

1556

IN THE CIRCUIT COURT
FOR
BALTIMORE COUNTY
Appeals of Baltimore County

The original Petition in this case was filed by Clark Certified Concrete Company, Inc. for a "Special Permit" for the operation of a sand and gravel pit, covering a tract of land located on the north side of Belair Road, as more particularly described in the said Petition filed with the Zoning Commissioner for Baltimore County.

That, thereafter, the Zoning Commissioner of Baltimore County, by Order dated December 17, 1953, granted the "Special Permit" for a portion of the property involved, as described by notes and bounds in the Order of the Zoning Commissioner, and denied the "Special Permit" as to the remainder of the property.

Thereafter, on December 28, 1953, the Petitioner, Clark Certified Concrete Company, Inc., entered an Appeal to the Board of Zoning Appeals of Baltimore County from that portion of the Order of the Zoning Commissioner of Baltimore County which denied the Petitioner a "Special Permit" on the remainder of the tract of land for which the "Special Permit" was originally filed. The record also discloses that certain of the Protestants also appealed the Order of the Zoning Commissioner for that part of the property of the Petitioner, as set forth in said Order, which Appeal was not filed until December 29, 1953. As to this Appeal by the Protestants, a Motion was filed on behalf of the Petitioner, Clark Certified Concrete Company, Inc. for dismissal of the Appeal of the Protestants from the Order of the Zoning Commissioner of December 17, 1953, in that said Appeal was not filed within ten days from the date of the Order appealed from. The expiration date for the filing of such an Appeal would normally have been December 27, 1953, but as this date fell on a Sunday, the last day for the filing of the Appeal would have been extended to December 28, 1953. The Board of Zoning Appeals by its Opinion dated April 28, 1955, dismissed the Appeal of the Protestants in that it was not filed within the time provided

FILED APR - 5 1955

It is the opinion of the Court that the provision allowing ten days for an Appeal from an order of the Zoning Commissioner to the Board of Zoning Appeals is mandatory. In the case of *Hollander Manufacturing Company versus Thomas 135-M*, Judge J. James Thomas, Jr., an employee of the Hollander Manufacturing Company, while engaged in the course of his employment with that company, was caught in a certain part of the machinery of the company and was instantly killed. His mother, the Appellee, filed a claim for compensation, upon the ground of "accident," with the State Industrial Accident Commission, on June 14, 1938, passed an Order disallowing her claim. On July 15, 1938, thirty-one days after the Decision, the Claimant entered an Appeal from the action of the Commission. The case was tried before a Jury in the Baltimore City Court and resulted in a verdict for the Claimant. Then the Court entered a Judgment reversing the Decision of the Commission and remanded the case to the end that compensation be awarded to the Claimant. The Court of Appeals, however, at Page 78, held

"Section 36 of Article 101 of the Code relating to the Appeals from the Decisions of the State Industrial Accident Commission, declares that: 'No such Appeal shall be entertained unless notice of Appeal shall have been served personally upon some member of the Commission within thirty days following the rendition of the Decision appealed from.' This language is positive and mandatory and we have no power to disregard it. . . . It follows that the judgment appealed from must be reversed and the case remanded in order that the lower Court may decide the Appeal taken by the Claimant from the Decision of the Commission."

The Thomas case seems entirely controlling upon the facts in this case and the opinion of the Board of Zoning Appeals dismissing the Appeal of the Protestants from the Order of the Zoning Commissioner is affirmed.

After the filing of the Appeal by the Petitioner, Clark Certified Concrete Company, Inc., from the Order of the Zoning Commissioner, and prior to its hearing before the Board of Zoning Appeals, Nottingham Farms, Inc. filed a Petition with the Board, relating that it has bought all of the assets of Clark Certified Concrete Company, Inc. and requested that Nottingham Farms, Inc. be substituted as Petitioner and Appellant in this case. The Board of Zoning Appeals, by its Order of April 28, 1955, granted the Petition and substituted

a parcel of land in the Eleventh District of Baltimore County on the northwest side of Belair Road, beginning 170 feet southeast of Slater Avenue, which property has a frontage on the northwest side of Belair Road of 195 feet, a width in the rear of 240 feet and with a depth of approximately 1800 feet. This property is adjacent and immediately contiguous to an area of 33 acres to the west thereof, which 33 acres has been operated as a sand and gravel pit until approximately several years ago and has now been graded in a perfectly smooth condition. It could be used for building purposes. . . . Yes, I don't think there will be a better piece of property than it is today. Record, Page 22.

The topography of the land in question is such that it rises in a steep bank from the grade of Belair Road, as described by testimony in the Record at Pages 14, 15 and 16:

Q . . . Will you describe that tract of land, how it lies, first, in regard to Belair Road?
A Starting at Belair Road, you have a steep bank and grade and goes up from around 25 feet up.
Q . . . Beginning with Belair Road and going back into the woods, will you describe for the Board how the tract lies. You said there is a steep bank along Belair Road.
A That is probably about 45 degrees, going up about ten or fifteen feet and then goes out to about not quite as steep a grade going on up to the crest.
Q Where is the crest located?
A The crest is located right there. . . . We have an elevation of 270 at the top of that plateau. Actually, the center is three or four feet higher. Then at the curb, we have an elevation of 234 which gives me a 36 foot climb from Belair Road to the crest."

The witness further testified that he would estimate it would take about two years to remove the sand and gravel from the tract of land under consideration. Record Page 20 -

Q Approximately how long would you estimate it would take to remove the sand and gravel from this tract of land?
A About two years, if my two years. This portion we are talking about would be a year.
Q The back portion will take a year and the forward portion a year?
A That's right."

The same witness referring to the topography of the tract of ground after the sand and gravel had been removed, testified as follows:

Q When the sand and gravel has been removed from this parcel, what does your company propose to do on the lot as the tract is concerned?
A We would take and finish and grade the place and in the study we made of it, it would be graded toward Belair Road

Nottingham Farms, Inc. as the Applicant and Appellant in this matter.

In argument on the Appeal to this Court, Counsel for the Protestants excepted to the action of the Board of Zoning Appeals in substituting Nottingham Farms, Inc. as Applicant and Appellant in place of the original Applicant, Clark Certified Concrete Company, Inc. No authority was cited for the contention and the Court is of the opinion that the action of the Board was entirely correct and proper under the circumstances and facts of this case.

The Order of the Board of Zoning Appeals for Baltimore County, dated April 28, 1955 granted a "Special Permit" to Nottingham Farms, Inc., substituted as Petitioner in lieu of Clark Certified Concrete Company, Inc. for a "controlled excavation" under the provisions of the Zoning Regulations of Baltimore County, Sections 200.15 and 403 for all that tract of land more particularly described as follows:

"All that parcel of land in the Eleventh District of Baltimore County covered by the application in this case, which was submitted from the Order of the Board of Zoning Appeals dated December 17, 1953."

And the Board by its said Order further provided that upon completion of the excavation, the land should be graded substantially as set forth in the plans submitted to the Board in accordance with the provisions of Section 403 of the Zoning Regulations.

The remaining and most important question before the Court is whether the Board of Zoning Appeals has acted arbitrarily, capriciously, illegally and without substantial evidence to support its findings in granting a "Special Exception" for a sand and gravel pit to be operated by the Applicant as to the remainder of the tract of land for which the "Special Exception" was refused by the Zoning Commissioner.

In connection therewith, it must be kept in mind that it is not the function, duty or right of the Court to set aside or to substitute its judgment or discretion for that of the Zoning Board, but merely to pass upon whether the Zoning Board has acted arbitrarily, capriciously and illegally and without substantial evidence to support its findings in granting the "Special Exception". As was stated by Judge Hammond, speaking for the Court of Appeals, in *Wickfield versus Knott 56 Atl. 2d at Page 271*:

and also, to the south of the property, it wouldn't have any holes, hills, banks or anything, it would be a comparatively smooth piece of property."

The Applicant also produced Fred H. Hollenberg, Surveyor and Engineer, who testified that if the forward portion of this tract, the area subject to this Appeal, were prepared for residential development, approximately twelve feet would be cut from the area at Belair Road and twenty-four feet to the rear thereof, in order to properly grade it. Mr. Hollenberg further testified that the cut necessary to reclaim the sand and gravel would be about twenty-three feet.

Mr. Hollenberg also testified (Record - 38) that to develop this property for residential purposes would take considerably longer than one year.

From this testimony the Board of Zoning Appeals could well believe that the excavating to reclaim the sand and gravel from the tract would be little more than the necessary excavating and grading for the building of a residential development, and that the time element consumed in the sand and gravel operation would be approximately two years and that of the residential development project considerably longer than a year. In this connection, it is contended by the Petitioner that a "Special Permit" would not be required under the law to develop this tract for residential purposes.

While the Protestants contend that the operation of the sand and gravel pit would be dangerous to children, yet it could be well considered that the operation for the grading and construction necessary for the building of a residential development could be equally dangerous and attractive to children of the neighborhood.

While it is true that the amount of traffic will be increased by the operation of the sand and gravel pit (it is estimated that four trucks will be used) yet the testimony of the Petitioner is that they will use the same exit to Joppa Road which was used in the operation of the sand and gravel pit in the 33 acre tract heretofore referred to. The Petitioner has a right of way which is improved and blanketed to the Joppa Road. Even though traffic should be directed to Belair Road, this is an artery well able to take care of the increased traffic by this operation.

Before granting the "Special Permit", the Board of Zoning Appeals necessarily

"In deciding the challenge to the action of the County Commissioners functioning as a municipal legislature, the Court must use rigorous self-discipline, as it must at all times in such cases, to avoid substituting its judgment or view as to the wisdom or soundness of the action taken for that of the legislative body to whom such questions are submitted exclusively under our governmental system of separation of powers, and rely to decide whether the action is illegal, arbitrary or discriminatory."

And in the case of *Offutt versus Board of Zoning Appeals, 204 Md 553 at Page 562*, the Court of Appeals stated:

"We cannot disregard the general rule that in an appeal from a decision of a similar board, the Court will not substitute its own judgment, as to the wisdom or soundness of action taken by the board, but will decide only whether or not such action was arbitrary or discriminatory or illegal. It is not the function of the Court either to set aside or to substitute its own judgment for the judgment of the board if the question as decided is fairly debatable. If there is room for reasonable debate as to whether the facts justify the board in deciding the need for its action, the decision must be upheld. It is only where there is no room for reasonable debate, or where the record is devoid of supporting facts, that the Court is justified in declaring the legislative action of the Board arbitrary or discriminatory."

And in the recent case of *Henry A. Kline et al., versus Board of Zoning Appeals at al*, the Opinion in which was filed by the Court of Appeals on March 16, 1956, the Court, speaking through Judge Collins, held:

"Unless it is shown that the re-zoning by the Board was arbitrary, capricious, discriminatory or illegal, and not fairly debatable, the action of the Board must be affirmed. We have cannot disregard the rule that in an appeal from the Board, the Court will not substitute its judgment as to the wisdom of the action taken by the Board in zoning and re-zoning. The only question before the Court is whether or not such action was arbitrary and discriminatory or fairly debatable. The Court will only reverse where there are no grounds for reasonable debate or where there are no supporting facts in the record to justify the legislative action of the Board."

And in the case of *Charles Krown et al versus Board of Zoning Appeals of Baltimore County at al*, the Opinion of which was filed March 16, 1956, the Court of Appeals, speaking through Judge Delaplaine, held:

"On an appeal from an order of a zoning board, it is not the function or the right of the reviewing court to set aside or to substitute its judgment for that of the zoning board, but only to decide whether the board's action was arbitrary, capricious, discriminatory or illegal. Whatever may be the personal opinion of the court on zoning, the law is settled that in an appeal from a decision of a zoning board, the court cannot substitute its own judgment as to the wisdom or the soundness of the board's action."

The property described in the Petition for the "Special Permit" consists of

had to consider the safeguards set forth in the Zoning Regulations that, before any "Special Permit" is granted, it must appear that the use for which the permit is requested will not be detrimental to the safety, health, morals and general welfare of the community involved or tend to create congestion in roads, streets and alleys in the area involved.

In the case of *Currier versus Board of Zoning Appeals, 204 Md at Page 405*, which is a case involving a "Special Permit" to operate a restaurant in an "A" Residential Zone, the Court of Appeals stated:

"The function of a Zoning Board is to examine the discretion of experts, and the Court on Appeal will not disturb the Board's finding where it has complied with the legal requirements of notice and hearing, and the record shows substantial evidence to sustain the finding."

After careful consideration of the arguments of Counsel, and examination of all exhibits and the record from the Board of Zoning Appeals, the Court cannot say that the action of the Board in the granting of a "Special Exception" in this case was arbitrary, capricious, discriminatory or illegal.

The Decision and Order of the Board of Zoning Appeals of Baltimore County dated April 28, 1955, in this case, is, therefore, affirmed.

April 5, 1956

John P. Barst
John P. Barst, Judge

In the matter of the Petition for a special permit for a sand and gravel pit by CLARK CERTIFIED CONCRETE COMPANY, INCORPORATED
Petitioner
* BEFORE THE BOARD OF ZONING APPEALS
* OF BALTIMORE COUNTY

MOTION TO DISMISS APPEAL OF PROTESTANTS

Now comes Clark Certified Concrete Company, Incorporated, Petitioner, by Michael Paul Smith and M. Lee Harrison, its attorneys, and moves for dismissal of the appeal of the protestants from the order and decision of the Zoning Commissioner of Baltimore County of December 17, 1953 which granted, in part, to your Petitioner a special permit for the operation of a sand and gravel pit, and for reason therefore, says:

1. That the last day for filing an appeal to the aforementioned order was December 28, 1953 which was the next full business day immediately following Sunday, December 27, 1953 which normally would have been the expiration date.
2. That no appeal was filed by the Protestants until Tuesday, December 29, 1953, contrary to the Zoning Regulations of Baltimore County which specifically provides that decisions of the Zoning Commissioner must be filed, in writing, within ten days of the date of any final Order.

Wherefore, your Petitioners respectfully request that the appeal of the Protestants be dismissed.

Michael Paul Smith
Michael Paul Smith

M. Lee Harrison
M. Lee Harrison
Attorneys for Applicants

I Herby Certify, that copy of the above Motion to Dismiss Appeal was mailed this 27th day of January, 1954 to P. Louis Rote, Jr., No. 9201 Belair Road, Baltimore, Maryland, Attorney for Protestants.

M. Lee Harrison
Attorney for Applicants

RE: PETITION OF CLARK CERTIFIED CONCRETE CO., INC., OF BALTIMORE COUNTY

OPINION

For the reasons set forth in the foregoing Opinion, it is this 1st day of December, 1953, by the Board of Zoning Appeals of Baltimore County,

ORDERED that a "Special Exception" be and the same is hereby granted to Nottingham Farms, Inc., substituted as the Petitioner in lieu of Clark Certified Concrete Co., Inc., by Order of this Board dated April 28, 1953, for a "controlled excavation" under the provisions of the Zoning Regulations of Baltimore County, Sections 200.15 and 403, for all that tract of land more particularly described as follows, to wit:

All that parcel of land in the Eleventh District of Baltimore County covered by the Application in this case, which was excluded from the Order of the Zoning Commissioner dated December 17, 1953.

AND IT IS FURTHER ORDERED that upon completion of the excavation, the land shall be graded substantially as set forth in the plans submitted to the Board of Zoning Appeals by Nottingham Farms, Inc., in accordance with the provisions of Section 403 of the Zoning Regulations.

AND IT IS FURTHER ORDERED that Nottingham Farms, Inc., be and hereby is granted the right in connection with the controlled excavation authorized by this Order to bring onto the tract for the purpose of excavating the mineral deposits therefrom such machinery and equipment as may be necessary for such purposes.

AND IT IS FURTHER ORDERED that the "controlled excavation" authorized by this Order shall be begun within two years either from the date of this Order or, in the event of further appeal, from the date of the final decision in this matter.

Charles H. Deing
BOARD OF ZONING APPEALS OF BALTIMORE COUNTY

OPINION OF THE BOARD OF ZONING APPEALS

This case comes before this Board on Appeals by both the Applicant and the Protestants from a decision of the Zoning Commissioner granting a Special Permit for a portion of the property for which a Special Permit was requested for the operation of a sand and gravel pit.

The Protestants appealed from the granting of the Special Permit for a portion of the property. The Applicant appealed from the refusal to grant a Special Permit for the entire property.

The Applicant has filed a Motion to dismiss the Appeal of the Protestants on the ground that the Protestants' Appeal was not filed within the time allowed by the Zoning Regulations.

The Order of the Zoning Commissioner granting the Special Permit for a portion of the property is dated December 17, 1953. The regulations allow an Appeal from the Zoning Commissioner within ten days, so that the time for Appeal ordinarily would have expired on December 27, 1953. This date fell on a Sunday so that the last day for the filing of an Appeal was December 28, 1953. The Protestants' Appeal was actually filed on December 29, 1953.

The Protestants in an Answer to the Motion to Dismiss Appeal attempted to justify their delay, but it is the opinion of this Board that the provision allowing ten days for an Appeal from the Zoning Commissioner is mandatory and that the Appeal filed beyond that time came too late. For that reason, the Appeal of the Protestants will be dismissed and will not be considered.

The matter is therefore before us on the Appeal of the Applicant from the refusal of the Zoning Commissioner to grant a Special Permit for the entire property.

The Testimony and Exhibits produced before us convince us that the Applicant ought to be granted the right to remove the valuable deposits of sand and gravel which are said to be located on this property. The operation will, by its very nature, be a temporary one and as soon as these deposits have been removed, the property will be graded in a suitable manner in accordance with plans which have been filed with this Board.

FILED DEC 28 1953

Charles H. Deing, Zoning Commissioner
Towson 4, Maryland

Re: Petition for a Special Permit for Sand and Gravel Pit - N.W. side of Air Road 170 feet S.W. Slater Ave. 11th District, Clark Certified Concrete Co., Inc., Petitioner

Mr. Commissioners

Please enter an appeal to the Board of Zoning Appeals of Baltimore County in behalf of Clark Certified Concrete Company, Inc., Petitioner, from that portion of the Order and Decision of the Zoning Commissioner of Baltimore County of December 17, 1953 which denied to your Petitioner a special permit for the operation of a sand and gravel pit, this appeal being from the Commissioner's denial of said special permit on the property referred to in said Order of December 17, 1953 as the remainder of the tract of land for which special permit was originally applied.

Dated this 28 day of December, 1953.

Michael Paul Smith
Michael Paul Smith, Attorney for
Clark Certified Concrete Company, Inc.
Petitioner and Appellant

Petition No. 2784-S

Upon hearing on the petition for a Special Permit to use the property described therein for the operation of a Sand and Gravel Pit, and it appearing from the evidence adduced at the hearing that a special permit should be granted for the operation of a Sand and Gravel Pit on a portion of the property only and denied as to the remainder in order to protect adjoining residential property from noise, dust, hazard to children and depreciation.

The portion of the said property upon which the permit is granted is described as follows:

BEGINNING for the same 700 feet northwesterly from the end of the South 43 degrees East 1900 feet line as shown on the plat filed with the petition; thence North 43 degrees West 1200 feet; thence 65 degrees 15 minutes East 240 feet; thence South 43 degrees 15 minutes East 300 feet; thence southerly 450 feet to the place of beginning.

It is this 17th day of December, 1953, ORDERED by the Zoning Commissioner of Baltimore County that the aforesaid petition be and the same is hereby granted in part as above set forth provided, however, that ingress and egress to the portion of the property upon which the permit is granted be over the right-of-way owned by the applicant to the Joppa Road.

Charles H. Deing
Zoning Commissioner
of Baltimore County

IN THE MATTER OF CLARK CERTIFIED CONCRETE COMPANY
BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

For a Special Permit
To the Zoning Commissioner of Baltimore

Clark Certified Concrete Company, Inc. Local Owner

Contract Purchaser

hereby petition for a Special Permit, under the Zoning Regulations and Restrictions passed by the County Commissioners of Baltimore County, agreeable to Chapter 877 of the Acts of the General Assembly of Maryland of 1943, for a certain permit and use, as provided under said Regulations and Act, as follows:

A Special Permit to use the land (and improvements now or be erected thereon) hereinafter described for sand and gravel pit

All that parcel of land in the Eleventh District of Baltimore County on the northwest side of Belair Road; beginning 170 feet southeast of Slater Avenue; thence southeasterly and bounding on the northwest side of Belair Road 403 feet; thence north 43 degrees 00 minutes west 1700 feet; thence north 65 degrees 36 minutes east 240 feet; thence south 43 degrees 15 minutes east 191.16 feet to place of beginning.

Clark Certified Concrete Company, Inc.

Contract Purchaser

Address

Address

FILED DEC 28 1953

P. LOUIS ROTE, JR.
Attorney-at-Law
5108 BELAIR ROAD
PULLEIGH, MD.

December 28, 1953

Board of Zoning Appeals
303 Washington Ave.
Towson 4, Md.

Re: Petition for a Special Permit for Sand and Gravel Pit - N.W. side Belair Road 170 feet S.W. Slater Ave., 11th Dist., Clark Certified Concrete Co., Inc., Petitioner

Gentlemen:

As attorney for the protestants in the above matter,

I am herewith filing an appeal from the Order of the Zoning Commissioner granting a special permit to use a portion of the above property, Enclosed please find your costs of this appeal.

Yours very truly,
P. Louis Rote, Jr.
P. Louis Rote, Jr.

ORDERED by the Zoning Commissioner of Baltimore County this 21st day of October, 1953, that the subject matter of this petition be advertised in a newspaper of general circulation throughout Baltimore County and that the property be posted, as required by the Zoning Regulations and Act of Assembly aforesaid, and that a public hearing thereon be had in the office of the Zoning Commissioner of Baltimore County, Maryland, on the 18th day of November, 1953, at 1:00 o'clock P.M.

Zoning Commissioner
of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 11-24 Date of Posting 11-4-53
Posted for Special Permit for gravel pit
Petitioner: Clark Certified Concrete Company, Inc.
Location of property: 170 S. Baltimore Rd. by 170 S. W. of Baltimore Rd. on the N.W. corner of Baltimore Rd. and 170 S. W. of Baltimore Rd.
Location of Sign: on the N.W. corner of Baltimore Rd. and 170 S. W. of Baltimore Rd.
Remarks:
Posted by George B. Hammett Date of return: 11-5-53

November 5, 1953

\$23.00

RECEIVED of Messrs. Smith & Smith, Attorneys, the sum of Twenty Three (\$23.00) Dollars, being cost of petition of Clark Certified Concrete Company, Inc., advertising and posting property, northwest side of Red Air Road, 170 feet southwest of Glister Avenue, 11th District.

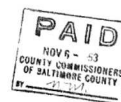
Zoning Commissioner

Hearing:

Wednesday, Nov. 10, 1953

at 1:00 p. m.

Board Room
Baltimore 2246-
Towson 14, Md.

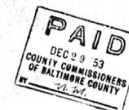


December 25, 1953

\$30.00

RECEIVED of P. Louis John, Attorney for protestants, the sum of Thirty (\$30.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner granting a special permit for a Sand and Gravel Pit, northwest side of Red Air Road, S. W. Glister Ave., 11th District, Clark Certified Concrete Company, Petitioner.

Zoning Commissioner



December 29, 1953

\$30.00

RECEIVED of Messrs. Smith & Smith, Attorneys for Clark Certified Concrete Company, Inc., petitioner, the sum of Thirty (\$30.00) Dollars, being cost of appeal to the Board of Zoning Appeals of Baltimore County from the decision of the Zoning Commissioner rendered in the matter of a special permit for Sand and Gravel Pit, northwest side of Red Air Road, 170 feet southwest of Glister Avenue, 11th District.

Zoning Commissioner

February 24, 1954

\$15.00

RECEIVED of Joseph J. Holmes, Attorney for Protestants, the sum of Fifteen (\$15.00) Dollars, being cost of certified copies filed in the matter of a special exemption for sand and gravel pit, northwest side of Red Air Road, 170 feet southwest of Glister Avenue, 11th District, Nottingham Farms, Petitioner.

Zoning Commissioner



DICTAPHONE PICTABELT RECORD CS 1

DICTAPHONE PICTABELT RECORD CS 1

A-2

784

2784

Maps, Recording &
papers

DICTAPHONE PICTABELT RECORD CS 1

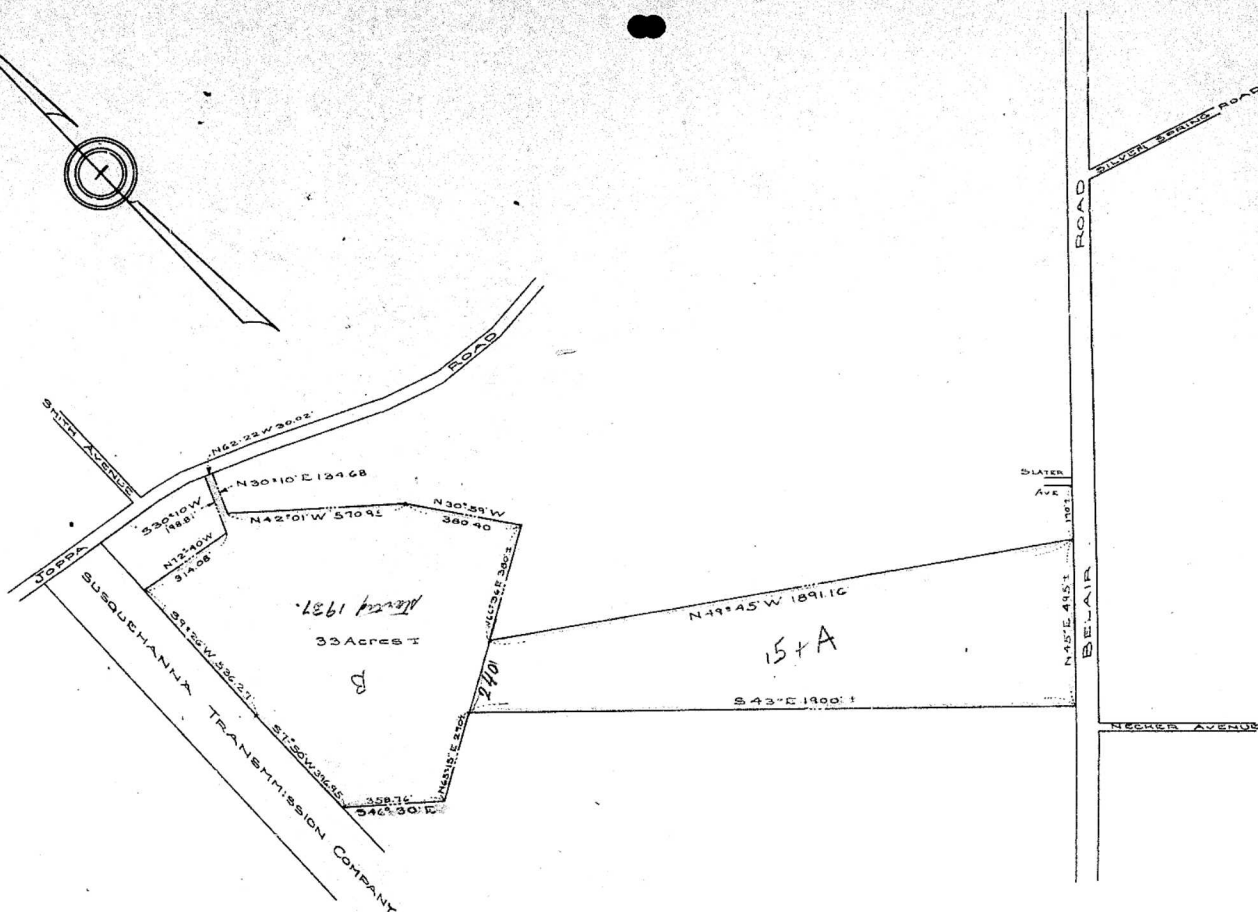
DICTAPHONE PICTABELT RECORD CS 1

B-1

A-1

#2784

2784



PROPERTY OF
CLARK CERTIFIED CONCRETE CO. INC.

LOCATED IN
11th DIST. - BALTO. CO. - MD.

Note: Compiled from plats and deeds.

SCALE 1"=300' APRIL 22, 1952
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGRS.
709 WASHINGTON AVE. TOWSON
MD.