

Petition for Zoning Re-Classification

To The Zoning Commissioner of Baltimore County— Contract purchaser
I, or we, TOWSON BUILDING COMPANY, of the property situate
lying and being in the Ninth Election District of Baltimore County and
more particularly described in the description attached hereto marked
"A" and made a part hereof.

hereby petition that the zoning status of the above described property be re-classified, pursuant to the
Zoning Law of Baltimore County, from an R-5 zone to an R-A zone.
Reasons for Re-Classification: Error in original classification and change in
circumstances and conditions since original zoning.

Size and height of building: front 80 feet, depth 60 feet, height 20 feet.
Front and side set backs of building from street lines: front according to regulations feet side feet feet.
Property to be posted as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification, advertising, posting, etc., upon filing
of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of
Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

TOWSON BUILDING COMPANY
By John A. Sullivan
John A. Sullivan
Contract Purchaser
Address c/o H. Anthony Mueller
Capwell Building
Towson 4, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of
January, 1960, that the subject matter of this petition be advertised, as required
by the "Zoning Law of Baltimore County," in a newspaper of general circulation throughout Baltimore
County, that property be posted, and that the public hearing herein be had in the office of the Zoning
Commissioner of Baltimore County, in the Hookford Building, in Towson, Baltimore County, on the
7th day of March, 1960 at 10:00 o'clock, A.M.

3/7/60
10 AM
Zoning Commissioner of Baltimore County
(over)

INVOICE
BALTIMORE COUNTY, MARYLAND No. 7450
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON 4, MARYLAND

To: Thomas Smith & Son, Inc.
237 Washington Avenue
Towson 4, Maryland

DEBIT TO ACCOUNT NO. 01-62	DEBIT UPPER SECTION AND RETURN WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY	COST	
Cost of certified documents filed in the matter of reclassification of property on lot 11, Stevenson Lane Towson Building Co., Baltimore No. 4889	50.00	
		8.00
		8.00

IMPORTANT! MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND
PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

Pursuant to the advertisement, posting of property, and public hearing on the above petition
and it appearing that by reason of:

the above re-classification should be had.
It is Ordered by the Zoning Commissioner of Baltimore County, this 25th day of
January, 1960, that the above described property or area should be and the same is
hereby reclassified, from and after the date of this Order, from R-5 zone
to R-A zone.

Pursuant to the advertisement, posting of property and public hearing on the above petition
the petitioner having failed to show that there was an
error in the original zoning or that changes in the character of the neighborhood
had taken place to warrant the requested change.

It is Ordered by the Zoning Commissioner of Baltimore County, this 25th day of
March, 1960, that the above petition be and the same is hereby continued as to remain a R-5
(residence) zone.

Approved _____
County Commissioner of Baltimore County
Date _____ By _____
President

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
101 W. Government Ave.
Towson 4, Maryland
No. 7450

TOWSON BUILDING COMPANY
28 W. Pennsylvania Ave. #4

DATE: Monday, March 7, 1960
PLACE: Room 106, County Office Building, 101 W. Government Avenue
Towson, Maryland

Zoning Commissioner
of Baltimore County

RECEIPT
Date: 2/10/60

RECEIVED of: Proctor, 101 W. Government Ave. - Office of Finance
LOCATION OF PROPERTY: see above
AMOUNT: 2-1160 1.064 • • • 111 • 1.000
2-1160 1.064 • • • 111 • 1.000

Zoning Commissioner
of Baltimore County

RE: PETITION FOR RECLASSIFICATION
from an "R-5" Zone to an "R-A" Zone,
N/S Stevenson Lane, 1160' west
of York Road
9th District
Towson Building Company,
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 4889

OPINION
This case was originally heard by this Board on March 16, 1961, and re-
sulted in a denial by the Board of the petitioner's request for reclassification to "R-A"
(residential apartment) category.

Subsequent to an appeal being taken by the petitioners to the Circuit Court
for Baltimore County, that Court on March 4, 1963, ordered the case remanded to the
Baltimore County Board of Appeals. "For the taking of additional and supplemental testimony
with reference to the matters set forth in the Petition to Remand heretofore filed in this case,
and for its further consideration and decision upon the basis of the said record..." The
matters referred to in the petition for remand were the petitioner's request to present to this
Board evidence dealing with the progress of construction of the Greater Baltimore Medical
Center and the changes in the neighborhood resulting therefrom, and the testimony of a
qualified land-planner with reference to the zoning pattern of the subject property in the
surrounding neighborhood, and such other and further evidence as might be material to the
petitioner's case.

It is evident that changes have occurred in the vicinity of the subject prop-
erty since the November 14, 1955 adoption of the Ninth District use map. Note-
worthy among these changes is the construction and opening of Stevenson Lane, a major
boulevard from York Road to Charles Street Avenue. Mr. Edwin McDonough of the Right-
of-Way Department of Baltimore County testified that these contracts, three in number,
for the opening, widening, etc. of Stevenson Lane were awarded by Baltimore County in
the years 1956 and 1957.

This Board is also impressed with the testimony of Mr. Bernard Willemain
regarding the error which he believes was committed when the Ninth District land use map
classified the subject property as "R-6". Mr. Willemain's testimony, which was exten-
sive, shows that this property was originally recommended by the Planning Board to have
been in a residential apartment category but that such recommendation was not adhered to
by the adopting authorities. Mr. Willemain cited difficulties in developing the subject

HODGERS FORGE COMMUNITY
ASSOCIATION, INC., ET AL
APPELLANTS
VS
COUNTY BOARD OF APPEALS OF
BALTIMORE COUNTY, ET AL
APPELLEES
AND
TOWSON BUILDING CO., ET AL
INTERVENING APPELLEES

OPINION
The above-entitled cause having been tried in the Court of
Appeals of Maryland and the decree of the Circuit Court for
Baltimore County having been reversed, and the mandate of the
Court of Appeals having directed the entry of an Order by this
Court affirming the decision of the County Board of Appeals of
Baltimore County dated September 17, 1963, it is thereupon this
27th day of August, 1964 by the Circuit Court for Baltimore
County, pursuant to said mandate of the Court of Appeals of
Maryland
ORDERED that the decree of this Court dated December 30,
1963 reversing the decision of the County Board of Appeals of
Baltimore County entered September 17, 1963 is rescinded and the
said decision of the County Board of Appeals of Baltimore County
entered on said date is hereby affirmed.

W. Albert Mearns
Judge

site in its present category due to extensive and sharp topographical changes which would
prevent its proper utilization.

The Board is of the opinion that the reclassification to residential apartment
use should be granted to this tract of land for reasons above cited together with the fact
that petitioner's plan of development would not materially increase population density nor
affect adversely any of the conditions of traffic, health, safety, morals, or welfare.

ORDER
For the reasons set forth in the foregoing Opinion, it is this 17th day
of September, 1963 by the County Board of Appeals, ORDERED that the reclassification
petitioned for, be and the same is hereby granted.
Any appeal from this decision must be in accordance with Chapter 1100,
subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
William H. Kaufman, Jr.
CHAIRMAN
Charles Steinbock, Jr.

NOTE: Mr. Steinbock did not sit at this hearing.

RE: PETITION FOR RECLASSIFICATION
from an "R-6" Zone to an "R-A"
Zone - N. S. Stevenson Lane
9th District
Towson Building Co., Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 4889

OPINION
This petition seeks a reclassification of a tract of land of approximately 6.15
acres on the north side of Stevenson Lane, 1160 feet west of York Road. The land fronts
on Stevenson Lane for 764 feet and is bordered on the west side by an alley, on the north
by the property of Sheppard-Henry Hospital and on the east by a County storm drain reser-
vation. On the south side of Stevenson Lane opposite the subject property are six individ-
ual brick homes on "R-6" land. The petitioner proposes to build 5 apartment buildings of
18 units in each in this building.

It was stipulated by the petitioner that there have been no zoning changes in
this area since the land use map was adopted in November of 1955. George E. Gavelis,
Deputy Director, of Planning for Baltimore County, testified that in his opinion "R-6"
zoning was correct at the time the land use map was adopted. He also stated that the
subject property could be developed as "R-6" from a physical point of view.

Upon hearing the testimony in this case, the Board can only conclude that the
petitioner has failed to meet the test for reclassification of this property from "R-6" to
"R-A", namely, to show an error in the original zoning or a change in the neighborhood.

ORDER
For the reasons set forth in the foregoing Opinion, it is this 15th day
of June, 1961 by the County Board of Appeals, ORDERED that the reclassification petitioned
for, be and the same is hereby denied.
Any appeal from this decision must be in accordance with Rule No. 1101 of
the Rules of Practice and Procedure of the Court of Appeals of Maryland.
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
Nathan H. Kaufman, Jr.
Charles Steinbock, Jr.
G. Mitchell Austin

RE: PETITION FOR RECLASSIFICATION
FROM AN "R-6" Zone to an "R-4"
Zone - N. S. Stevenson Lane,
9th District - Towson Building
Co., Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 4889

OPINION

This petition seeks a reclassification of a tract of land of approximately 6.15 acres on the north side of Stevenson Lane, 1160 feet west of York Road. The land fronts on Stevenson Lane for 764 feet and is bordered on the west side by an alley, on the north by the property of Sheppard-Pratt Hospital and on the east by a County storm drain reservation. On the south side of Stevenson Lane opposite the subject property are six individual brick homes on "R-6" land. The petitioner proposes to build 5 apartment/GF 18 units in each building.

It was stipulated by the petitioner that there have been no zoning changes in this area since the land use map was adopted in November 1955. George E. Gavvalls, Deputy Director of Planning for Baltimore County, testified that in his opinion "R-6" zoning was correct at the time the land use map was adopted. He also stated that the subject property could be developed as "R-6" from a physical point of view.

Upon hearing the testimony in this case, the Board can only conclude that the petitioner has failed to meet the test for reclassification of this property from "R-6" to "R-4"; namely, to show an error in the original zoning or a change in the neighborhood.

ORDER

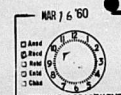
For the reasons set forth in the foregoing Opinion, it is this 15th day of June, 1961 by the County Board of Appeals, ORDERED that the reclassification petitioned for, be and the same is hereby denied.

Any appeal from this decision must be in accordance with Rule No. 1101 of the Rules of Practice and Procedure of the Court of Appeals of Maryland.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Charles C. Smith
Charles C. Smith
Charles C. Smith

1g (2)
3/15/60



IN THE MATTER OF THE
PETITION FOR ZONING
RECLASSIFICATION from
an "R-6" Zone to an "R-4"
Zone - N. S. Stevenson Lane
1160' W. York Road,
9th District
Towson Building Co., Petitioner.

NOTICE OF APPEAL

MR. COMMISSIONER:

Please note an Appeal from your Order dated March 8, 1960, in the above entitled matter, to the County Board of Appeals of Baltimore County.

H. Anthony Mueller
H. Anthony Mueller
Attorney for Petitioner

I HEREBY CERTIFY that a copy of the foregoing Notice of Appeal was mailed by me this 15th day of March, 1960, to Charles C. W. Atwater, Esq., 1213 Fidelity Building, Baltimore 1, Maryland, and to Paul J. Feeley, Esq., 103 W. Chesapeake Avenue, Towson 4, Maryland, Attorneys for the Protestants.

H. Anthony Mueller
H. Anthony Mueller
Attorney for Petitioner

PRODUCED BY
AND
MICROFILMED
TOWSON, MD.
VALLEY 3-1800

OFFICE OF PLANNING
Inter-Office Correspondence

From: George E. Gavvalls
To: Wilkie H. Adams, Zoning Commissioner
Subject: #4889 R-6 to R-4, N.S. Stevenson Lane
beginning 1160 feet W. of York Rd. 6.14 acres
Towson Building Comp. /
9th District 3/7/60 10:00 A.M.

The Office of Planning has reviewed the subject petition for reclassification from R-6 to R-4, zoning and has the following advisory comment to make:

1. This office is of the opinion that apartment zoning for the subject property would be an appropriate and reasonable land use and, therefore, we voice no objection to the proposed reclassification.

2. Our concurrence with the proposed apartment reclassification is based on the following points:

- An increasing knowledge of the need for making provision for more rental housing zoning in Baltimore County.
- Our general experience that apartment zones are unique in that they are capable, with good site planning, of blending harmoniously with any of the residential or non-residential zoning categories.
- Our general experience that apartment dwellers tend to have fewer school-age children; per family and have demands on water and sewer facilities to the extent of only half of those of typical owner-occupied housing.
- The relationship of the subject tract to Stevenson Lane - a 73 foot collector street extending from York Road to Charles Street. The reasonably close proximity of the tract to the transit facilities on York Road.
- The relationship of the tract to the proposed hospital expansion on the Sheppard Pratt property and proposed St. Joseph's Hospital via a proposed road extending from Stevenson Lane, through the subject property, and thence northward to the Bailey-Burke Avenue extension. Since intense use of the institutional area immediately to the north will create a new demand for apartment housing that logically can be met in part by appropriate reclassification of the subject tract.

GEG:ad

March 11, 1960

H. Anthony Mueller, Esq.
Campbell Building
Towson 4, Maryland

Dear Mr. Mueller:

Thank you for your check in the amount of Fifteen Dollars (\$15.00) to cover additional advertising on the N/S Stevenson Lane 1160' W. York Rd.

Yours very truly,

Wilkie H. Adams
Zoning Commissioner
of Baltimore County

PAID - Baltimore County Md. - Office of Finance

BC:

3-1160 1962 • • • TXL - 1500
3-1160 1972 • • • TXL - 1500

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th Date of Posting: 2-24-60
Posted for: 1213 Fidelity Bldg. to Anna A. Jones
Petitioner: 1213 Fidelity Bldg.
Location of property: 1160' W. York Rd. 6.14 acres
Location of Signs: 1175 ft. front of 1160' W. York Rd. 6.14 acres
Remarks: 1175 ft. front of 1160' W. York Rd. 6.14 acres
Posted by: George E. Gavvalls Date of return: 2-25-60

No. 433

October Term, 1964

THE JULIAN CORPORATION, et al.

v.

RODGERS FORGE COMMUNITY
ASSOCIATION, INC., et al.JAMES, JUDGE
MAYHEWSON
HARRISON
PRESCOTT
HURLEY
MARTIN
JAMES, JUDGEOpinion by Prescott, J.
Harrison, Hammond and
Hurley, JJ. Dissent by
James, J.

Filed: July 24th, 1964.

This is a zoning appeal. The Towson Building Company applied for a reclassification of a 6.14 acre tract of land on Stevenson Lane near York Road in the Towson area of Baltimore County, from R-6 (individual or semi-detached houses on lots not less than 10,000 square feet), as it had been zoned in the comprehensive zoning of 1955, to R-A (residential apartments). The Julian Corporation, as contract purchaser, became an additional applicant.

On June 15, 1961, the County Board of Appeals (Board) denied the application, and the applicants appealed to the Circuit Court. In October 22, 1961, that court (Turnbull, J.) ordered the case remanded to the Board for additional testimony. Some protestants filed a motion to strike the remand; after full hearing, Judge Turnbull denied the motion on March 6, 1963.

The Board pursuant to the order of remand, took additional testimony on July 25 and August 6, 1963, and granted the application on September 17, 1963. The protestants appealed, and the Circuit Court (Raine, J.), pursuant to an oral opinion delivered December 1, 1963, reversed the Board's decision and denied the application, stating "then everybody can see what the Court of Appeals will do with it." The applicants have appealed.

Appellants suggest there are four questions presented in

the appeal, but in the view we take of the case, it may be determined by answering the following ones: (1) Was the remand to the Board of Appeals for the taking of additional evidence erroneous; and (2) Should the conclusions of the Board that the rezoning was justified by error in the original zoning and by changes in the character of the neighborhood, have been sustained by the court as at least fairly debatable?

I

We proceed to a determination of the first question before stating the facts, for if it be decided against the appellants, it will be unnecessary to state, or consider, the testimony taken at the second hearing before the Board.

Baltimore County is a charter county. Appeals to the Circuit Court from the Board are therefore controlled by Section 604 of the Charter of Baltimore County, Section 501.4 of its Zoning Regulations, and Code (1957), Article 25A, Section 5 (U) (which are almost identical in terms relative to appeals), and not by Code (1957), Article 66B, Section 7 (n). *Montgomery County v. R. R. Co.*, 33 Md. 414; *Baltimore County v. Missouri Realty Inc.*, 219 Md. 153; *Robertson v. County Board*, 210 Md. 190. These sections, in pertinent part, provide that upon appeal the court shall "have the power to affirm the decision of the Board or, if upon a question of law, to modify or reverse such

decision with or without remanding the case for rehearing as directed by law."

The order passed by Judge Turnbull, on October 22, 1961, was a remand to the Board for the taking of additional testimony, and he stated the opinion in conformity with Code (1957), Art. 66B, Sec. 7 n. The appellants complain that the order should not have been entered without first affording the appellants an opportunity to be heard. And in the remand the Board was correct. However, the error was harmless. The appellants filed a motion to strike out the remand, and, after a hearing, the court denied the motion. The court had carefully considered the record before him at the hearing on this motion presented the protestants with an opportunity to present to the court any reasons why the Board's decision had been passed, which they could have presented before the remand.

The appellants also state that Judge Turnbull had no power to grant the order "in conformity with Art. 66B, Sec. 7 (n)," and again they are right. We pointed out above the true sources of authority on appeals to the Circuit Court of this nature. It is the duty of the court to determine whether the court had the right to remand under the actual sources of authority, for nearly every case, on occasion, finds that to be the case, but for the wrong reasons.

The question then upon which the first decision of the

Board was "in accordance with law." Throughout the first hearing, appellants' witness attempted to discuss the proposed use (and its effect) of the some 60 acres of the Sheppard Pratt tract situated by the Greater Baltimore Medical Center (Center), which the appellants proffered to prove was a \$10,000,000 project with architects' plans and construction drawings and preliminary engineering completed, the sponsors were completely ready for financing (with the exception of \$750,000, which was expected to be obtained within two months), and the breaking of ground was imminent. Appellants also offered evidence of the "very well laid plans for the development of [the some 23 acres purchased by] . . . the St. Joseph's Hospital . . ." In addition, appellants offered to prove that the county officials had demanded before beginning construction on a 70 acre tract (and they had agreed to such demand) a 70 foot right of way over the subject property from Stevenson Lane on the south to the proposed hospital developments on the north.

The Board refused to consider evidence relative to the above projects because "we have nothing before us to show the building is under construction," "the Board cannot consider what is going to happen on [the] Sheppard Pratt property," "maybe Sheppard Pratt has also plans laid out too, but we are not allowed to listen to them." The Board stated further that "any testimony with regards to projects in the future would have the same objection from counsel, and would

be sustained by the Board on the same objection, that such things that are in the future cannot have a bearing on the property at the present time." In other words, the Board felt that it was limited to a consideration of evidence of the situation existent at the time of the hearing, and no potential, even though imminent, future changes in that situation or future needs of the public could be considered.

Our previous decisions do not sustain such a conclusion. Of course, the comprehensive zoning map of 1955 was entitled to a presumption of correctness, and the burden was upon the applicants for reclassification to show an error in the map or a change of conditions in the neighborhood, or both, if they were to sue successfully. But in order to show a change in conditions, as was stated by Judge James in *Boyd v. County Board*, 234 Md. 259, when quoting from *Tracy v. McDonough, et al. v. Baltimore County*, 221 Md. 50, the Board was entitled to consider (and therefore the applicants for reclassification were entitled to present) projects that were "reasonably probable of fruition in the foreseeable future." And the same rule applies, we think, when an applicant attempts to prove an error in original zoning. The Board, at its first hearing, was too restrictive in not permitting the applicants to produce evidence of the hospital projects which were reasonably probable of fruition in the foreseeable future; hence the Board's decision was not "in

accordance with law," and the Judge was warranted, under the provisions of law mentioned above, in remanding the case for the taking of additional testimony. (In making this ruling, we are not to be understood as holding that the courts, upon appeals, are required to review in detail and pass upon the technical admissibility of all the evidence offered before the Board. The instant case is unusual in that the Board refused to admit, or consider, the crucial matters upon which appellants' cause depended.)

The appellants contend that *Robertson v. Board of Appeals*, 210 Md. 190, is controlling, and that Judge Turnbull had no authority to remand the case for further testimony. That case and the instant one are different. In *Robertson*, Judge Hammond, for the Court, specifically stated that Judge Woodward had exercised his power in two ways: "first, he remanded the case without finding an error of law, and second, he substituted his judgment on the facts for that of the Board." In the instant case, the trial Judge did not substitute his judgment for that of the Board on the facts, and he was correct, as we stated above, in finding an error of law.

We now state the facts. The property here in question is a heavily wooded triangular parcel, located on the north side of Stevenson Lane, approximately 1000 feet west of York Road. It fronts 700 feet on Stevenson Lane (which runs east and west), and

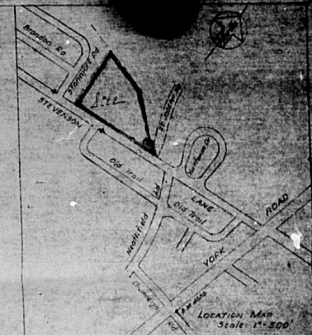
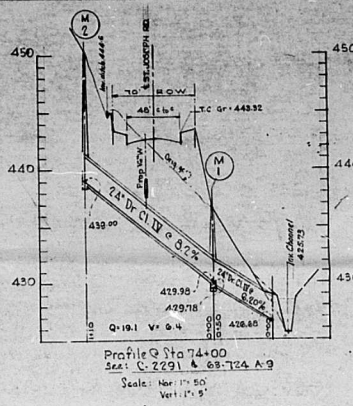
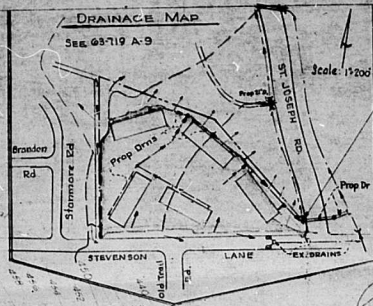
western boundary of the property, which with Stevenson Lane forms the right angle of the triangle, extends north approximately 400 feet. The rear of the property closes the triangle from the northwestermost to the southeastermost point of the property.

There is a small, high, level area consisting of somewhat less than one-third of the tract at the southwest corner, from which plateau the land slopes very sharply, sometime exceeding 15 per cent to the northern and eastern borders.

Immediately to the west of the property is a 10 foot alley across from which, at approximately the same grade as the plateau on the subject property, is built Section 11 of the Rodgers Forge development. This section of Rodgers Forge is "one long area of group houses, divided into three groups of some 20 houses each," the backs of which face the subject property.

Directly adjoining the subject property on the north is a 400 acre tract known as the Sheppard Pratt property. This tract is now the subject of extensive hospital development. In addition to the Sheppard Pratt Hospital itself, which has existed for some time, approximately 60 acres of the tract were sold in 1960 to the Greater Baltimore Medical Center, a ten million dollar project formed by the merger of the Hospital for the Women of Maryland and Transcendent Eye, Ear and Throat Charity Hospital.

Another subject property on the south is Stevenson Lane. In 1955 this was a small twelve to fifteen foot road; in



DENSITY CALCULATIONS
Existing Zoned & Proposed Use: R-4
Acreage: Gross 7.5 A, Net 6.7 A
Density: Gross 120 units/Acre, Net 171 units/Acre
No. of buildings: 8, No. of units: 145
No. of parking spaces: 120 (120 spaces @ 1.5 spaces/unit) - allocated surface driveways & parking areas @ 15 ft x 30 ft
All utilities aware: Private Contract
Water & Sewer by Application

Density: Gross 153 1/2 A, Net 172 1/2 A

* See Zoning Regulations: To conform to 408.2 c. 1, 2, 3, 4

Preliminary Plan
Cordell Hall Apartments
The 9th Street Dist. Baltimore County Md
Scale: 1"=50'

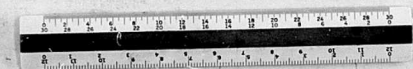
For The Home State Building Company 3 Hollins Ave. Baltimore Md 21210
By James J. Spence Associates Architects 14 Jowen Blvd. 21204

Rev: Aug 29: Main Entrance 30' - See Calculations - Drains Outfall
Rev: Sept. 14, 1964: Planning Comments, Traffic Comments
Turn Service of Home State Home

THEES

Tree	Size	Tree	Size	Tree	Size
1. Oak	40'	11. Oak	40'	21. Oak	40'
2. Oak	35'	12. Oak	40'	22. Oak	40'
3. Oak	35'	13. Oak	40'	23. Oak	40'
4. Oak	35'	14. Oak	40'	24. Oak	40'
5. Oak	35'	15. Oak	40'	25. Oak	40'
6. Oak	35'	16. Oak	40'	26. Oak	40'
7. Oak	35'	17. Oak	40'	27. Oak	40'
8. Oak	35'	18. Oak	40'	28. Oak	40'
9. Oak	35'	19. Oak	40'	29. Oak	40'
10. Oak	35'	20. Oak	40'	30. Oak	40'
11. Oak	35'	21. Oak	40'	31. Oak	40'
12. Oak	35'	22. Oak	40'	32. Oak	40'
13. Oak	35'	23. Oak	40'	33. Oak	40'
14. Oak	35'	24. Oak	40'	34. Oak	40'
15. Oak	35'	25. Oak	40'	35. Oak	40'
16. Oak	35'	26. Oak	40'	36. Oak	40'
17. Oak	35'	27. Oak	40'	37. Oak	40'
18. Oak	35'	28. Oak	40'	38. Oak	40'
19. Oak	35'	29. Oak	40'	39. Oak	40'
20. Oak	35'	30. Oak	40'	40. Oak	40'

OUTLINE #7000 by Others



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 9/14/64

