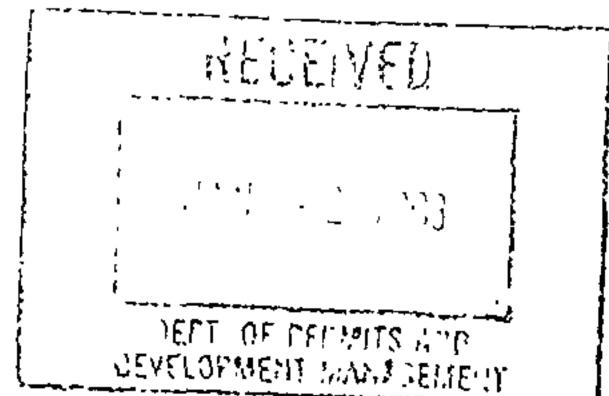
James R. Gatto

Manager

Metropolitan Planning

Local Planning Assistance Unit

cc: Mike Nortrup



RE: PETITION FOR VARIANCE * BEFORE THE

8120 Norris Lane; Nwside Norris Lane, 300ft

SW Cottage Avenue * ZONING COMMISSIONER

15th Election District

7th Councilmanic District * FOR

Legal Owner(s): Loretta V. Taylorson

* BALTIMORE COUNTY

* 03-282-A

* * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and 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 & day of December, 2002, a copy of the foregoing Entry of Appearance was mailed to, Site Rite Surveying, Inc, 200 E. Joppa Road, Room 101, Shell Building, Towson, MD 21286, Representative for Petitioner(s).

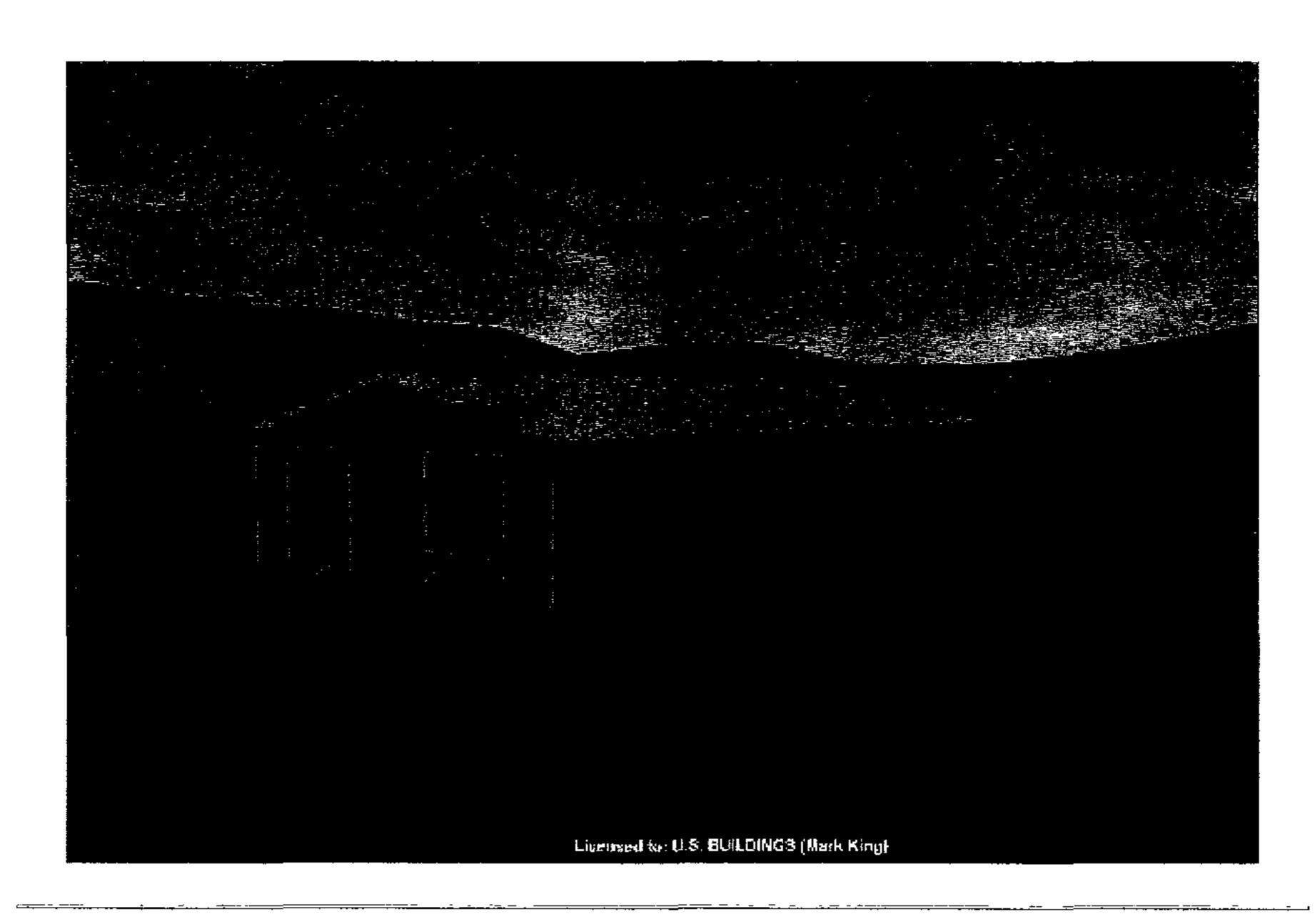
PETER MAX ZIMMERMAN

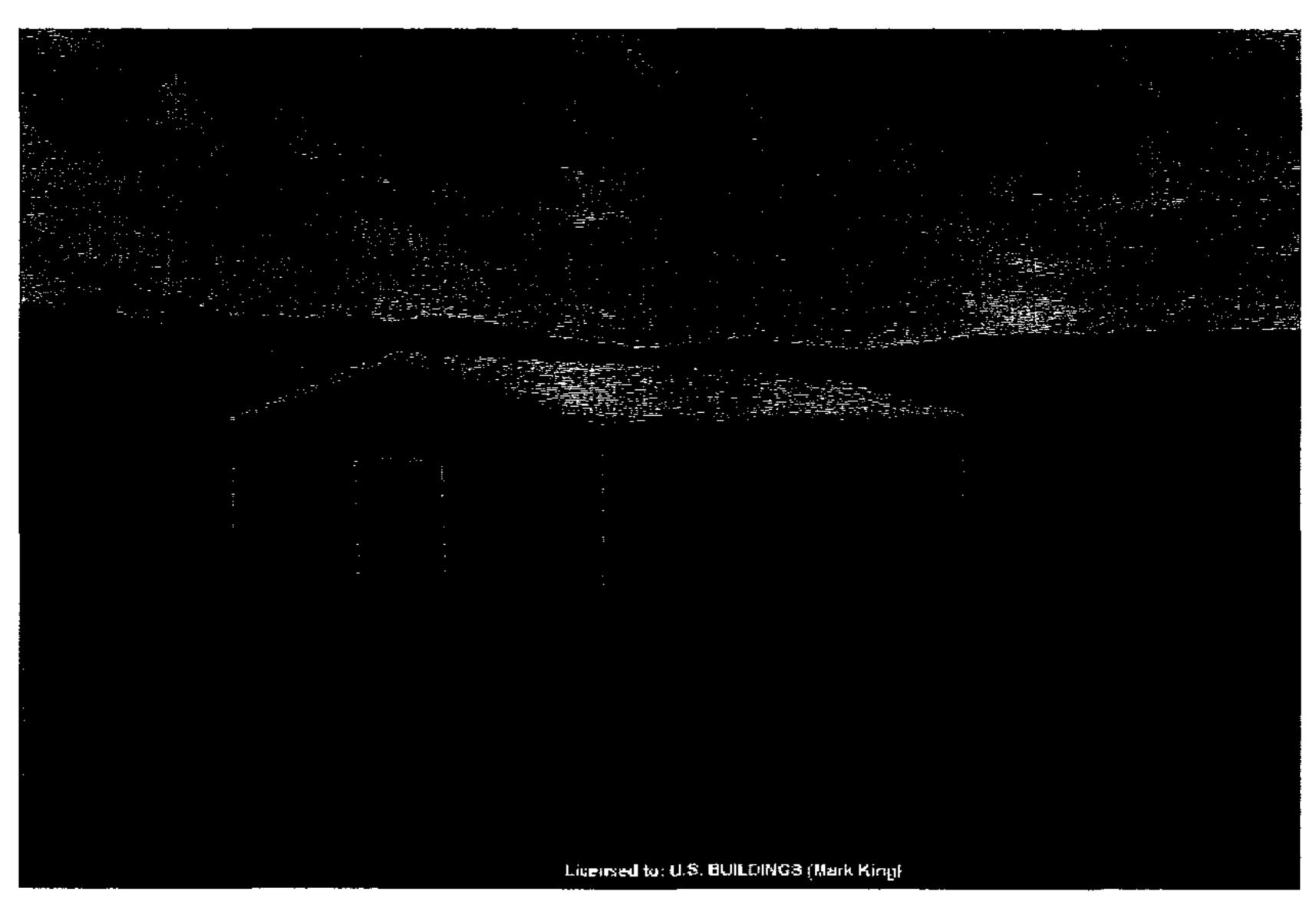
People's Counsel for Baltimore County

CASE NAME BIZO NORRIS LANG CASE NUMBER 63 - ZEZ -A DATE 62-05-03

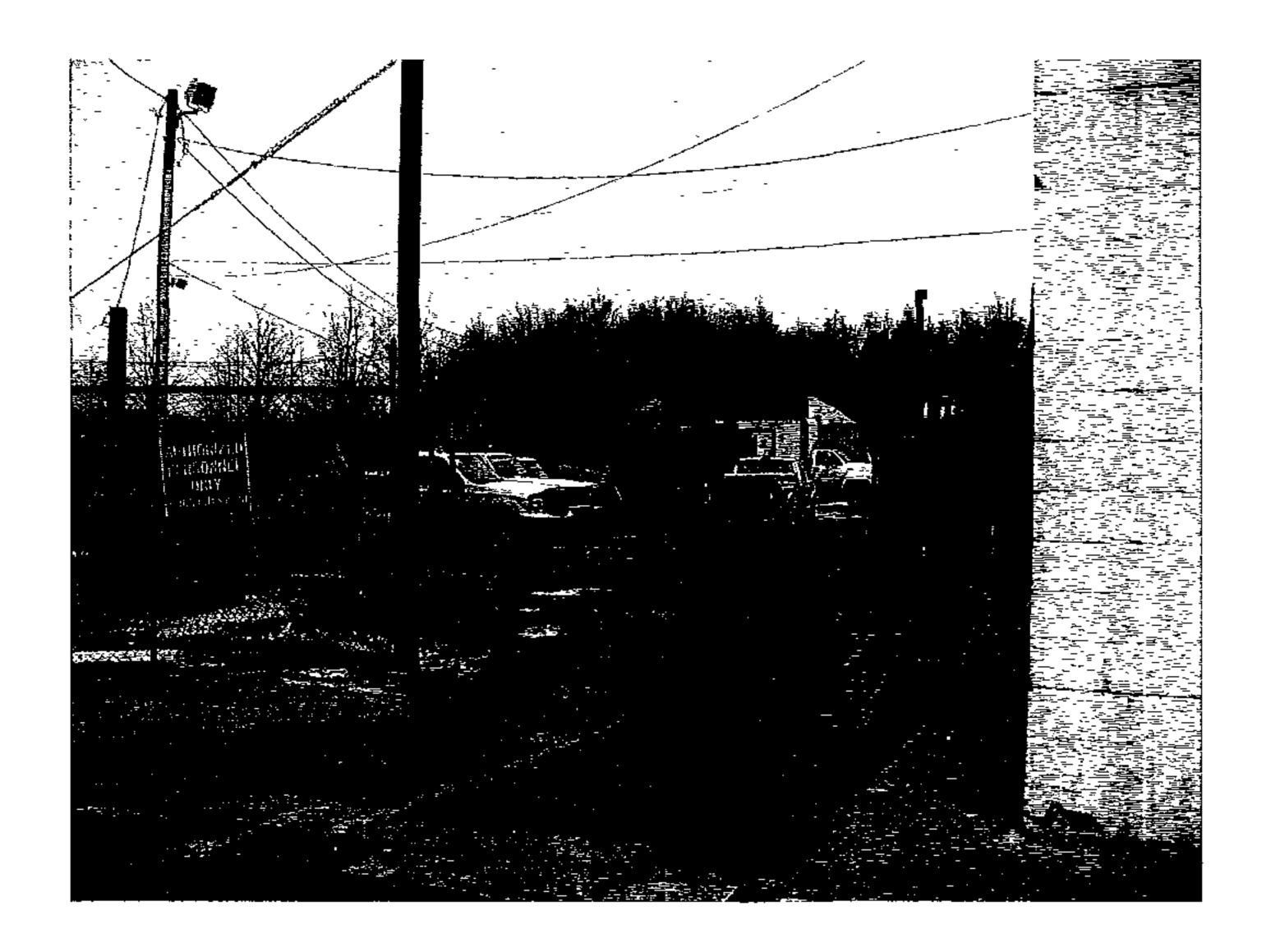
PETITIONER'S SIGN-IN SHEET

ADDRESS	CITY, STATE, ZIP	E- MAIL
200 E. TOPPA. Rd.	Touson Mo. 21286	VIM MVM AT AOL GA
8120 Porris Lage	BATT NO 21270	
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	200 Plovnis Lage	200 Plannis Lane BATT Md 21270

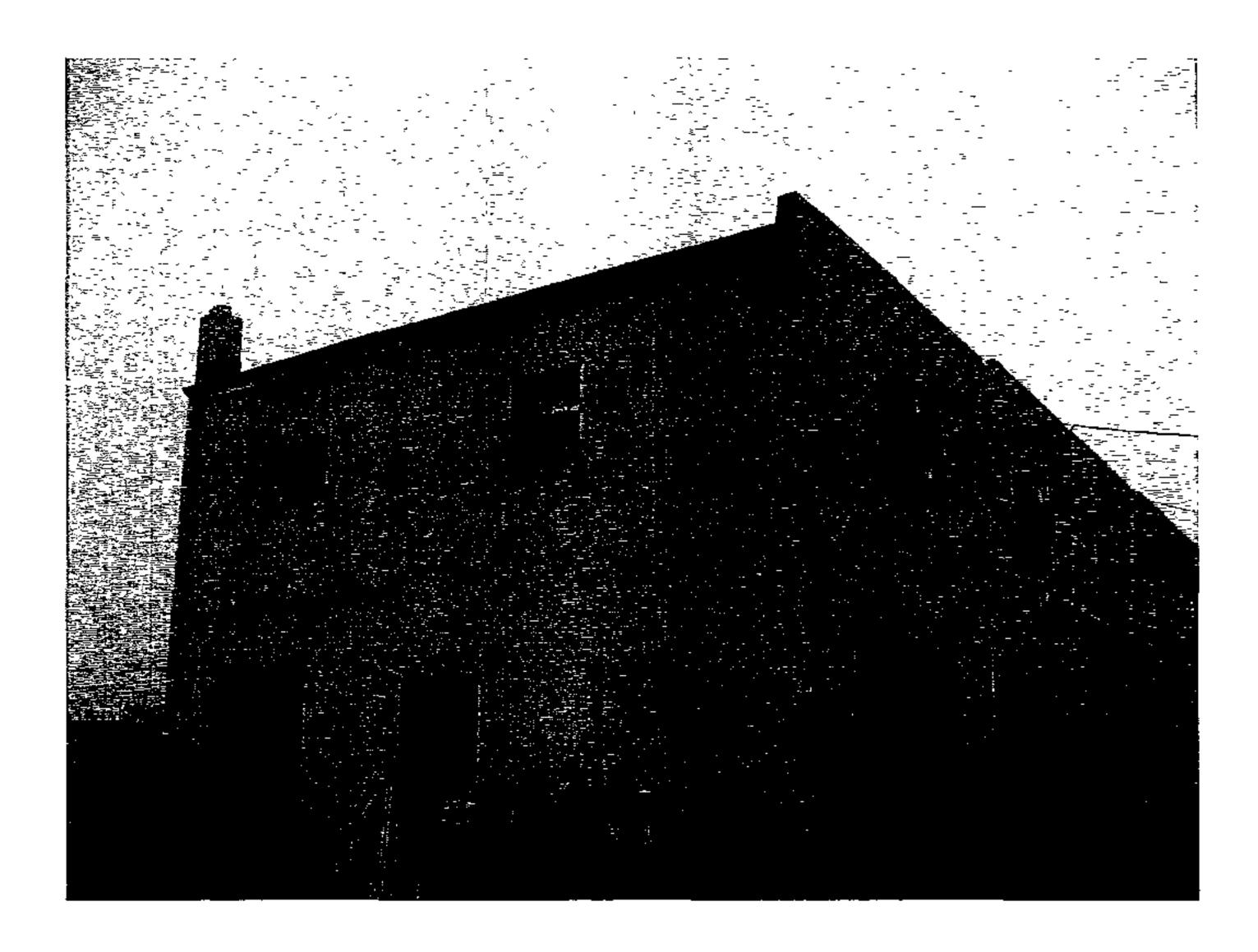






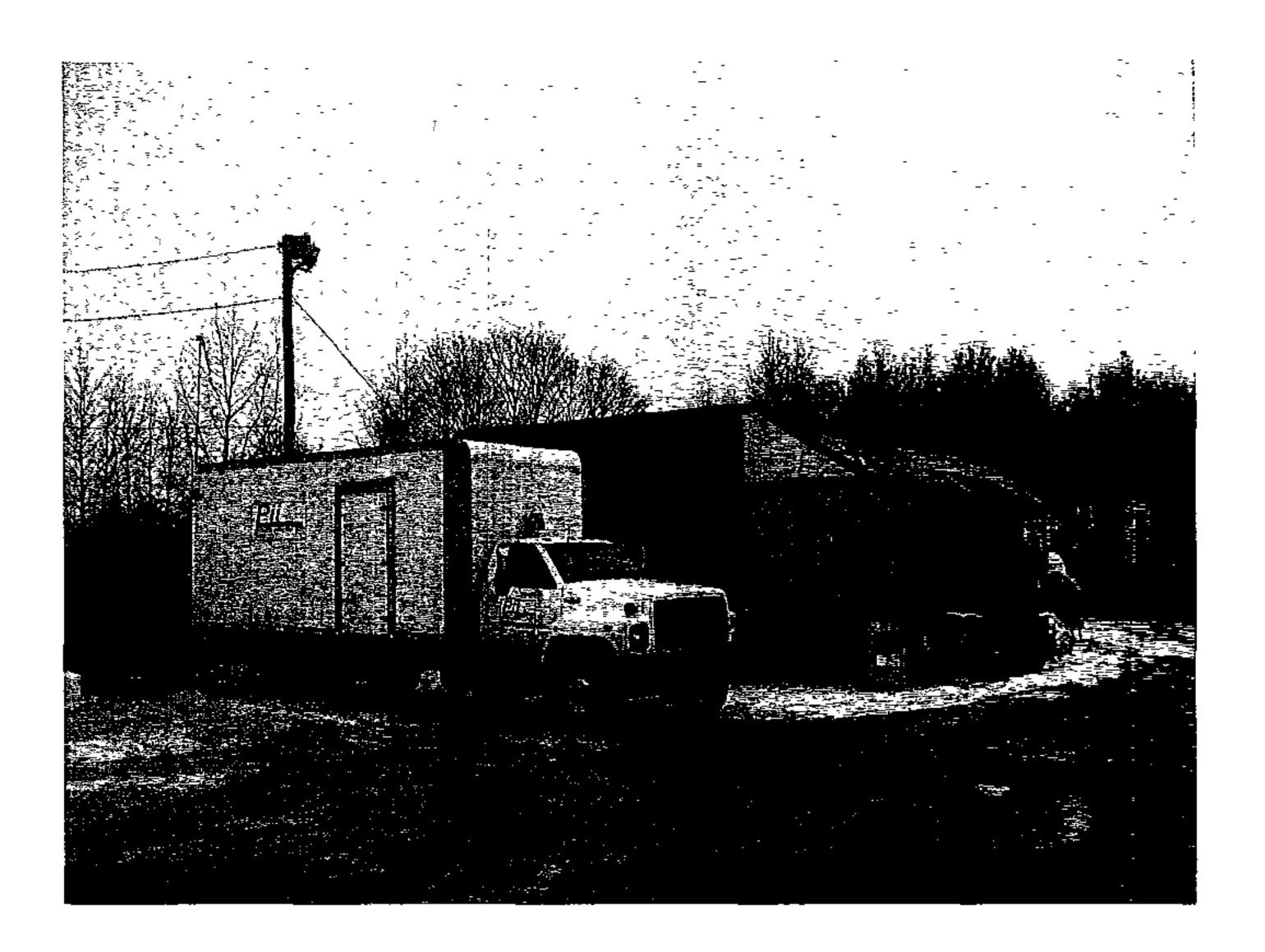


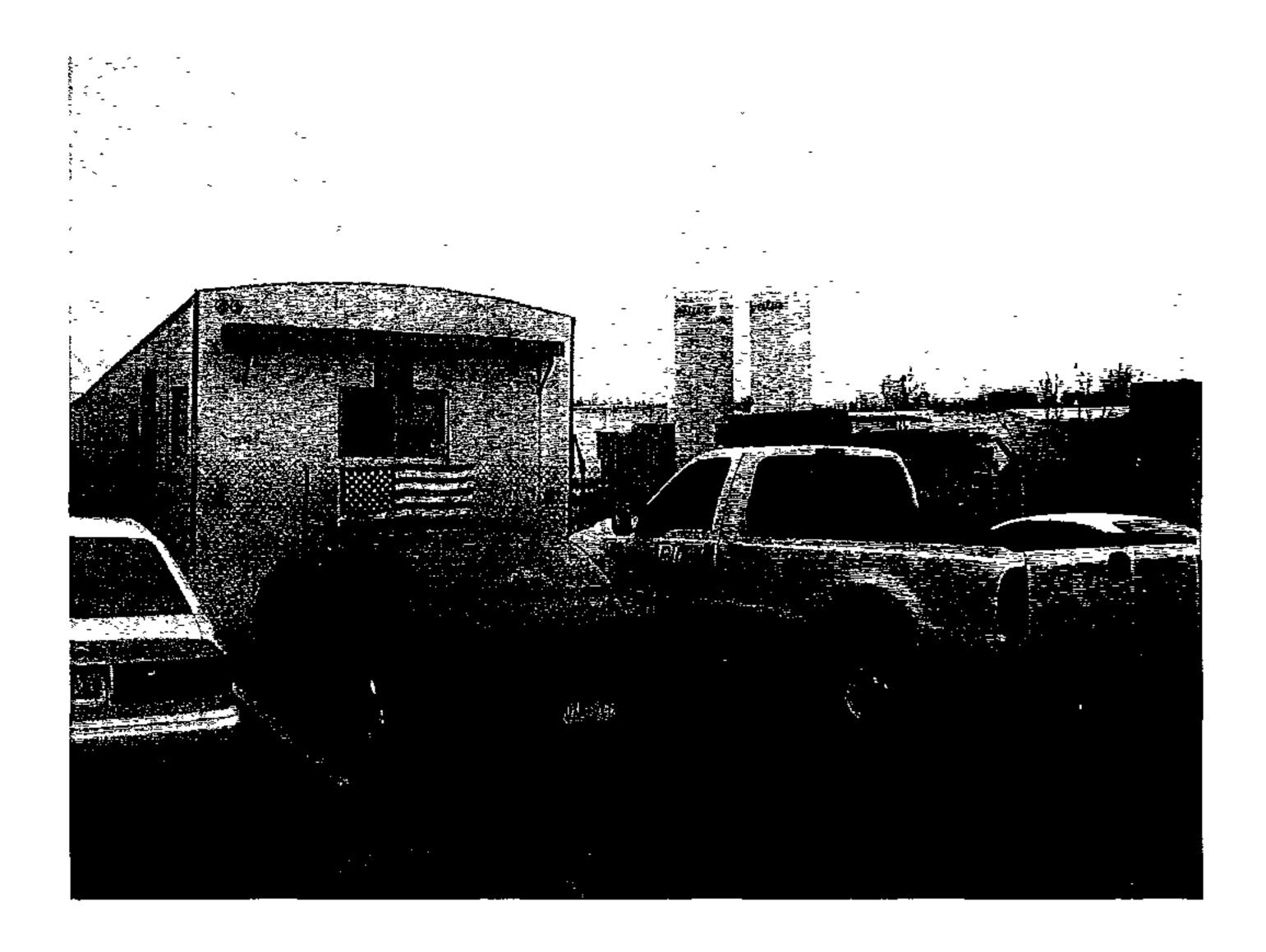


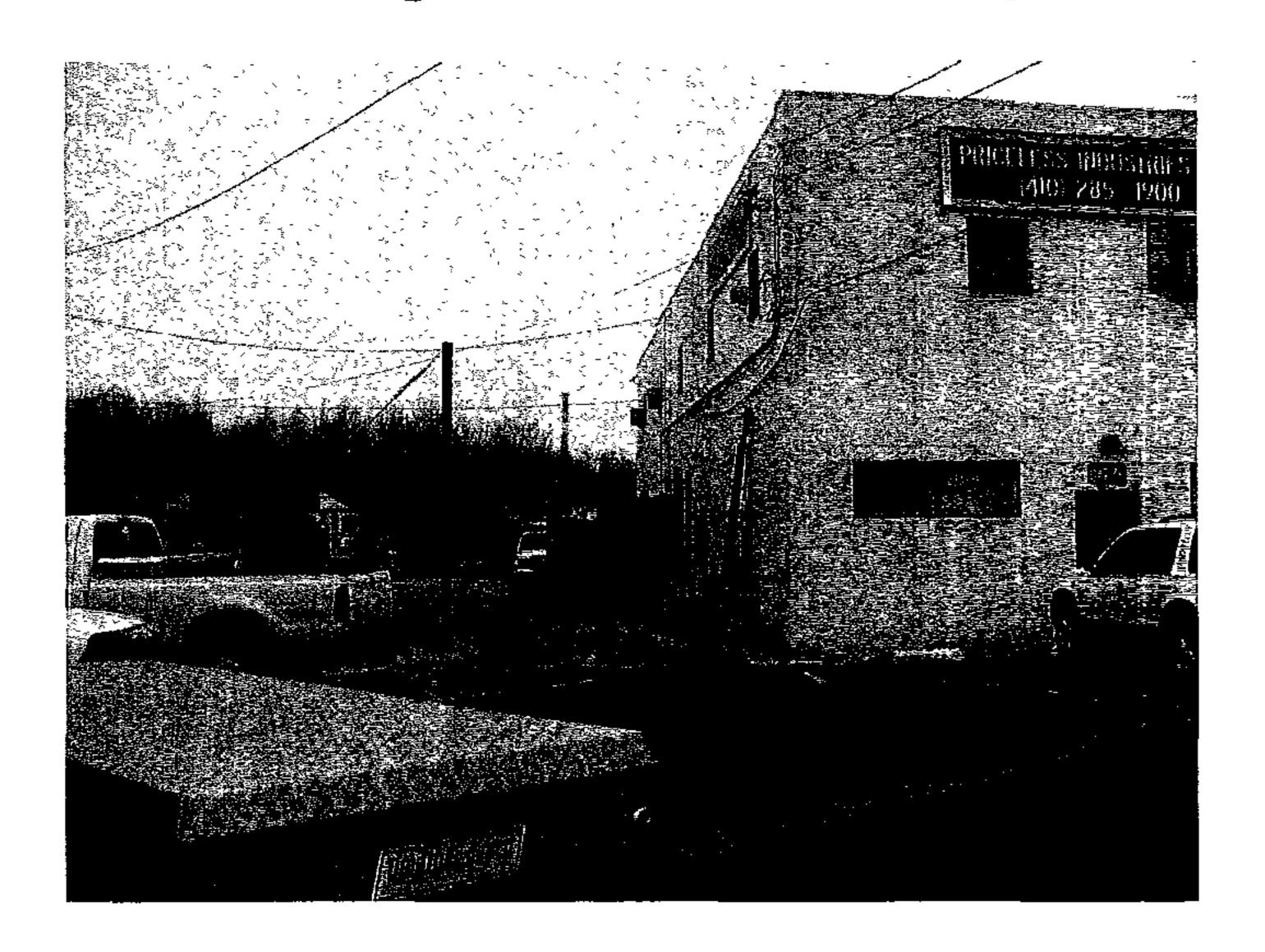












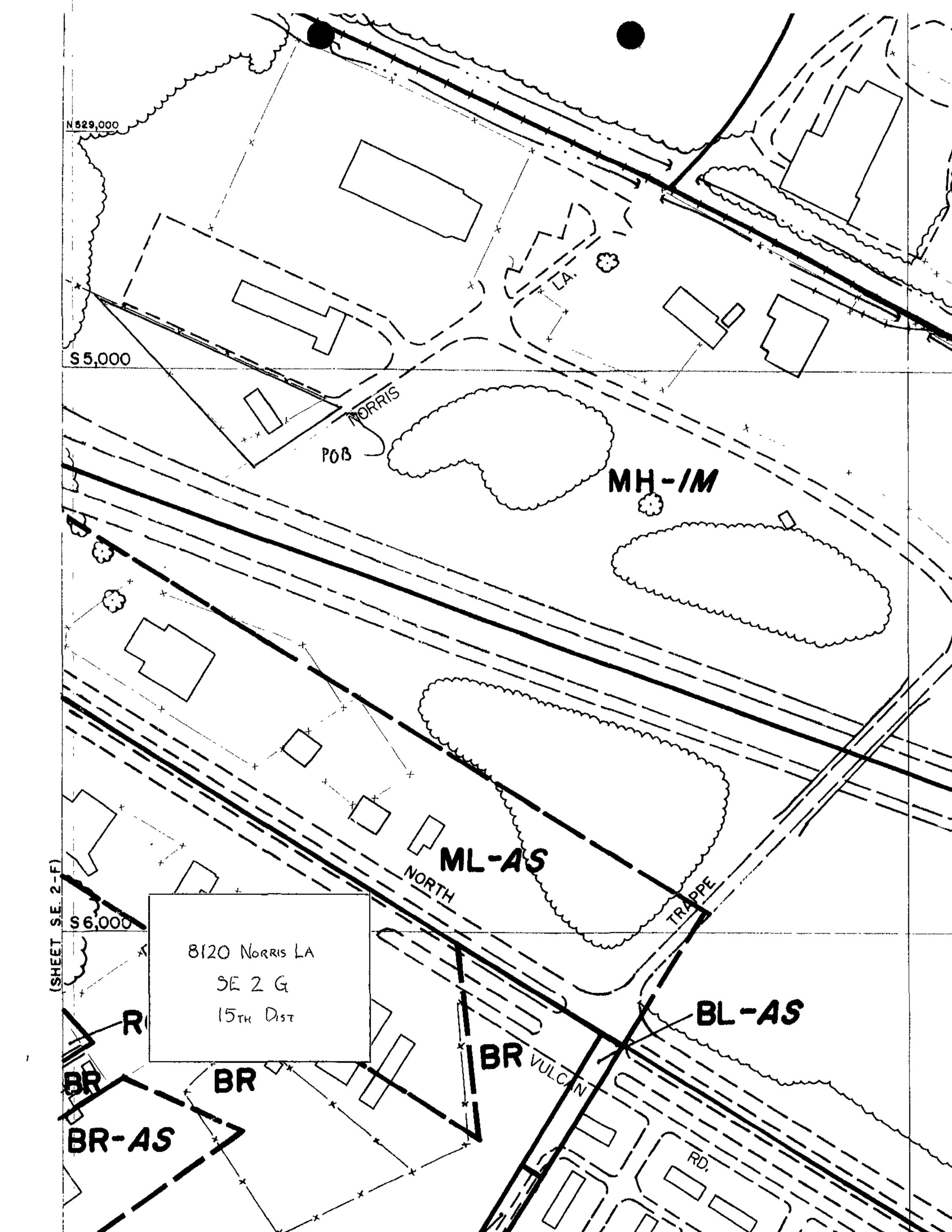


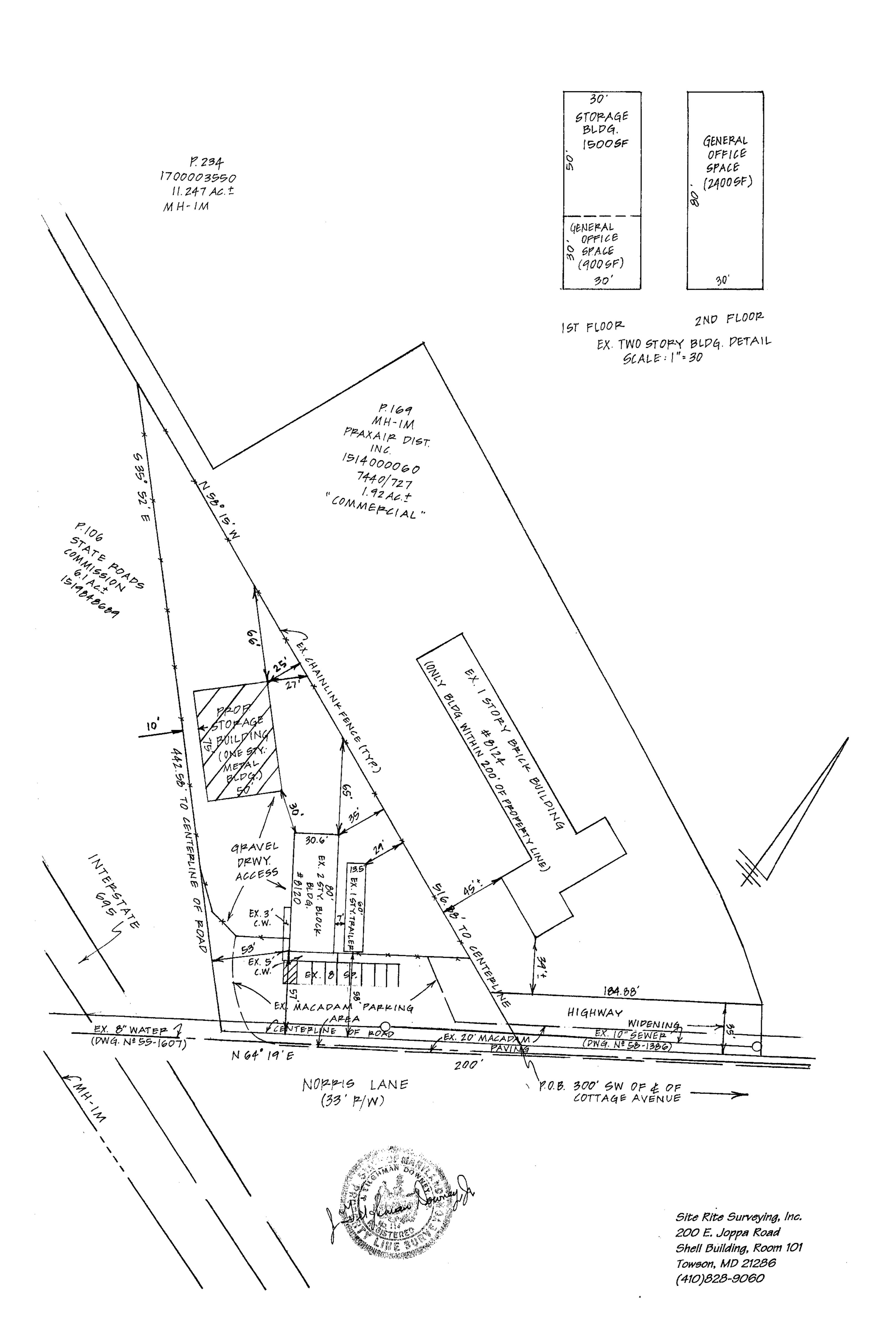


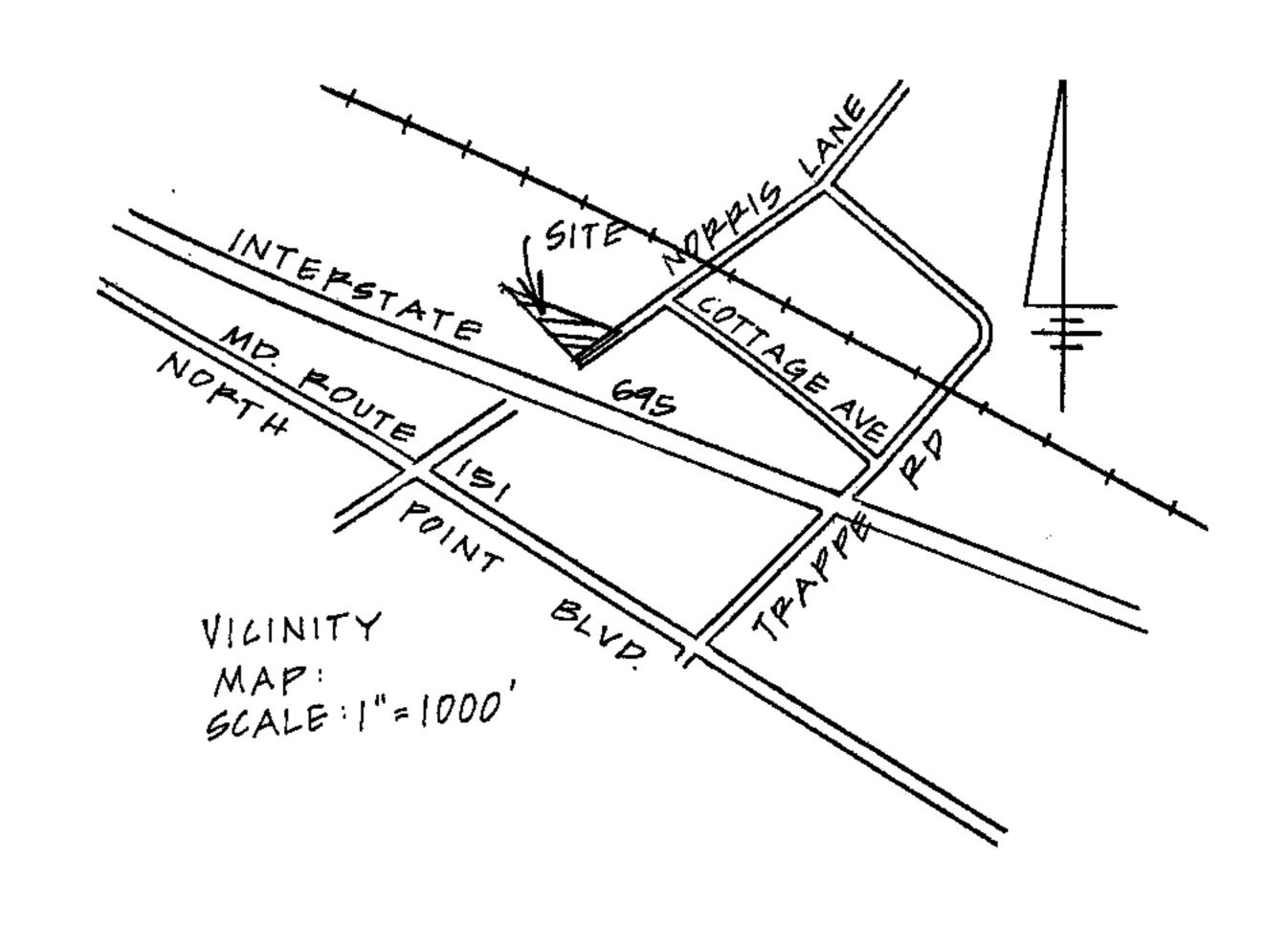












GENERAL NOTES

1. LOT SIZE: 1 AC. +/- OR 43,560 S.F.+/-

2. EXISTING ZONING: M.H.-I.M.

3. 200' SCALE ZONING MAP: S.E. 2-G

4. NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA

5. NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AREA

COMMUNITY PANEL NO.: 240010 0440C ZONE: "C"

6. NOT LOCATED IN THE HISTORIC AREA

7. EXISTING USE: 2 STORY BUILDING: OFFICE (STORAGE OF EQUIPMENT IN GARAGE PORTION OF BUILDING) TRAILER: OFFICE SPACE ONLY

8. PROPOSED USE: CONTINUED OFFICE SPACE FOR BOTH BUILDINGS WITH STORAGE OF EQUIPMENT IN PROPOSED BUILDING

9. NO PRIOR ZONING HISTORY

10. PUBLIC WATER AND AND SEWER AVAILABLE

11. ALL COMMERCIAL BUSINESS STRUCTURES ARE SHOWN WITHIN 200' OF PROPERTY LINES

12. FLOOR AREA RATIO: EX. GROSS FLOOR AREA: 5,706 S.F.

GROSS LOT AREA: 43,560 F.A.R.: 0.13

PROPOSED GROSS FLOOR AREA (INCLUDING EX.): 9,456 S.F.

GROSS FLOOR AREA: 43,560 S.F.

F.A.R.: 0.21

13. MAXIMUM NUMBER OF EMPLOYEES: 10 OFFICE EMPLOYEES / I FULL-TIME YAPD EMPLOYEE

14. HOURS OF OPERATION: MONDAY THROUGH FRIDAY, 7 A.M. - 5:30 P.M.

15. PARKING REQUIRED:

GENERAL OFFICE USE:
3.3 SPACES PER 1,000 S.F.

OFFICE SPACE: 4110 S.F.

PEQ'D. SPACES: 14

STORAGE BUILDING: I FULL-TIME EMPLOYEE

PEQ'D. SPACE: 1

TOTAL PER'D. SPACES: 15

16. SPACES PROVIDED: 8 EXISTING SPACES

17. Plan to comply with Battimax County Landscape Manual. BM

OWNER: LOPETTA TAYLORSON

BENJAMIN TAYLORSON (DECEASED)

7835 N. COVE POAD

BALTI MORE, MD 21219

TAX MAP: 97 GRID: 19 PARCEL: 820

TAX ACCT. Nº: 1520000090

DEED REF.: 3249/390

PLAT TO ACCOMPANY PETITION FOR VARIANCE #8120 NORRIS LANE ELECTION DISTRICT NO. 15 COUNCILMANIC DISTRICT NO. 7 BALTIMORE COUNTY, MARYLAND SCALE: 1" = 50' DECEMBER 13,2002

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