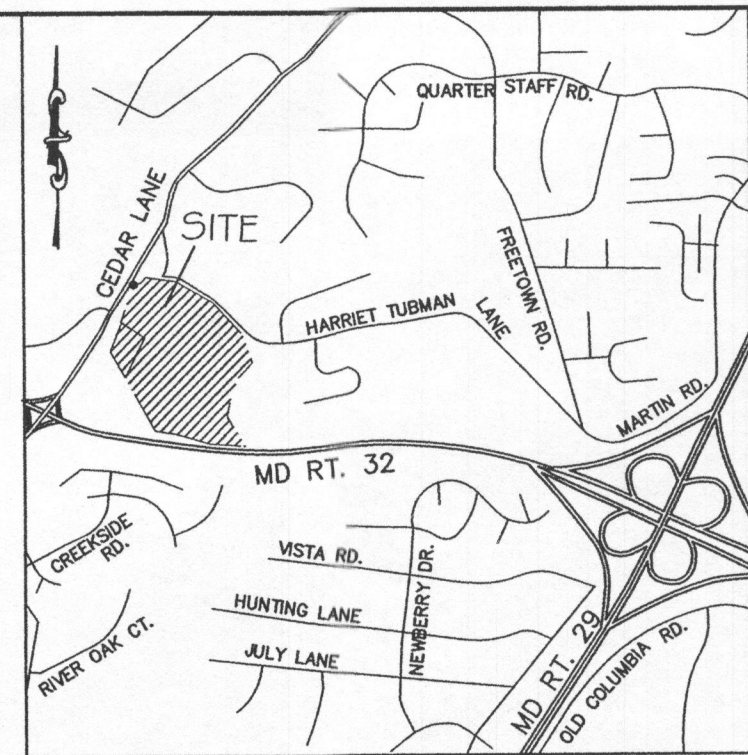
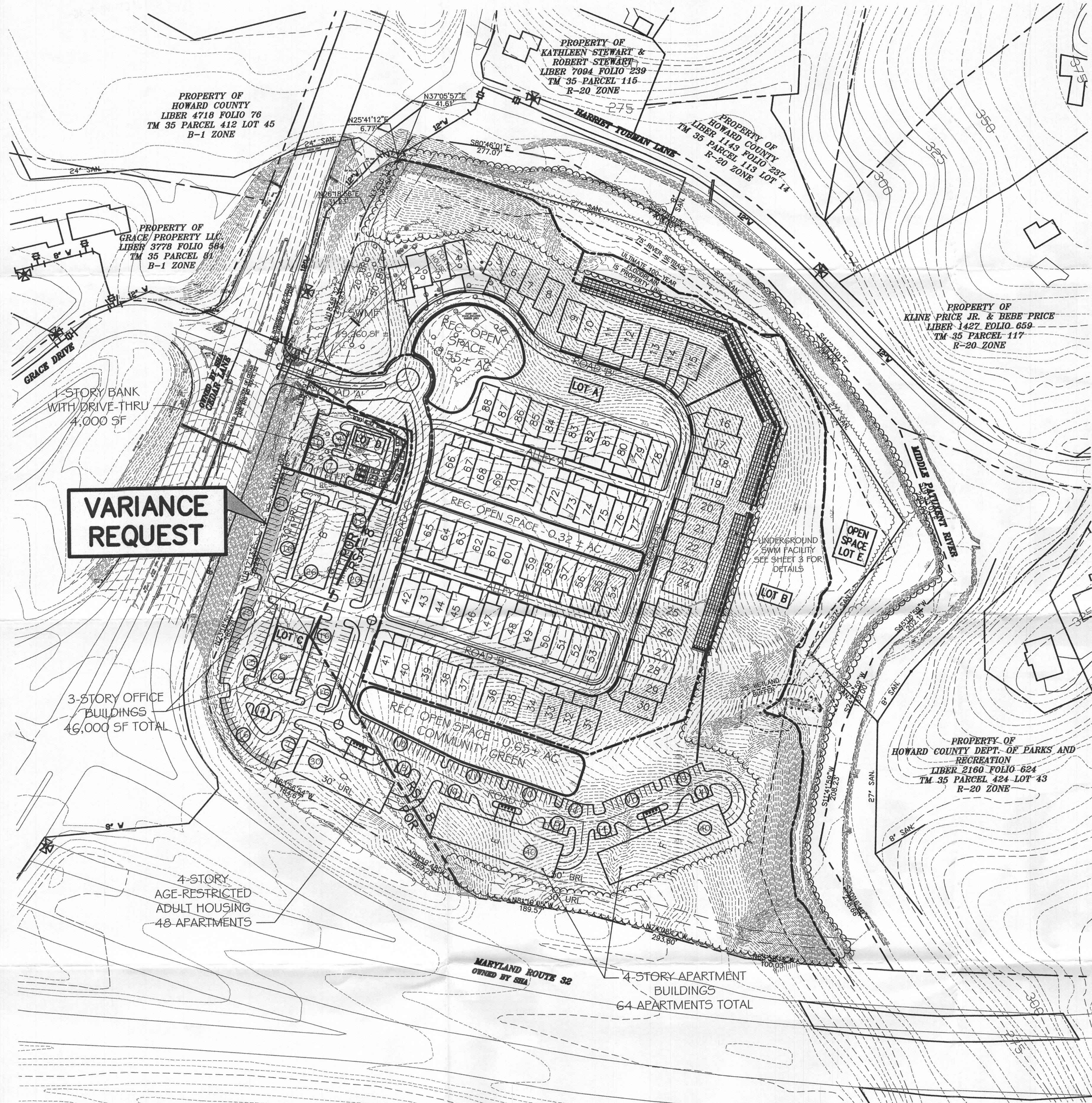




VICINITY MAP
SCALE: 1" = 2000'

SITE DATA - POR ZONE (LOT C)

SITE AREA:	2.84 AC
OFFICE (2 STORY):	46,000 SF
ELDERLY APARTMENTS:	48
(OF 4TH FLOORS)	
PARKING REQUIRED	
OFFICE:	46 X 3.3 = 152
E.A.:	48 X 1 = 48
TOTAL REQUIRED:	200 SPACES
PARKING PROVIDED	
SURFACE:	197
UNDER BUILDINGS:	90
TOTAL PROVIDED:	287 SPACES
EXCESS PARKING:	287 - 200 = 87
ADDITIONAL OFFICE PARKING:	87/46 = 1.9
PROVIDED OFFICE PARKING:	5.2/1000

VARIANCE REQUEST:

THE PURPOSE OF THIS PLAN IS TO REQUEST A VARIANCE OF ZONING REGULATION 115(d)(3)(c) TO ALLOW PARKING WITHIN THE USE RESTRICTION LINE(URL), AND REDUCE THE URL FROM 30' TO 0' FOR PARKING ONLY ALONG THE PUBLIC ROAD RIGHT-OF-WAY.

AREA OF VARIANCE REQUEST:

NOTE:

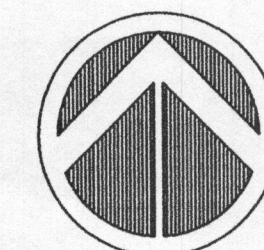
1. ZONE: POR
2. EX. USE: RESIDENTIAL
PROP. USE: OFFICE & RESIDENTIAL
3. PAVING TO BE ASPHALTIC CONCRETE
4. BUILDING HEIGHT WILL NOT EXCEED
MAXIMUM ALLOWED BY ZONING REGULATIONS
115(d)(1)
5. BOUNDARY INFORMATION FROM
BOUNDARY SURVEY BY AB CONSULTANTS IN
APRIL 2004.
6. TOPOGRAPHIC INFORMATION FROM
TOPOGRAPHIC SURVEY CONDUCTED BY AB
CONSULTANTS IN APRIL 2004.
7. THE PREMISES ADDRESS IS
6740 CEDAR LANE
COLUMBIA, MD 21044
8. LOCAL COMMUNITY IN WHICH THE
SUBJECT PROPERTY IS LOCATED:
SIMPSONVILLE

OWNER / APPLICANT PETITIONER

COATE PROPERTIES, LLC
6300 WOODSIDE COURT
COLUMBIA, MARYLAND 21045

COUNSEL/ATTORNEY

MR. DAVID CARNEY
REESE & CARNEY
10715 CHARTER DRIVE
COLUMBIA, MARYLAND 21044



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CONTACT: DAVID T. DOWS PHONE: 301-306-3091 *25

PROJECT

RIVERDALE VARIANCE EXHIBIT

5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
TAX MAPS 35 & 41, PARCELS 44, 116, 258

PROJECT NO.
03.002
SCALE: 1"=100'
DATE: 12/23/04
DRAWN BY: GTH
CHECKED BY: DTD
SHEET: 1 OF 1