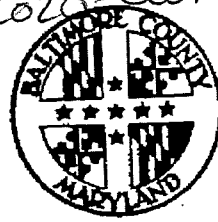


USE PERMIT

up-2020-0001-SS



IT IS ORDERED by the Director of the Department of Permits, Approvals and Inspections of Baltimore County, this 12 day of June, 2020, that Radebaugh Snowball Stand located at 114 Burke Ave should be and the

(Individual or business name)
(Street address)

same is hereby granted permission to operate a: snowball stand
on 114 Burke Ave.

197311
Permit (or Receipt) Number

ira. Mum
Director, Permits, Approvals and Inspections

Planner's Initials gl



20-344 To: G4
5/20/20 wa
Spencer Fastie <spencer@radebaugh.com>

Radebaugh Snowball Stand

1 message

Spencer Fastie <spencer@radebaugh.com>

Wed, May 20, 2020 at 8:24 AM

To: paizoning@baltimorecountymd.gov

Good morning,

We would like to open a snowball stand on our property when the time comes that it is appropriate to do so due to the COVID-19 pandemic. Attached is a survey we recently had completed in order to meet the requirements for said snowball stand. Please review and advise on the next steps we need to take.

Thank you!

--

Spencer Fastie
General Manager
410-825-4300 ext. 281



 MISC 13802 Model (1).pdf
319K

Katlin@radebaugh.com
Katlin@

GENERAL NOTES:

- 1) The accuracy of the distances shown from any structure to any apparent property line is 3".
- 2) This drawing does not represent a Boundary Survey. Any property markers labeled hereon are not guaranteed by NTT Associates, Inc.
- 3) This plat is of benefit to a consumer only insofar as it is required by a lender, a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing.
- 4) This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required, for the transfer of title or securing financing or refinancing.
- 5) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 6) Unless noted on the drawing, no title report was provided. This drawing was prepared by examining the current title deed or record plat. Any easements, restrictions, rights of way, or any other property alterations not referred to in the current title deed may not be shown.
- 7) Unless otherwise noted, the bearings and north arrow shown hereon are in the meridian of the current title deed or record plat.
- 8) Building Restriction Line Information, if shown, was obtained from existing records only and is not guaranteed by NTT Associates, Inc.
- 9) Flood Zone Information shown on FIRM maps is subject to interpretation.
- 10) Improvements which in the surveyor's opinion appear to be in a state of disrepair or considered "temporary" may not be shown.
- 11) If it appears encroachments may exist, a Boundary Survey is recommended to determine the exact location of the property boundary lines and improvements.
- 12) The locations of fence lines, if shown, are approximate.

APPARENT ENCROACHMENT NOTES:

- 1) The Public Concrete Sidewalk appears to lie at, near, or onto the Subject Property.
- 2) The apparent encroachments shown hereon, not listed above, appear to lie within Parcel one 20598/686, also owned by C.M. and J.L. Radebaugh Company, LLLP.

JOB SPECIFIC NOTES:

- 1) SUBJECT PROPERTY ZONED BL (BUSINESS LOCAL)
- 2) ZONING SETBACKS:
FRONT: 10' AND 40' FROM CENTER LINE OF STREET
SIDE & REAR: NONE

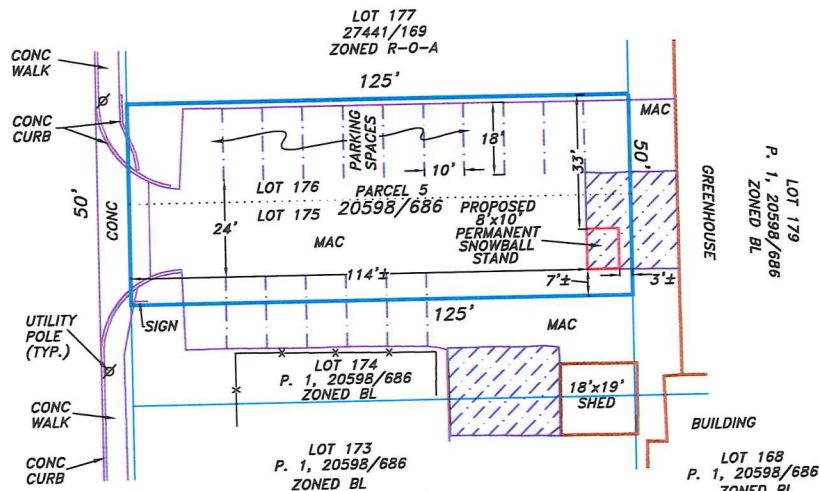
PARKING DATA:

PERMANENT SNOWBALL STAND
PARKING SPACES REQUIRED: 2
PARKING SPACES EXISTING: 10
(FULLY CONTAINED WITHIN LOT)

OWNER:

C.M. AND J.L. RADEBAUGH COMPANY, LLLP
120 BURKE AVENUE
BALTIMORE, MARYLAND 21286
(443)695-1343

BURKE AVENUE



PURPOSE NOTE:

THE PURPOSE OF THIS SURVEY IS TO ACCOMPANY AN APPLICATION TO CONSTRUCT AND OPERATE A PERMANENT SNOWBALL STAND ON THE SUBJECT PROPERTY, CURRENTLY BEING USED AS A PARKING LOT FOR A GREENHOUSE / NURSERY.

The purpose of this drawing is to locate, describe, and represent the positions of buildings and substantial improvements affecting the property shown hereon, being known as: PARCEL FIVE in a deed from Stephen Radebaugh, et. al. to C.M. and J.L. Radebaugh Company, LLLP dated August 12, 2004 recorded among the land records of Baltimore County, Maryland in Liber 20598, folio 686. Being Lots 175 & 176 as shown on the plat entitled "TOWSON MANOR" recorded among the aforesaid Land Records in Plat Book W.P.C. 5, folio 79.

This is to certify that I either personally prepared or was in responsible charge over the preparation of this drawing and the surveying work reflected in it, all set forth in Regulation .12 of Chapter 09.13.06 of the Code of Maryland Annotated Regulations.

Subject property is shown in Zone X on the FIRM Map of Baltimore County, Maryland on Community Panel Number 2400100265F, effective 9/26/2008



James Carl Hudgins
Property Line Surveyor #96
Expiration Date: 3/11/2022

SPECIAL PURPOSE SITE PLAN
114 BURKE AVENUE
9th ELECTION DISTRICT
5th COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

NTT Associates, Inc.
16205 Old Frederick Rd.
Mt. Airy, Maryland 21771
Phone: (410) 442-2031
Fax: (410) 442-1315
www.nts-surveyors.com

Scale: 1" = 30'
Date: 3/16/2020
Field By: TOM
Drawn By: SCK
File No.: MISC 13802
Page No.: 1 of 1

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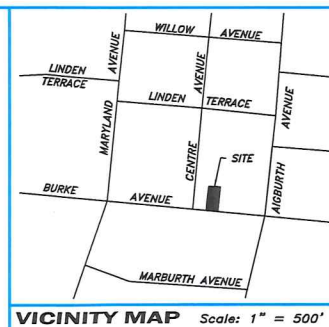
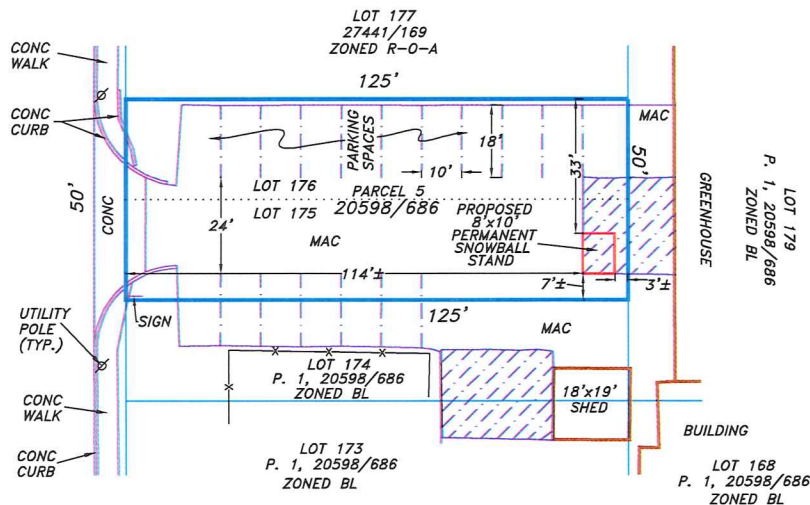
RETAIL AREA AND PARKING DATA PROVIDED BY CLIENT:

FLORAL SHOP RETAIL SPACE: 20'x50' - 1,000 sq'
GREENHOUSE RETAIL SPACE: 55'x100' - 5,500 sq'
TOTAL RETAIL SPACE: 6,500 sq'
REQUIRED PARKING SPACES - 34.5
TOTAL PARKING SPACES - 36

OWNER:

C.M. AND J.L. RADEBAUGH COMPANY, LLLP
120 BURKE AVENUE
BALTIMORE, MARYLAND 21286
(443)695-1343

BURKE AVENUE



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James Carl Hudgins
Property Line Surveyor #96
Expiration Date: 3/11/2022

SPECIAL PURPOSE SITE PLAN

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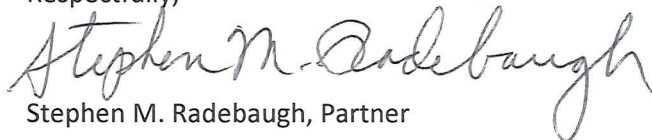
Zoning Review Office
111 West Chesapeake Avenue
Room 111
Towson, Maryland 21204

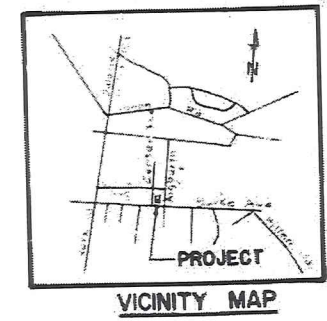
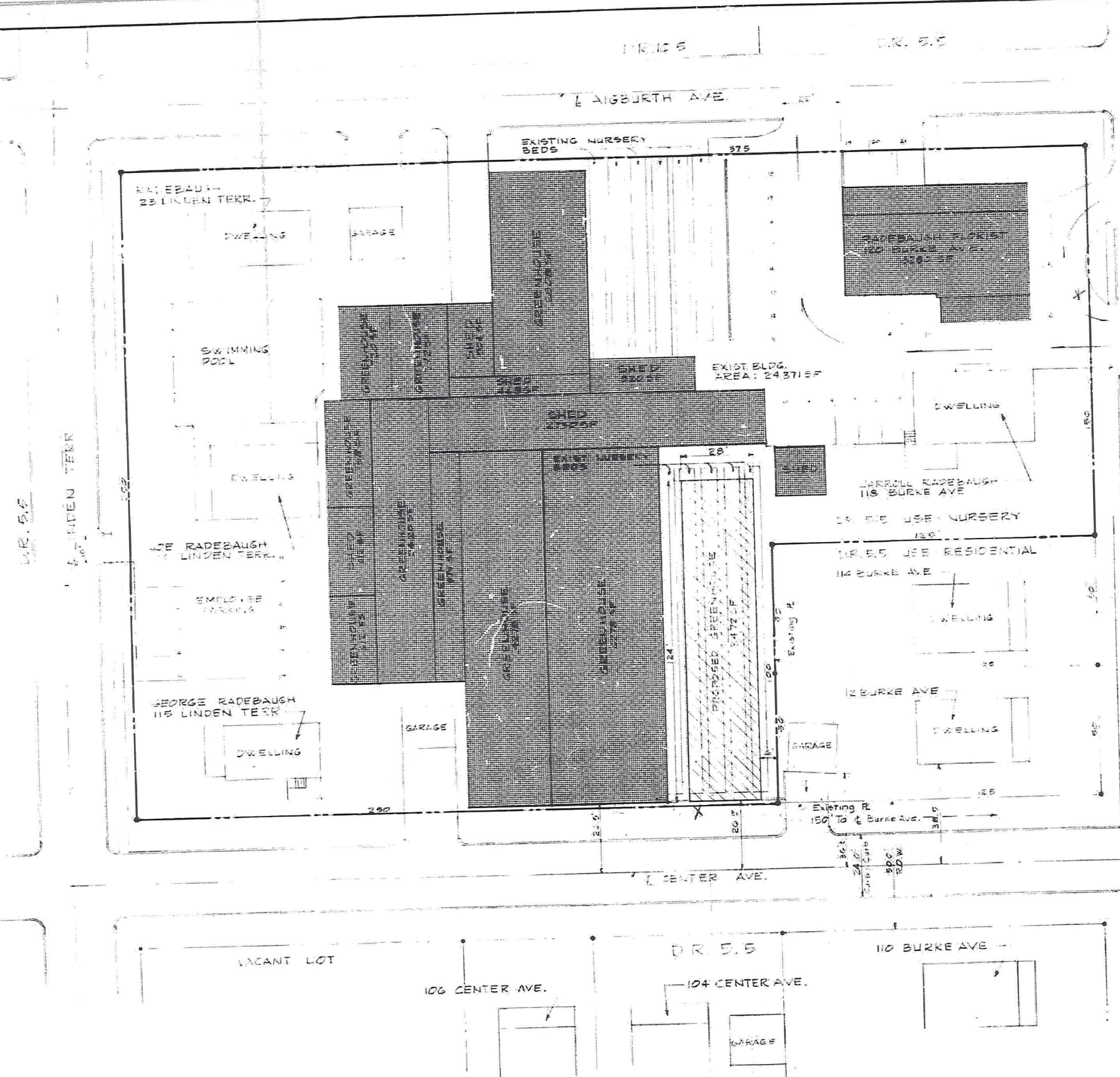
May 26, 2020

To whom it may concern:

On behalf of CM & JL Radebaugh, LLC, I give permission to George W. Radebaugh, Inc., to place and manage a snowball stand on the property at 120 E Burke Ave.

Respectfully,


Stephen M. Radebaugh, Partner



EXIST. PARKING REQ.

RETAIL STORE	3280 ±	200 ±	17 SPACES
RETAIL EMPLOYEES			12
GREENHOUSE EMPLOYEES			0
TOTAL			18
ONE SPACE FOR THREE EMPLOYEES			18 ÷ 3 = 6 SPACES
NEW PARKING			TOTAL 23 SPACES
GREENHOUSE ADDITION			
EMPLOYEES		3 ÷ 3 = 1 SPACE	
		TOTAL REQ. 24 SPACES	

PARKING SPACES PROVIDED 32

ZONING

D.R. S.5	EXIST USE	NURSERY
	PROPOSED USE	NURSERY

BUILDING AREA

RETAIL	3280 ±
EXIST. GREENHOUSE	24371 ±
NEW GREENHOUSE	3472 ±

NOTE:
THIS PROPERTY IS LOCATED IN THE SE CORNER OF TOWSON MANOR (W. 150' FIELD ST.) BOUND BY BURKE AVE., CENTER AVE., LINDEN TERRACE AND AIGBURTH AVE. LOTS 175, 176, 177, 178 FRONTING ON BURKE AVE.

SITE PLAN
SCALE 1" = 20'

John E. Wolf & Associates, Inc.
Consulting Engineers
401 Washington Avenue
Towson, Maryland 21204

SITE PLAN	
PROPOSED ADDITION	
RAEDBAUGH FLORIST	
120 BURKE AVE TOWSON, MD.	
JOB NO. 14-33	DATE 10-20-73
SCALE 1" = 20'	DWG NO. 1

