RE:	PETITION FOR VARIANCE	*	BEFORE THE
	7501 Lake Drive; S/side Biddle Street, 500' E c/line 65th Street	*	ZONING COMMISSIONER
	15th Election & 7th Councilmanic Districts		
	Legal Owner(s): Mullan Enterprises, Inc, Norman, W Wilder, Pres	*	FOR
	Contract Purchaser(s): Penn Pontiac-GMC by Ruth Penn Carliner, President	*	BALTIMORE COUNTY
	Petitioner(s)	*	04-039-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
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S Demilio
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 8th day of August, 2003, a copy of the foregoing Entry of Appearance was mailed to, Robert Hoffman, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

RECEIVED
AUG 08 2003
Per.....

TO: PATUXENT PUBLISHING COMPANY
Thursday, September 4, 2003 Issue - Jeffersonian

Please forward billing to:
Amy Dontell
210 Allegheny Avenue
Towson, MD 21204

410-494-6244

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: 04-039-A
7501 Lake Drive
S/side of Biddle Street, 500 feet east of centerline of 65th Street
15th Election District – 7th Councilmanic District
Legal Owner: Mullen Enterprises, Inc., Norman Wilder, President

Variance to permit a distance of 620 feet from a residential zone in lieu of the required 1, 000 feet for a service garage.

Hearings: Tuesday, September 23, 2003, at 9:00 a.m., in Room 106, County Office Building, 111 W. Chesapeake Avenue

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

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

August 7, 2003

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: 04-039-A
7501 Lake Drive
S/side of Biddle Street, 500 feet east of centerline of 65th Street
15th Election District – 7th Councilmanic District
Legal Owner: Mullen Enterprises, Inc., Norman Wilder, President

Variance to permit a distance of 620 feet from a residential zone in lieu of the required 1, 000 feet for a service garage.

Hearings: Tuesday, September 23, 2003, at 9:00 a.m., in Room 106, County Office Building, 111 W. Chesapeake Avenue

Timothy Kotroco
Director

TK:klm

C: Robert Hoffman, Venable, 210 Allegheny Avenue, Towson 21204
Mullan Enterprises, Norman Wilder, Pres., 2330 W. Joppa Rd., Lutherville 21093
Penn Pontiac-GMC, Ruth Penn Carliner, Pres., 1 Kane St., PO Box 26036, Baltimore 21224

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, SEPTEMBER 8, 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.

Printed with Soybean Ink
on Recycled Paper

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: 04-039-A

Petitioner: Penn Pontiac-GMC

Address or Location: 7501 Lake Drive

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dontell

Address: 210 Allegheny Avenue
Towson, Maryland 21204

Telephone Number: 410-494-6244

Revised 2/20/98 - SCJ

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7501 Lake Drive

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)

See attached.

Withdrawn 9/23/03

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

To be determined at 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:

See attached.
Name - Type or Print

Signature

Address — Telephone No.

City — State — Zip Code

Legal Owner(s):

Mullan Enterprises, Inc.
Name - Type or Print

By: [signature]
Signature

Norman W. Wilder, President
Name - Type or Print

Signature

2330 West Joppa Road — (410) 494-9200
Address — Telephone No.

Lutherville, Maryland 21093
City — State — Zip Code

Attorney For Petitioner:

Robert A. Hoffman
Name - Type or Print

[signature]
Signature

Venable LLP
Company

210 Allegheny Avenue — (410) 494-6200
Address — Telephone No.

Towson, Maryland 21204
City — State — Zip Code

Representative to be Contacted:

Robert A. Hoffman
Name

210 Allegheny Avenue — (410) 494-6200
Address — Telephone No.

Towson, Maryland 21204
City — State — Zip Code

Case No. 04-039-A

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____
Reviewed By BM Date 7/24/03

REV 9/15/98

Petition for Variance
7501 Lake Drive
Signature Page

Contract Purchaser/Lessee:

Penn Pontiac-GMC
By: Ruth Penn Carliner, President

Ruth Penn Car
Signature

1 Kane Street
Post Office Box 26036
Baltimore, Maryland 21224
(410) 633-9000 xt. 123

TO1DOCS1/ald99/#165185 v1

#039

Petition for Variance
7501 Lake Drive

A Variance from Section 256.3 of the Baltimore County Zoning Regulations to permit a distance of 620 feet from a residential zone in lieu of the required 1000 feet for a Service Garage.

#165037v1

#039

DMW
Daft•McCune•Walker, Inc.

200 East Pennsylvania Avenue
Towson, Maryland 21286
http://www.dmw.com
410 296 3333
Fax 410 296 4705

A Team of Land Planners,
Landscape Architects,
Golf Course Architects,
Engineers, Surveyors &
Environmental Professionals

Description

To Accompany Petition for Zoning Variance

Portion of Mullan Enterprises, Inc., Property

Southeast Side of East Biddle Street

Fifteenth Election District, Baltimore County, Maryland

Beginning for the same on the southeast side of East Biddle Street at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of 65th Street with the centerline of Biddle Street (1) Northeasterly along said centerline of Biddle Street 475 feet, and thence (2) Southeasterly 37.5 feet more or less, to the point of beginning, thence leaving said place of beginning and binding on East Biddle Street, referring all courses of this description to the Grid Meridian established in the Maryland Coordinate System NAD 83 (1991), (1) North 58 degrees 44 minutes 18 seconds East 365.16 feet, thence leaving said East Biddle Street and running for lines the six following course and distances, viz: (2) South 32 degrees 57 minutes 46 seconds East 192.71 feet, thence (3) South 34 degrees 12 minutes 48 seconds East 128.63 feet, thence (3) South 56 degrees 22 minutes 34 seconds West 275.34 feet, thence (5) South 02 degrees 44 minutes 26 seconds East 4.66 feet, thence (6) South 56 degrees 22 minutes 34 seconds West 90.14 feet, and thence (7) North 32 degrees 57 minutes 46 seconds West 340.39 feet to the place of beginning; containing 2.768 acres of land, more or less.

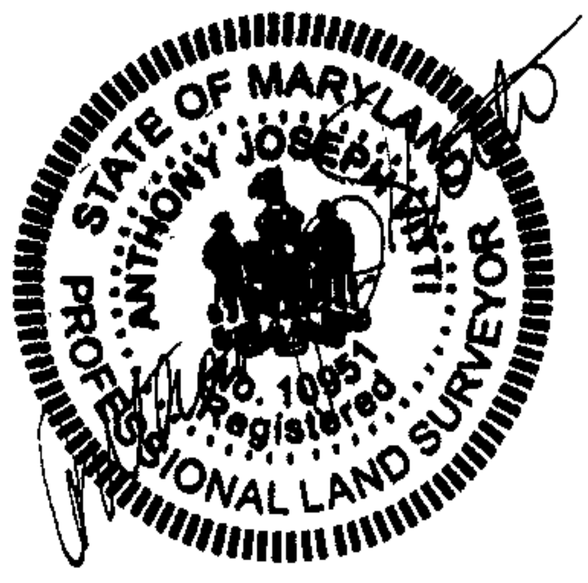
#039

Being a portion of the land which by deed dated September 4, 1997 and recorded among the Land Records of Baltimore County, Maryland, in Liber S.M. 12439, folio 406 was conveyed by Mullen Enterprises, Inc. to Mullen Enterprises, Inc.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

July 21, 2003

Project No. 84110.M (L84110.M)



Md. Reg. # 10951

#039

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 25094

DATE 7/24/03

ACCOUNT R001-006-6150

AMOUNT $ 325.00

RECEIVED FROM: Penn Pontiac

FOR: Variance

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

Item # 039

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
7/24/2003	7/24/2003	10:14:54	4

REG WEB6 WALKIN KWCW KGH
>>RECEIPT # 174043 7/24/2003 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 025094
Recpt Tot $325.00
325.00 CK .00 CA
Baltimore County, Maryland

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:

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7501 Lake Drive
S/side of Biddle Street, 500 feet east of centerline of 65th Street
15th Election District – 7th Councilmanic District
Legal Owner(s): Mullen Enterprises, Inc., Norman Wilder, President

Variance: to permit a distance of 620 feet from a residential zone in lieu of the required 1,000 feet for a service garage.

Hearing(s): Tuesday, September 23, 2003 at 9:00 a.m. in Room 106, 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 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.

9/106 Sep 4 C624178

CERTIFICATE OF PUBLICATION

9/5/, 2003

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/4/, 2003.

☒ The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
☐ Owings Mills Times
☐ NE Booster/Reporter
☐ North County News

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 04-039-A

Petitioner/Developer: MULLEN ENT.
NORMAN WILDER, PRES.

Date of Hearing/Closing: 9/23/03

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

ATTN: Becky Hart {(410) 887-3394}

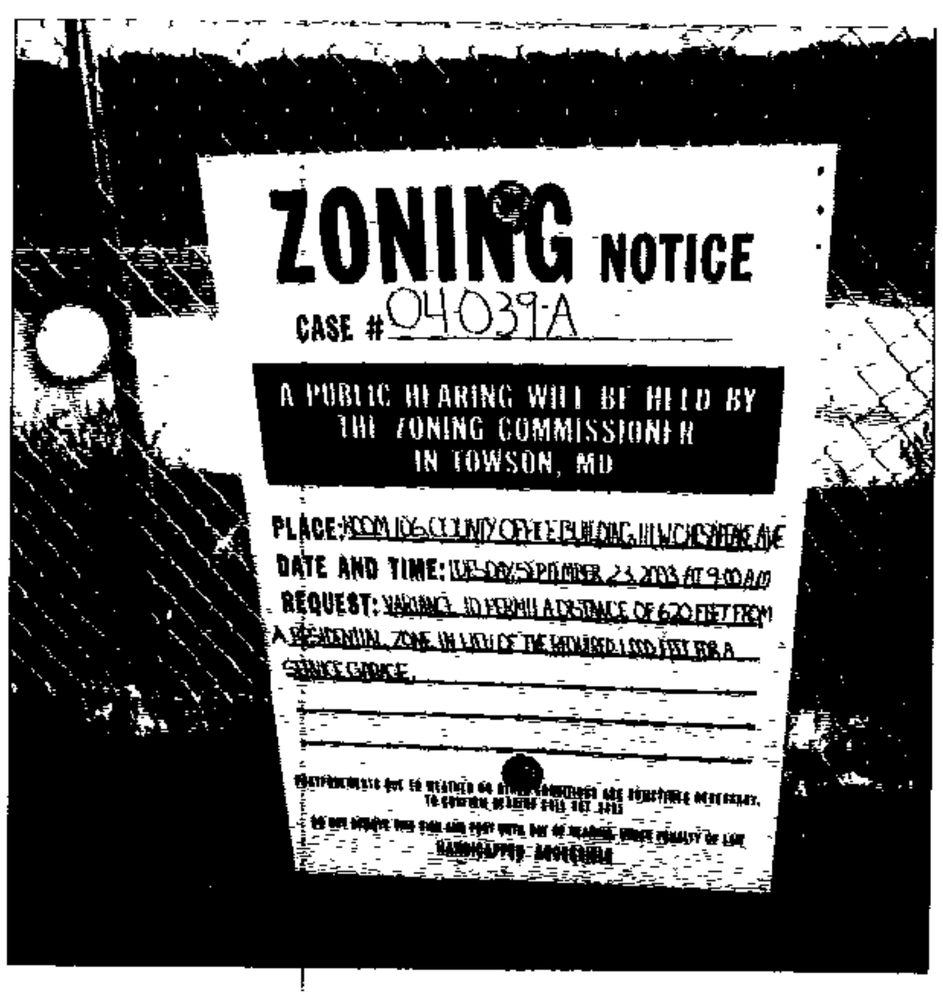
Ladies and Gentlemen:

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:

7501 LAKE DRIVE

The sign(s) were posted on 9/6/03
(Month, Day, Year)

Sincerely,



9/6/03
(Signature of Sign Poster) (Date)

SSG Robert Black
(Print Name)

1508 Leslie Road
(Address)

Dundalk, Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)

Baltimore County
Department of Permits and
Development Management

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

September 18, 2003

Robert Hoffman
Venable, Baetjer & Howard
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Hoffman:

RE: Case Number: 04-039-A, 7501 Lake Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 24, 2003.

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.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel
Mullan Enterprises, Norman Wilder, 2330 W. Joppa Road, Lutherville 21093
Penn Pontiac, 1 Kane Street, PO Box 26036, Baltimore 21224

Baltimore County
Fire Department

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

August 6, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: August 4, 2003

Item No.: 034, 036-045 (039)

Dear Ms. Hart:

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.

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: September 25, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For August 11, 2003
Item Nos. 033, 034, 035, 036, 037,
039, 040, 041, 043, 045, and 046

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley RBS /TOT

DATE: August 28, 2003

SUBJECT: Zoning Item 39
Address 7501 Lake Drive (Rosedale Industrial Park)

Zoning Advisory Committee Meeting of August 4, 2003

____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

__X__ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

__X__ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Keith Kelly Date: August 28, 2003

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: September 11, 2003

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

SUBJECT: Zoning Advisory Petition(s): **Case 04-039, 04-054, and 04-055**
Administrative Variance

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: Mark A Cunningham

Section Chief: Lyn Lanham

AFK/LL:MAC

Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

State Highway Administration
Driven to Excel

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Date: 8·5·03

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

RE: Baltimore County
Item No. 035 BPR

Dear. Ms. Hart:

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,

K. A. McDonald

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

Rec'd

VENABLE LLP

210 Allegheny Avenue
Post Office Box 5517
Towson, Maryland 21285-5517

Telephone 410-494-6200
Facsimile 410-821-0147

www.venable.com

Writer's Direct Number:
(410) 494-6285

dhkarceski@venable.com

September 25, 2003

HAND-DELIVERED

Timothy M. Kotroco, Director
Department of Permits
and Development Management
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case No.: 04-039-A
Property: 7501 Lake Drive
15th Election District, 7th Councilmanic District

Dear Mr. Kotroco:

The purpose of this letter is to confirm that our client, Mullan Enterprises, Inc., has withdrawn its Petition for Variance in the above-captioned case. This is without prejudice to the right of Mullan Enterprises or any contract purchasers or lessees of the property to seek approvals in the future.

Very truly yours,

David H. Karceski

DHK/bl
cc: Robert A. Hoffman, Esquire
Ms. Rebecca Hart
TO1DOCS1/DHK01/#169300 v1

RECEIVED
SEP 2 2003
03-3341
DEPT OF PERMITS &
DEVELOPMENT MANAGEMENT

PLEASE PRINT CLEARLY

CASE NAME 7501 LAKE DRIVE
CASE NUMBER 04-039-A
DATE 9/23/03

PETITIONER'S SIGN-IN SHEET

NAME	ADDRESS	CITY, STATE, ZIP	E- MAIL
DAVID KARCZSKI	210 Allegheny Ave TOWSON MD 21204		Jk karcuski@venable.com

VICINITY MAP

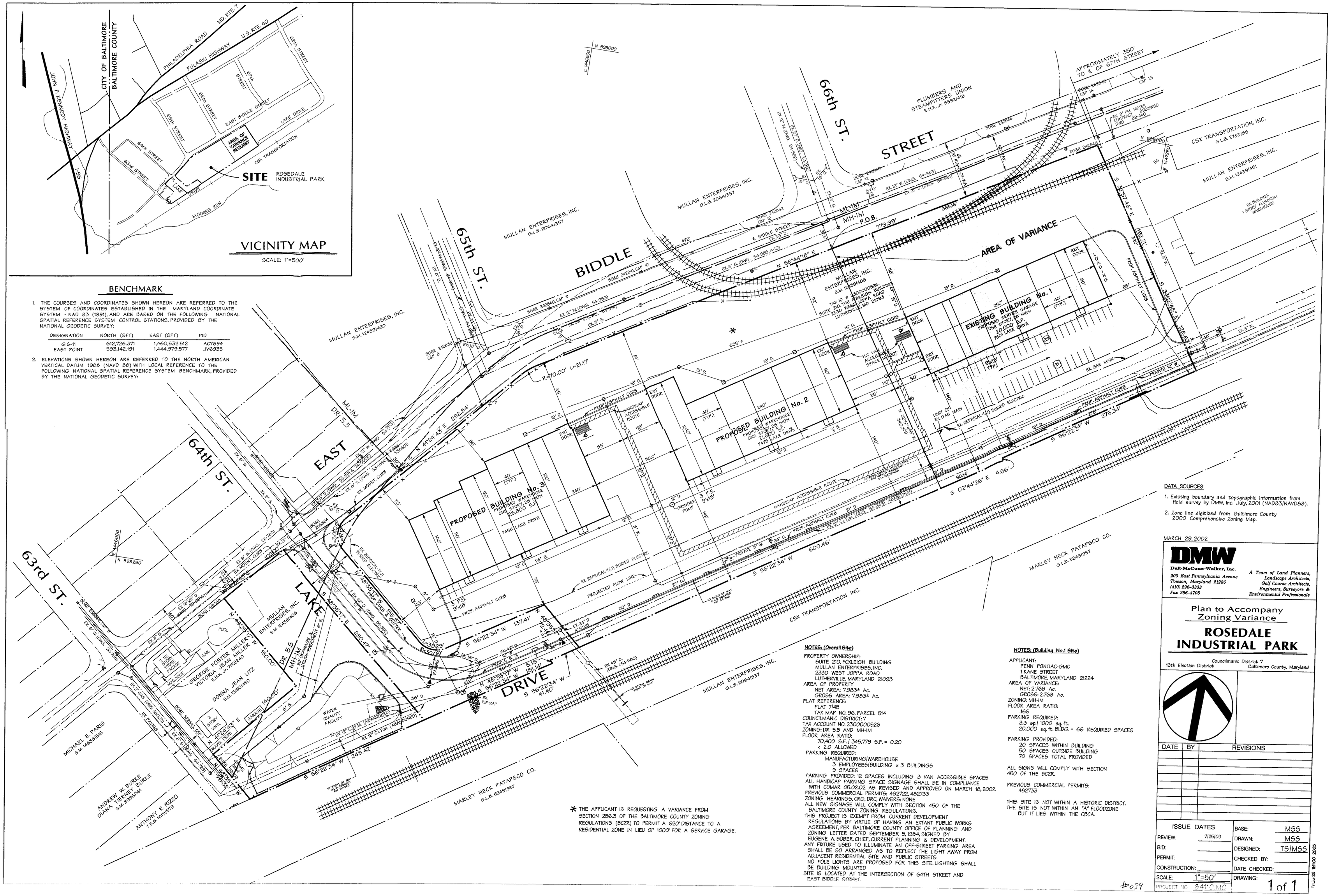
SCALE: 1"=500'

BENCHMARK

1. THE COURSES AND COORDINATES SHOWN HEREON ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM - NAD 83 (1991), AND ARE BASED ON THE FOLLOWING NATIONAL SPATIAL REFERENCE SYSTEM CONTROL STATIONS, PROVIDED BY THE NATIONAL GEODETIC SURVEY:

DESIGNATION	NORTH (SFT)	EAST (SFT)	PID
GIS-11	612,726.371	1,460,532.512	AC7694
EAST POINT	593,142.191	1,444,979.577	JV6935

2. ELEVATIONS SHOWN HEREON ARE REFERRED TO THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88) WITH LOCAL REFERENCE TO THE FOLLOWING NATIONAL SPATIAL REFERENCE SYSTEM BENCHMARK, PROVIDED BY THE NATIONAL GEODETIC SURVEY:



* THE APPLICANT IS REQUESTING A VARIANCE FROM SECTION 256.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS (BCZR) TO PERMIT A 620' DISTANCE TO A RESIDENTIAL ZONE IN LIEU OF 1000' FOR A SERVICE GARAGE.

NOTES: (Overall Site)

PROPERTY OWNERSHIP:
SUITE 210, FOXLEIGH BUILDING
MULLAN ENTERPRISES, INC.
2330 WEST JOPPA ROAD
LUTHERVILLE, MARYLAND 21093
AREA OF PROPERTY
NET AREA: 7.983± Ac.
GROSS AREA: 7.983± Ac.
PLAT REFERENCE:
PLAT 7145
TAX MAP NO. 96, PARCEL 514
COUNCILMANIC DISTRICT: 7
TAX ACCOUNT NO. 2300000526
ZONING: DR 5.5 AND MH-IM
FLOOR AREA RATIO:
70,400 S.F. / 346,779 S.F. = 0.20
< 2.0 ALLOWED
PARKING REQUIRED:
MANUFACTURING/WAREHOUSE
3 EMPLOYEES/BUILDING x 3 BUILDINGS
9 SPACES
PARKING PROVIDED: 12 SPACES INCLUDING 3 VAN ACCESSIBLE SPACES
ALL HANDICAP PARKING SPACE SIGNAGE SHALL BE IN COMPLIANCE WITH COMAR 05.02.02 AS REVISED AND APPROVED ON MARCH 18, 2002.
PREVIOUS COMMERCIAL PERMITS: 482722, 482733
ZONING HEARINGS, CRG, DRC, WAIVERS: NONE
ALL NEW SIGNAGE WILL COMPLY WITH SECTION 450 OF THE BALTIMORE COUNTY ZONING REGULATIONS.
THIS PROJECT IS EXEMPT FROM CURRENT DEVELOPMENT REGULATIONS BY VIRTUE OF HAVING AN EXTANT PUBLIC WORKS AGREEMENT, PER BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING LETTER DATED SEPTEMBER 5, 1984, SIGNED BY EUGENE A. BOBER, CHIEF, CURRENT PLANNING & DEVELOPMENT.
ANY FIXTURE USED TO ILLUMINATE AN OFF-STREET PARKING AREA SHALL BE SO ARRANGED AS TO REFLECT THE LIGHT AWAY FROM ADJACENT RESIDENTIAL SITE AND PUBLIC STREETS.
NO POLE LIGHTS ARE PROPOSED FOR THIS SITE. LIGHTING SHALL BE BUILDING MOUNTED
SITE IS LOCATED AT THE INTERSECTION OF 64TH STREET AND EAST BIDDLE STREET.

NOTES: (Building No.1 Site)

APPLICANT:
PENN PONTIAC-GMC
1 KANE STREET
BALTIMORE, MARYLAND 21224
AREA OF VARIANCE:
NET: 2.768 Ac.
GROSS: 2.768 Ac.
ZONING: MH-IM
FLOOR AREA RATIO:
.166
PARKING REQUIRED:
3.3 sp/ 1000 sq. ft.
20,000 sq. ft. BLDG. = 66 REQUIRED SPACES

PARKING PROVIDED:
20 SPACES WITHIN BUILDING
50 SPACES OUTSIDE BUILDING
70 SPACES TOTAL PROVIDED

ALL SIGNS WILL COMPLY WITH SECTION 450 OF THE BCZR.

PREVIOUS COMMERCIAL PERMITS:
482733

THIS SITE IS NOT WITHIN A HISTORIC DISTRICT.
THE SITE IS NOT WITHIN AN "A" FLOODZONE BUT IT LIES WITHIN THE CBCA.

DATA SOURCES:

1. Existing boundary and topographic information from field survey by DMW, Inc. July, 2001 (NAD83/NAVD88).
2. Zone line digitized from Baltimore County 2000 Comprehensive Zoning Map.

MARCH 29, 2002

DMW
Daft-McCune-Walker, Inc.
200 East Pennsylvania Avenue
Towson, Maryland 21286
(410) 296-3333
Fax 296-4705

A Team of Land Planners, Landscape Architects, Golf Course Architects, Engineers, Surveyors & Environmental Professionals

Plan to Accompany
Zoning Variance

ROSEDALE INDUSTRIAL PARK

Councilmanic District 7
15th Election District — Baltimore County, Maryland

DATE	BY	REVISIONS

ISSUE DATES			
REVIEW:	7/25/03	BASE:	MSS
BID:		DRAWN:	MSS
PERMIT:		DESIGNED:	TS/MSS
CONSTRUCTION:		CHECKED BY:	
SCALE:	1"=50'	DATE CHECKED:	
PROJECT NO:	8412.MC	DRAWING:	1 of 1

#039

2003 11:18:55 AM \\ATHENS\MSTATION\CADNET\NCDF\dsysdef rhurwitz dh\hpm\8411Bk.3.hpm

Fri Jul 25 11:16:00 2003