

IN RE: PETITION FOR VARIANCE
N/S Joppa Road, 595' E of the c/l
Old Harford Road
(2416 E. Joppa Road)
9th Election District
5th Council District

Joppa Road, LLC
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 05-125-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owner of the subject property, Joppa Road, LLC, through Timothy S. O'Shea, a member. The Petitioner seeks variance relief from Section 409.4.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a driveway width for two-way movements of 10 feet in lieu of the required 20 feet. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing on behalf of the Petitioner were Charles Merritt of Merritt Development Consultants, Inc., and Howard, L. Alderman, Jr., Esquire, attorney for the Petitioner. Appearing as an interested citizen was Linda Clarke, a nearby resident. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the north side of Joppa Road, just east of its intersection with Old Harford Road in Parkville. The property contains a gross area of 0.29 acres, more or less, zoned R.O. and is located in an area that contains a mix of business/residential uses. In this regard, to the north is a small ROA zoned parcel, and B.L. zoned land is located to the west; however, the residential communities of Harford Hills and Joppa Springs are located immediately east and south of the subject site. In any event, the subject property is improved with a 1½-story office

ORDER RECEIVED FOR FILING

Date 11/28/04

By [Signature]

building. Currently, all visitors/employees park in the front portion of the lot along the existing driveway. Mr. Merritt testified that this is the only R.O. zoned lot on the north side of Joppa Road that has parking in front. Apparently, a parking study (East Joppa Road Corridor Study) was recently undertaken by the Joppa Road business community and it was determined that all parking for business uses along this road should be provided to the rear of the buildings. Thus, the Petitioners propose to extend the existing macadam driveway on the east side of the building to the rear of the property and relocate parking to that portion of the site. However, due to the location of the existing building on the lot, the Petitioner cannot meet the required driveway width for two-way traffic movement. In this regard, the site plan shows that the property is somewhat trapezoidal in shape and that the building is not situated squarely on the lot. Moreover, side yard setbacks of 13 feet (west) and 11 feet (east) are provided. Thus, it is clear that the Petitioner cannot meet the required driveway width on either side of its property and that variance relief is necessary.

There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and the Office of Planning supports the Petitioner's proposal. However, that agency has recommended that all parking be limited to the north side of the proposed parking area, as indicated on the plan, and not immediately behind the building so as to provide safe and efficient movement of vehicles to and from the driveway. The Petitioner agreed to restrict parking to this area.

As noted above, Ms. Linda Clarke appeared as an interested citizen. Ms. Clarke did not raise any questions and apparently had no objections to the Petitioner's proposal.

Based upon the testimony and evidence presented, I am persuaded to grant the requested relief. As noted above, the variance request is generated due to the location of the existing building and unusual shape of the lot and it is clear that the Petitioner would suffer a practical difficulty if relief were denied. The Petitioner's proposal is consistent with adjacent R.O. zoned uses and will not be detrimental to the health, safety and general welfare of the locale. To the contrary, relocating parking to the rear of the site will improve the general

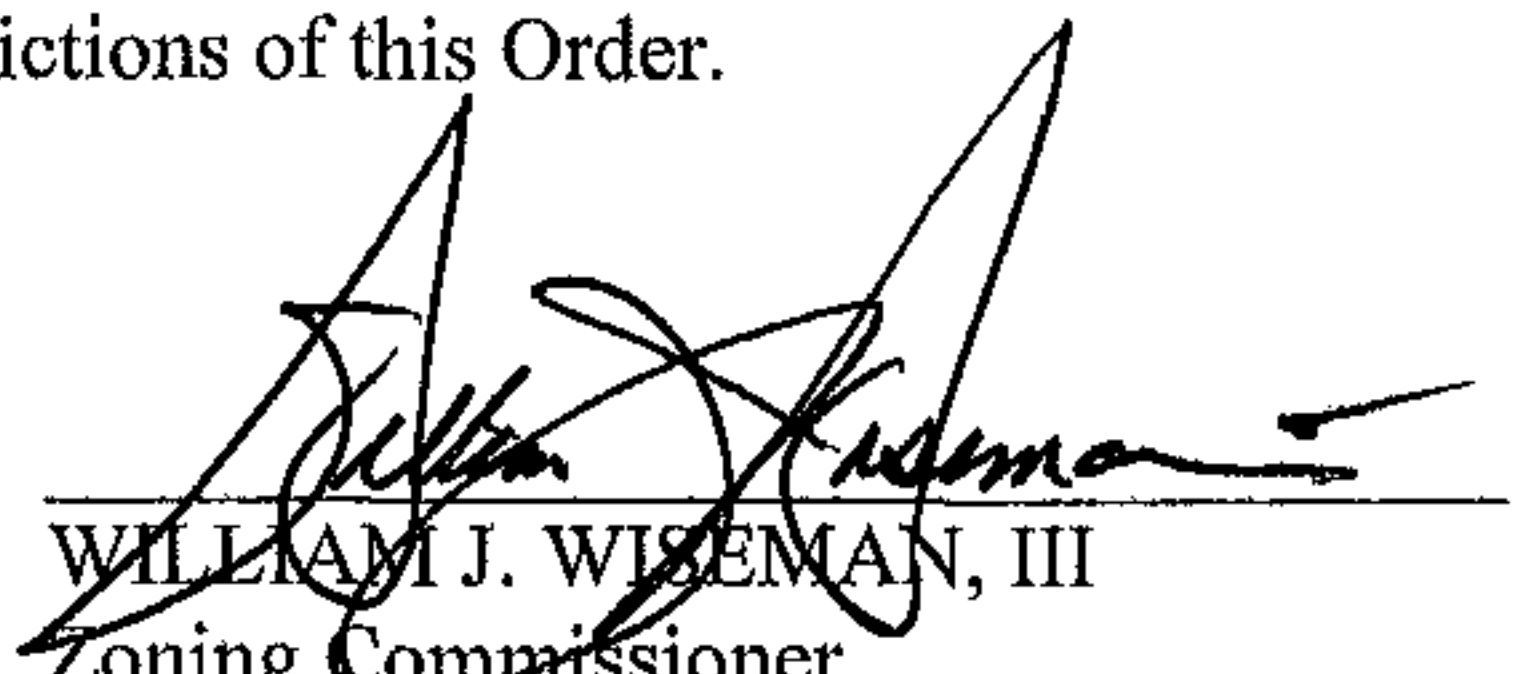
ORDER RECEIVED FOR FILING
Date 11/28/04
By [Signature]

appearance of the property and help to preserve the character of the adjacent residential neighborhood. Thus, I am persuaded that relief should be granted.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 28th day of October 2004 that the Petition for Variance seeking relief from Section 409.4.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a driveway width for two-way movements of 10 feet in lieu of the required 20 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) All parking shall be limited to the north side of the proposed parking area and not immediately behind the building or along the south side of the macadam paved area so as to promote safe and efficient movement of vehicles to and from the driveway.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
Date 10/28/04
By [Signature]

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

October 28, 2004

Howard L. Alderman, Jr., Esquire
Levin & Gann
502 Washington Avenue, 8th Floor
Towson, Maryland 21204

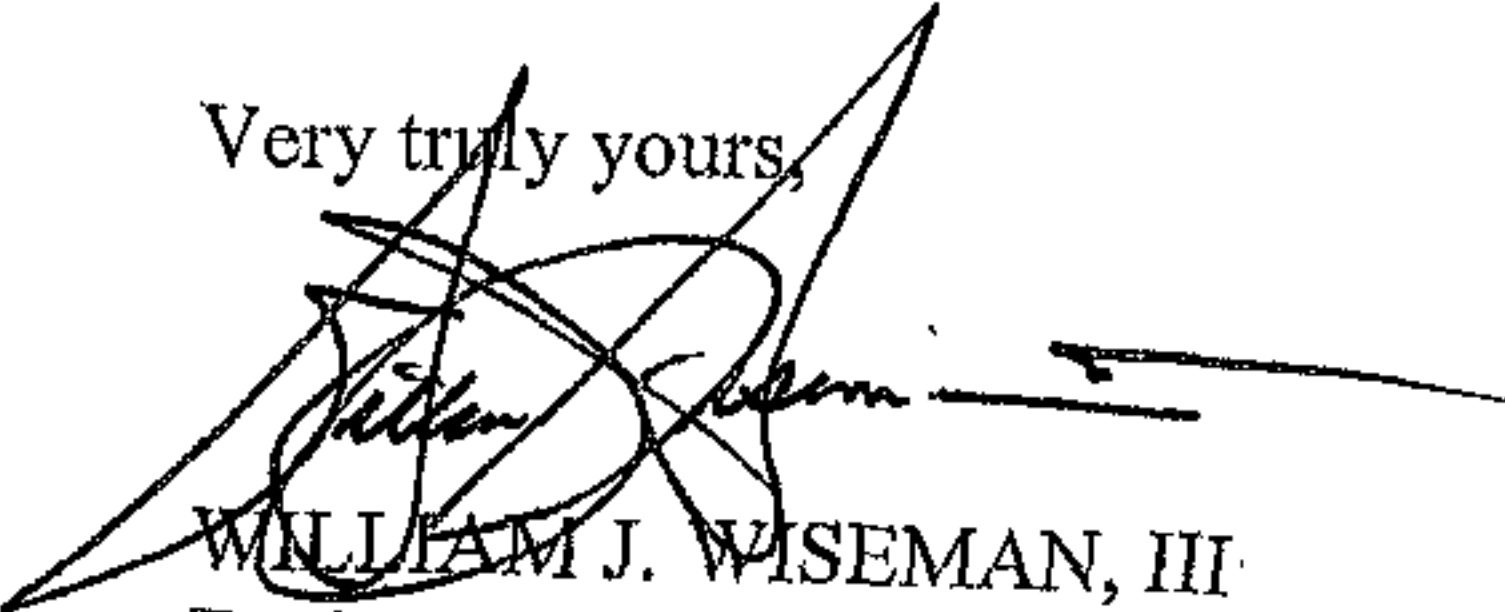
RE: PETITION FOR VARIANCE
N/S Joppa Road, 595' E of the c/l Old Harford Road
(2416 E. Joppa Road)
9th Election District – 5th Council District
Joppa Road, LLC - Petitioners
Case No. 05-125-A

Dear Mr. Alderman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Mr. Timothy S. O'Shea
2416 E. Joppa Road, Baltimore, Md. 21234
Mr. Charles Merritt, 9831 Magledt Road, Baltimore, Md. 21234
Ms. Linda Clarke, 4319 Willshire Avenue, Baltimore, Md. 21206
Office of Planning; People's Counsel; Case File

Visit the County's Website at www.baltimorecountyonline.info





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2416 E. JOPPA ROAD
which is presently zoned RO

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) 409.4.A BCZR

TO PERMIT A 10' WIDE DRIVEWAY FOR TWO WAY MOVEMENTS IN LIEU
OF THE REQUIRED 20' WIDTH.

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 DISCUSSED 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

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

HOWARD ALDERMAN J.C.

Name - Type or Print

City

Signature

LEVIN & GANN

Company

502 WASHINGTON AVE

8th FL

406

Telephone No.

TOWSON

MD

State

21204

Zip Code

Legal Owner(s):

Timothy S. O'Shea

Name - Type or Print

TIMOTHY S O'SHEA - SOLE MEMBER

Signature

Name - Type or Print

Signature

2416 E. JOPPA ROAD

Address

410 668-1320

Telephone No.

BALTO MD

State

21234

Zip Code

Representative to be Contacted:

CHUCK MERRITT

Name

9831 MAGUEDT RD

Address

410 663-5525

Telephone No.

BALTO MD

City

21234

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING

Reviewed By LT

Date

9/17/04

Case No. 05-125-A

EV 9/15/98

ORDER RECEIVED FOR FILING

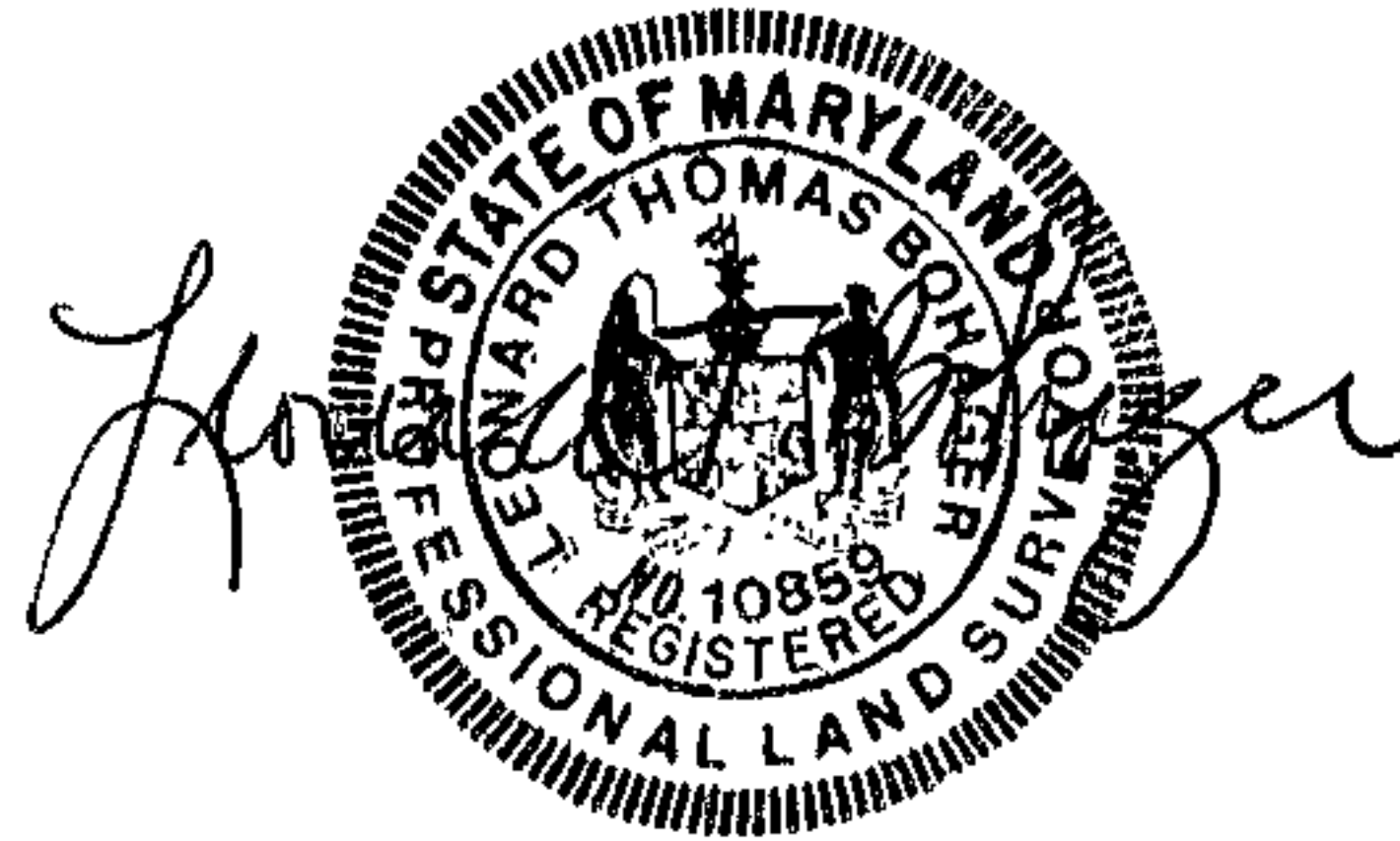
Date 11/28/04

By [Signature]

August 3, 2004

ZONING DESCRIPTION FOR #2416 JOPPA ROAD

Beginning at a point on the north side of Joppa Road, which is 70 feet wide, at the distance of 595 feet east of the centerline of the nearest improved intersecting street, Old Harford Road, which is 60 feet wide. Being Lot #55 in the subdivision of Harford Hills as recorded in Baltimore County Plat Book #16 folio #13, containing 0.29 acres. Also known as #2416 Joppa Road and located in the 9th Election District, 5th Councilmanic District.



125

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 40676

DATE

9/7/04

ACCOUNT

12001 006 & 156

RECEIVED
FROM:

WELLS FARGO

AMOUNT

\$ 325.00

FOR:

OS-125-A

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME

PAID TO: WELLS FARGO

DATE: 9/7/04

AMOUNT: \$ 325.00

PAID TO: WELLS FARGO

DATE: 9/7/04

AMOUNT: \$ 325.00

PAID TO: WELLS FARGO

DATE: 9/7/04

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: #05-125-A
2416 E. Joppa Road
N/side of E. Joppa Road,
595 feet east of centerline
of Old Hartford Road
9th Election District
5th Councilmanic District
Legal Owner(s): Timothy
O'Shea

Variance: to permit a 10-foot wide driveway for two-way traffic in lieu of the required 20 feet width.

Hearing: Monday, October 25, 2004 at 11:00 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) 887-4386.

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

10/015 Oct.7 24551

CERTIFICATE OF PUBLICATION

10/7/2004

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 10/7/2004.

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

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

Date: 10/14/04

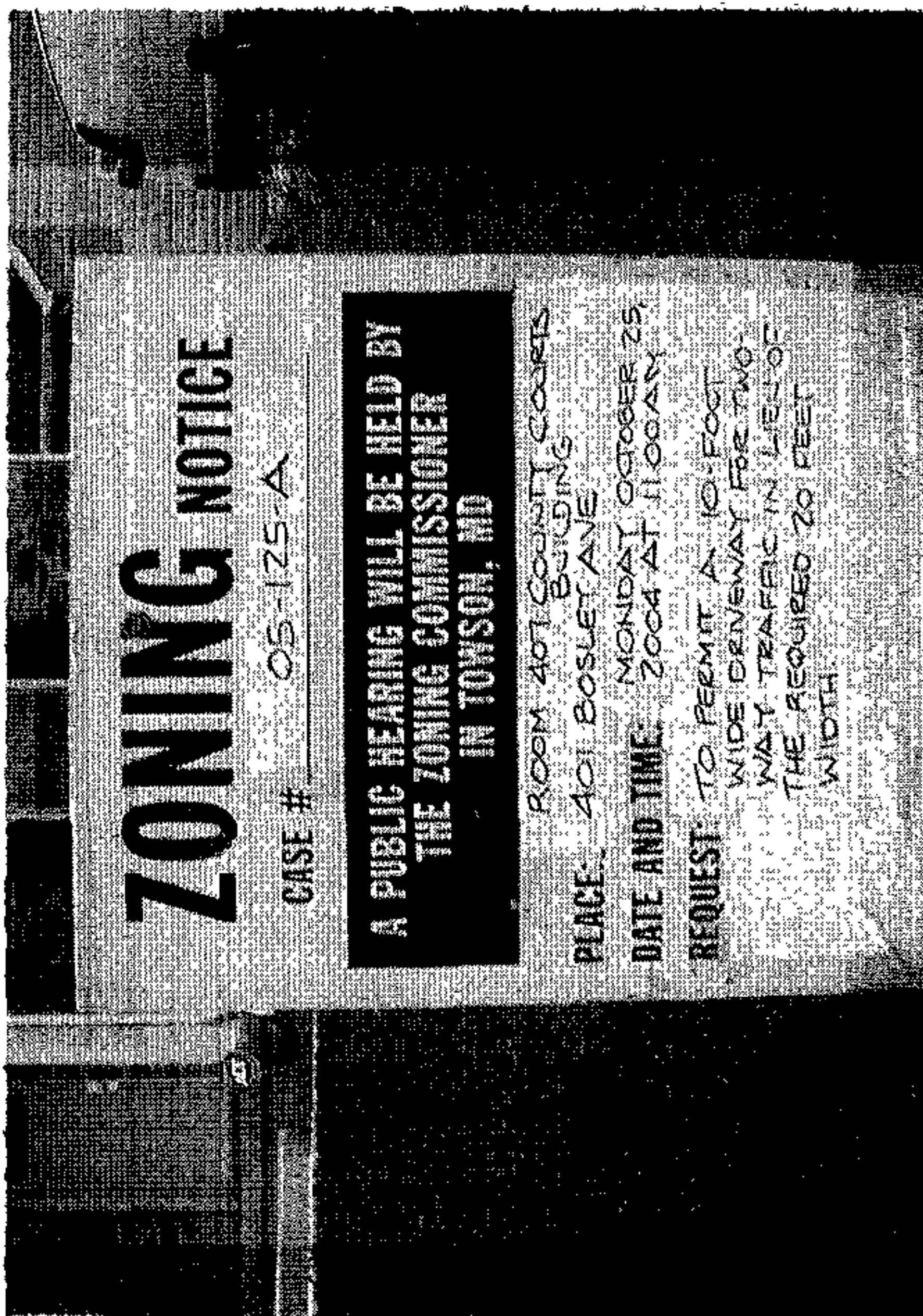
RE: Case Number: 05-125 A

Petitioner/Developer: 2416 E. JOPPA RD LLC

Date of Hearing/Closing: OCT 25, 2004

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 2416 E. JOPPA ROAD

The sign(s) were posted on 10/8/04
(Month, Day, Year)



Charles E. Merritt
(Signature of Sign Poster)

Charles E. Merritt
9831 Magledt Road
Baltimore, MD 21234
410-665-5562



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

September 20, 2004

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: 05-125-A

2416 E. Joppa Road

N/side of E. Joppa Road, 595 feet east of centerline of Old Harford Road

9th Election District – 5th Councilmanic District

Legal Owner: Timothy S. O'Shea

Variance to permit a 10-foot wide driveway for two-way traffic in lieu of the required 20 feet width.

Hearing: Monday, October 25, 2004 at 11:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue.

A handwritten signature in black ink, reading "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Howard Alderman, Levin & Gann, 502 Washington Ave., 8th fl., Towson 21204
Timothy O'Shea, 2416 E. Joppa Rd., Baltimore 21234
Chuck Merritt, 9831 Magledt Road, Baltimore 21234

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, OCTOBER 9, 2004.**
- (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, October 7, 2004 Issue - Jeffersonian

Please forward billing to:
2416 Joppa Road LLC
2416 Joppa Road
Baltimore, MD 21234

410-668-1230

NOTICE OF ZONING HEARING

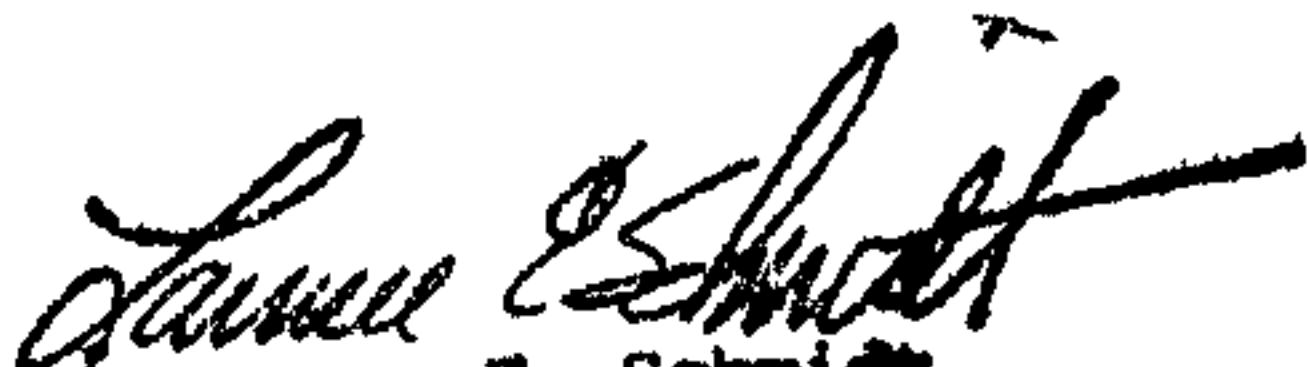
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 05-125-A

2416 E. Joppa Road
N/side of E. Joppa Road, 595 feet east of centerline of Old Harford Road
9th Election District -- 5th Councilmanic District
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Variance to permit a 10-foot wide driveway for two-way traffic in lieu of the required 20 feet width.

Hearing: Monday, October 25, 2004 at 11:00 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

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations 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 which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 125

Petitioner: TIMOTHY O'SHEA

Location: 2416 JOPPA ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: 2416 JOPPA ROAD LLC

ADDRESS: 2416 JOPPA ROAD

BALTIMORE MD 21234

PHONE NUMBER: 410 668-1320

AJ:ggs

(Revised 09/24/96)

**Department of Permits and
Development Management**

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



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

October 20, 2004

Howard Alderman, Jr.
Levin & Gann
502 Washington Avenue, 8th Floor
Towson, Maryland 21204

Dear Mr. Alderman:

RE: Case Number:05-125-A, 2416 E. Joppa Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 7, 2004.

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.", written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Timothy O'Shea 2416 E. Joppa Road Baltimore 21234
Chuck Merritt 9831 Magledt Road Baltimore 21234

Visit the County's Website at www.baltimorecountyonline.info



Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

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

September 21, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: September 20, 2004

Item No.: 125, 127, 130, 132-137

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. 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

Visit the County's Website at www.baltimorecountyonline.info

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



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

Maryland Department of Transportation

Date: 9.17.04

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

RE: Baltimore County
Item No. 125 LTM

Dear Ms. Matthews:

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,

Steven D. Foster, Acting Chief
Engineering Access Permits Division

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr JDO
DATE: October 27, 2004
SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of September 20, 2004.

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-125

04-133

04-135

04-136

04-137

Reviewers: Sue Farinetti, Dave Lykens

BW
10/25

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 27, 2004

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

SUBJECT: 2416 E. Joppa Road

INFORMATION:

Item Number: 5-125

Petitioner: Timothy S. O'Shea

Zoning: RO

Requested Action: Variance

RECEIVED
SEP 28 2004
ZONING COMMISSIONER

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the following conditions are met:

1. Additional parking at the rear of the property shall be limited to the north side of the proposed macadam paving area, as indicated on the site plan.
2. Parking spaces shall not be allowed along the south side of the proposed macadam paving area. Safe, efficient movement of vehicles to and from the proposed 10-foot wide driveway would be severely impacted should parking be allowed in the aforementioned scenario.

Prepared by:

Mark A. Cunningham

Division Chief:

Tom L. Lohan

AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: October 4, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For September 27, 2004
Item Nos. 125, 130, 133, 135, and 137

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR VARIANCE	*	BEFORE THE
2416 E. Joppa Road; N/side of East Joppa Rd,	*	
595' E c/line of Old Harford Road	*	ZONING COMMISSIONER
9 th Election & 5 th Councilmanic Districts	*	
Legal Owner(s): Timothy O'Shea	*	FOR
Petitioner(s)	*	BALTIMORE COUNTY
	*	05-125-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.

RECEIVED

SEP 22 2004

Per.....

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 22nd day of September, 2004, a copy of the foregoing Entry of Appearance was mailed to, Chuck Merritt, Merritt Development Consultants, Inc, 9831 Magledt Road, Baltimore, MD 21234, and to Howard L. Alderman, Jr. Esquire, Levin & Gann, P.A., 502 Washington Avenue, 8th Floor, Towson, MD 21204, Attorney for Petitioner(s).

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

CASE NAME 2416 East 48th Rd
CASE NUMBER 05-125-A
DATE 23 OCT 04
ET ZONING ONLY

ZONING ONLY

[illegible]

DATE _____

CITIZEN'S SIGN-IN SHEET

[illegible]

2416 E. TOPPA RD TIMOTHY O'SHEA

Case No.:

05-125A

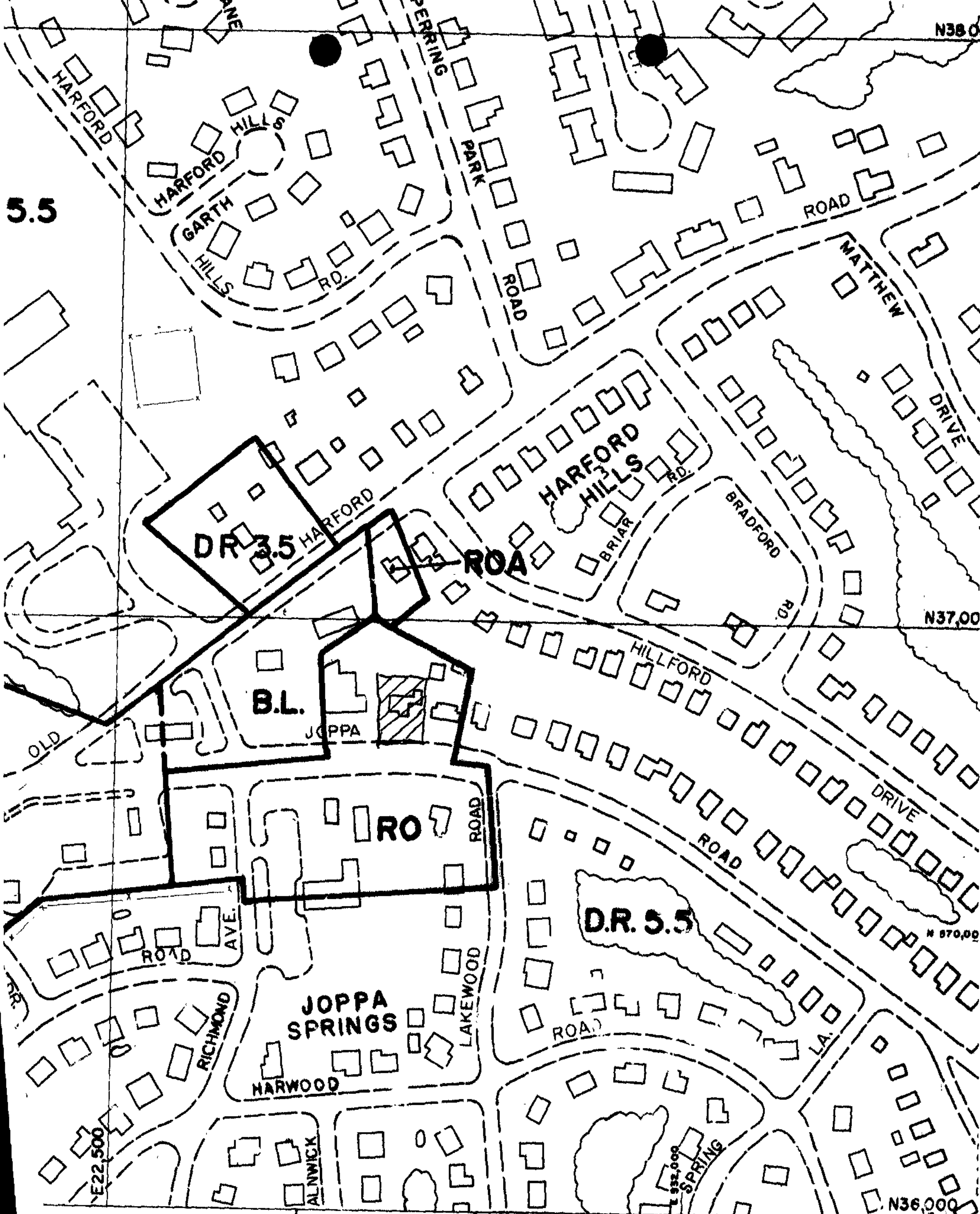
Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	PLAT PLAN PREPARED BY Merritt Development	
No. 2	Aerial VIEWS 2A 2B	
No. 3		
No. 4		
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

5.5



SCALE

1" = 200' ±

LOCATION

125

SHEET

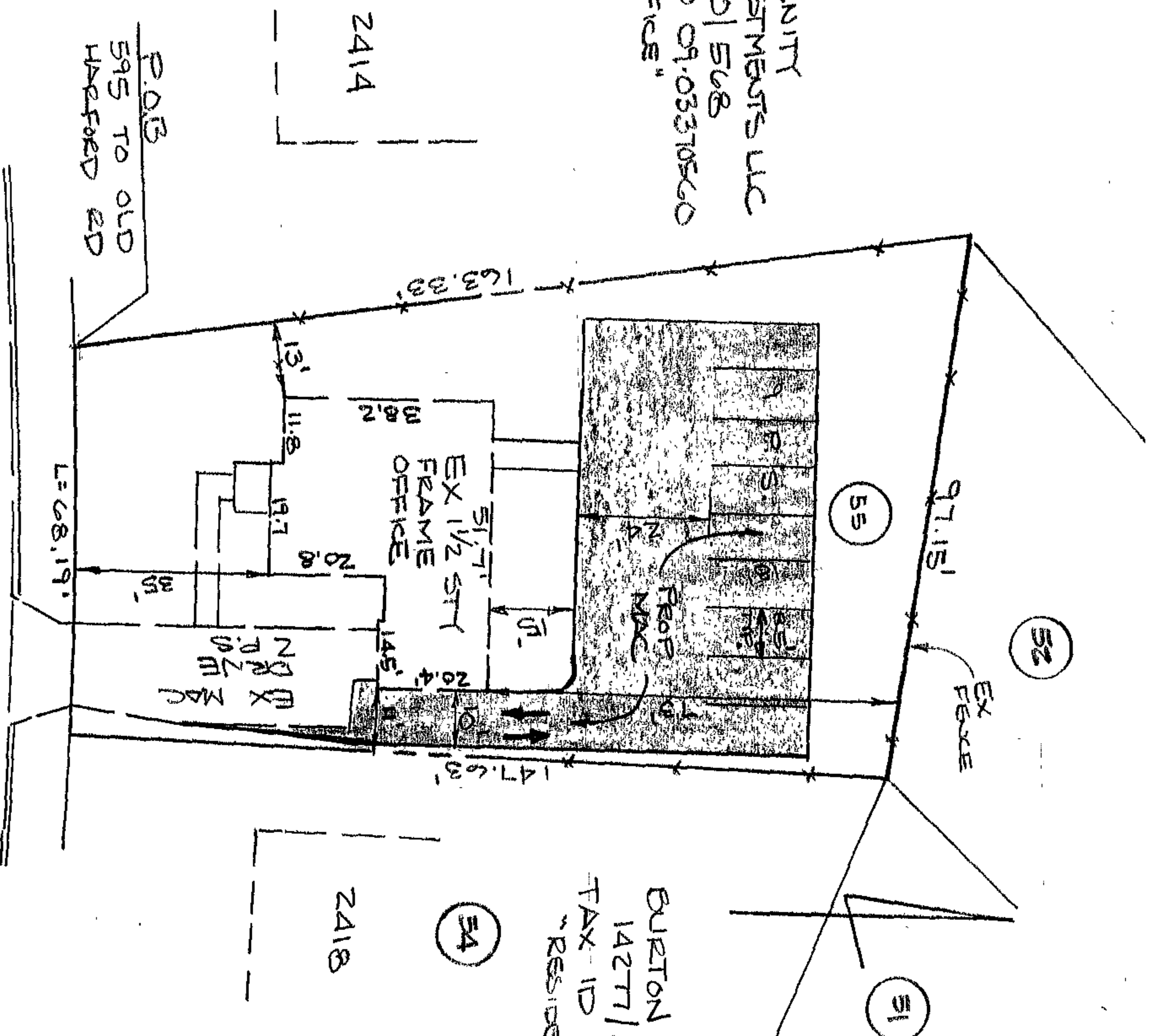
NOTES:

- THIS SITE IS NOT WITHIN A 100 YEAR FLOODPLAIN
- NO PRIOR ZONING HISTORY
- NOT IN CECA
- PARKING SURFACE SHALL BE A DURABLE & DUSTLESS MATERIAL

PARKING CALCULATIONS

OFFICE AREA 2250 SF
PARKING REQ'D 2.25x3.3 P.S
7 P.S
PARKING PROVIDED 11 P.S

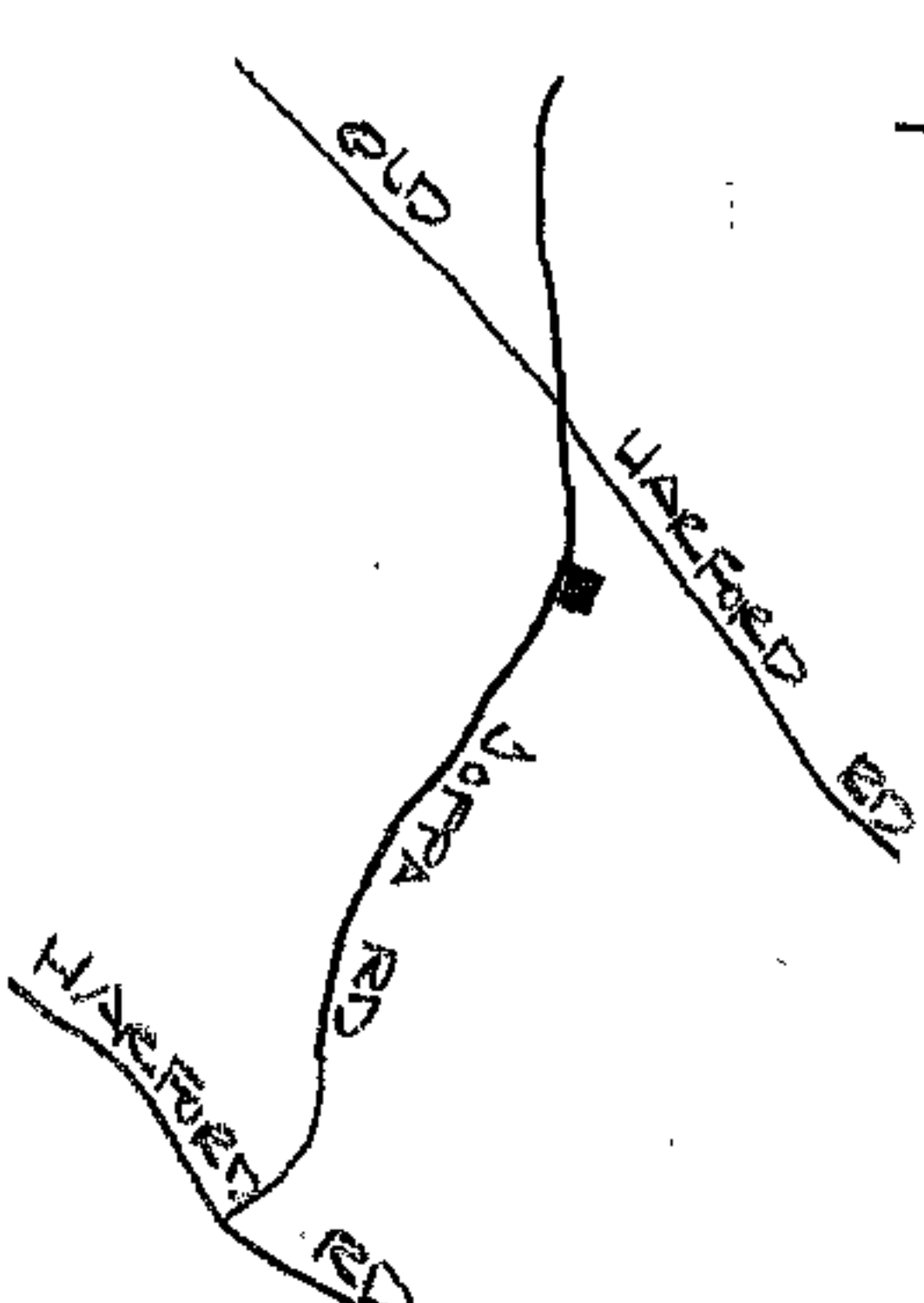
SERENITY INVESTMENTS LLC
184101568
TAX ID 09-03370560
"OFFICE"



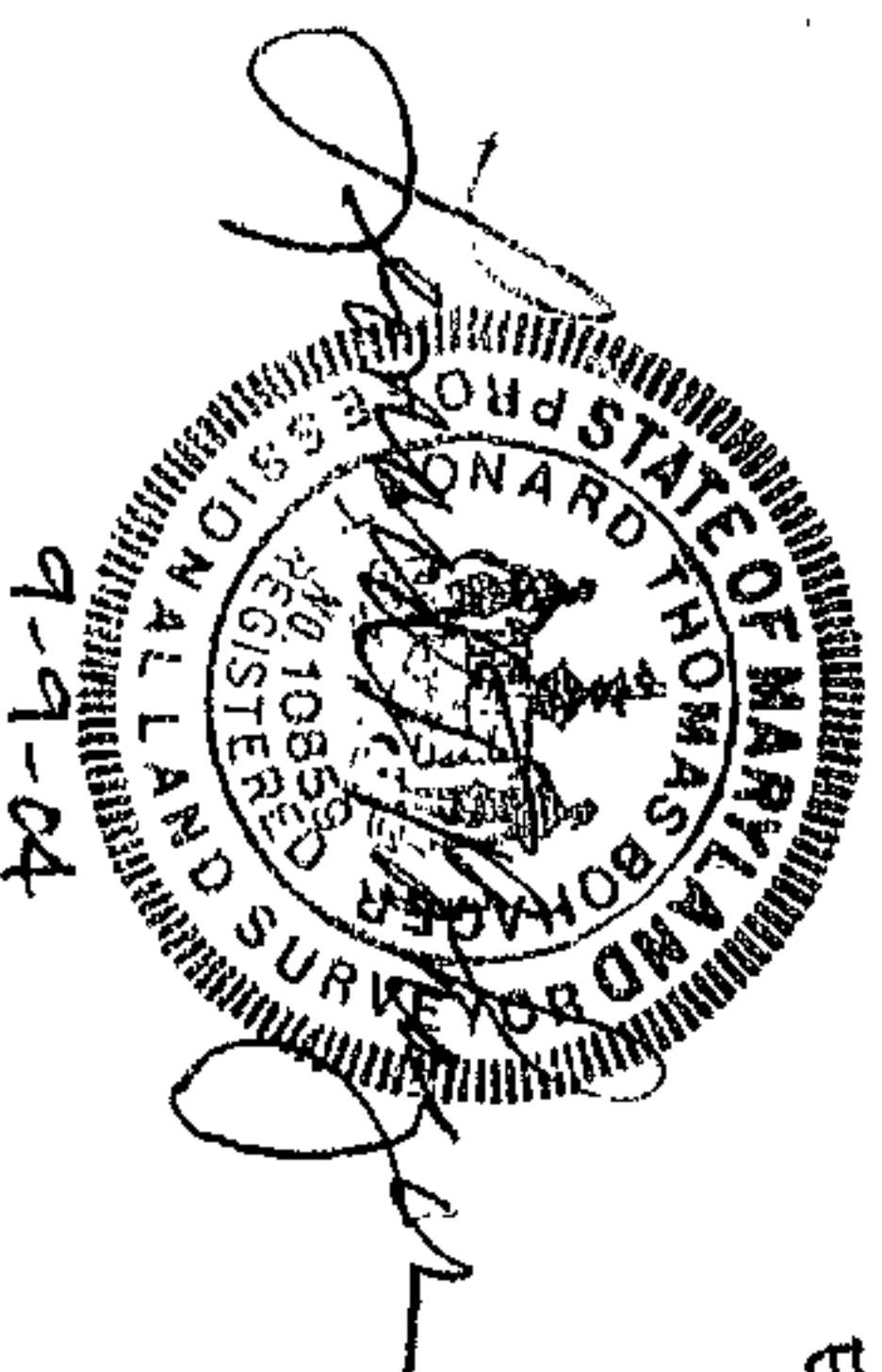
BURTON SHEELER
14277/547
TAX ID 09-19325160
"RESIDENTIAL"

OWNER
2416 JOPPA ROAD LLC
2416 E. JOPPA ROAD
BALTO MD 21234
TAX ID 09-04000060

VICINITY MAP
SCALE 1"=200'



MERITT DEVELOPMENT
CONSULTANTS INC
9831 MACLEOD ROAD
BALTIMORE MD 21234



EAST JOPPA ROAD
(70' R/W)
EX WATER
EX SANITARY

PLAN TO ACCOMPANY ZONING VARIANCE
2416 E. JOPPA ROAD
4TH ELECT DIST.
5TH CONDUIT/MIC DIST
SCALE 1"=30'
9/2/04
"LOT 55 OF HARFORD HILLS"

PETITIONER'S

EXHIBIT 1

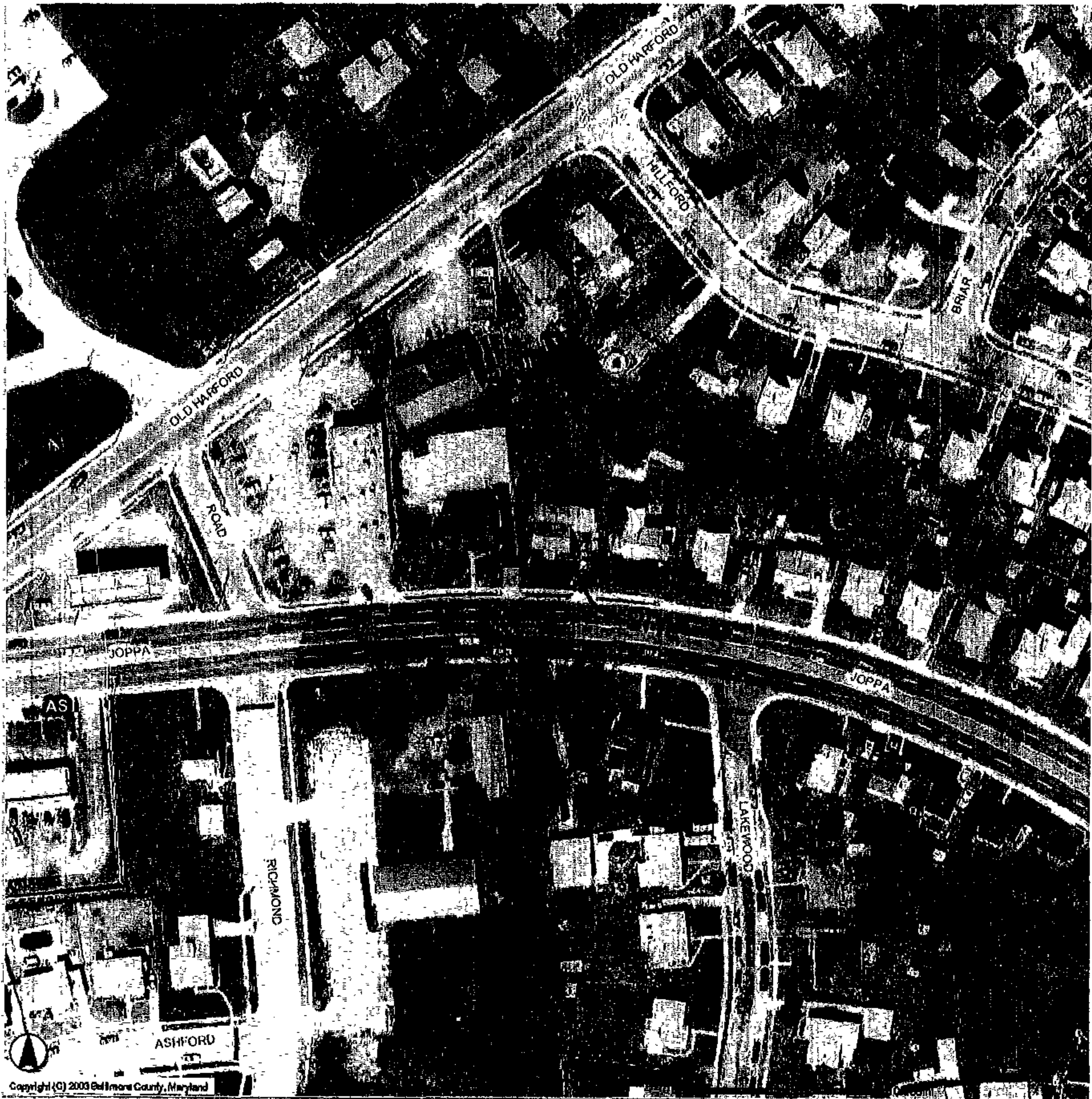
#125 CM

Baltimore County - My Neighborhood



2A

Baltimore County - My Neighborhood



2B