

MEMO FOR FILE

Interview with Judge Raine this date in his Chambers revealed that on May 4, 1962, although the Court Stenographer was present in Court at the hearing of this appeal there were no notes taken. Judge Raine, however, recalled the case very vividly and gave as his reason for reversing the Board and disallowing the special exception requested in the original opinion.

The Board in its majority opinion granted the special exception but stated that "No construction work may be done on said service station until construction work is begun on the widening of Rolling Road from the intersection of Route 40 and Rolling Road in a southerly direction for at least 150 feet in accordance with the plans presented as Petitioners' Exhibit No. 2."

The Judge felt that to admit that Rolling Road as it now exists is too narrow to permit a gasoline service station use, and then to allow such use prior to the widening of said road is inconsistent with sound practice.

Judge Raine used the expression "I feel that the Board in their majority opinion were putting the cart before the horse" permitting the special exception for a gasoline service station before the road was actually widened.

Judge Raine did say that he regretted that this opinion was not written up and he has issued orders to his Court that on Zoning cases which come before him, his decision and reasons for his decision are to be written up and forwarded to the Chairman of the Board of Appeals, with a copy to Mr. Malcolm Dill, Director of Planning and Zoning.

J. Welsh

RE: PETITION FOR SPECIAL EXCEPTION  
for Gasoline Service Station  
W. S. Rolling Road 300' S.  
Baltimore National Pike  
1st District  
Rolling Road Realty, Inc.,  
Petitioner

BEFORE  
COUNTY BOARD OF APPEALS  
OF  
BALTIMORE COUNTY  
No. 5282-X

DISSENTING OPINION

This is a petition for a special exception for a Gasoline Service Station on the West side of Rolling Road, 300 feet South of Baltimore National Pike, 1st District.

The subject tract has a frontage of 150 feet along Rolling Road and is approximately 116 feet in depth. The land is part of a larger tract zoned "B-1M". It was testified, that although a Shopping Center was being considered for the land north of the subject tract at the corner of Rolling Road and Baltimore National Pike or Route 40, no firm commitments existed at this time for such construction.

There was considerable testimony by witnesses for both Petitioner and Protestants as to the traffic situation on Rolling Road at this point. The present width of Rolling Road is 40 feet with no sidewalks. Turn in movements to and from the proposed Gasoline Service Station would tie up traffic in both directions and create hazards which are not presently existing at this point.

A spokesman for Baltimore County Roads Engineer testified that there were no immediate plans for the widening of Rolling Road and that no funds had been provided in the budget.

The Board is unanimous in the opinion that the petition should not be granted under existing road conditions. However, my colleagues feel that it would be in order to grant the petition subject to the widening of Rolling Road. To me, this is putting the cart before the horse if such a metaphor is suitable for a gas station. It does not specify in detail the length of the roadway to be widened and the proposed width.

In my opinion, the petition is premature and should not be considered until the roadway is widened sufficiently to eliminate hazards and to provide free flow of traffic. The granting of this special exception would be contrary to paragraphs "A" and "B" of Section 502.1 of the Zoning Regulations of Baltimore County.

For the reasons set forth above, it is the opinion of this member of the Board of Appeals that the special exception petitioned for should be denied.

Charles H. Heston

DATE: December 7, 1961

RE: PETITION FOR SPECIAL EXCEPTION  
for Gasoline Service Station  
West side Rolling Road 300'  
South Baltimore National Pike  
1st District  
Rolling Road Realty Co.,  
Petitioners

BEFORE  
COUNTY BOARD OF APPEALS  
OF  
BALTIMORE COUNTY  
No. 5282-X

This is a petition for a special exception for a Gasoline Service Station on the west side of Rolling Road 300 feet south of Baltimore National Pike in the 1st District of Baltimore County. The property has a frontage of 150 feet on the west side of Rolling Road and approximate depth of 116 feet. Property to the south of the subject property lying between the northern boundary of subject property and Route 40 carries a "B-1M" zoning--such land being contemplated for development as a Supermarket and other retail establishments. The present width of Rolling Road is 20 feet and has no sidewalks. The use of the subject property for a gasoline service station with Rolling Road in its present condition would not be feasible.

Mr. Phillip Klein, one of the owners of the subject property as well as one of the owners of the other "B-1M" property mentioned above, testified that it would be impossible to develop the larger "B-1M" tract for commercial use without the widening of Rolling Road, and that the development of subject tract for a gasoline service station depends on the development of the larger tract for commercial uses.

The majority members of the Board of Appeals recognize that in order for Rolling Road to be widened, that the owners of property both on the east and west side of Rolling Road would materially contribute to the cost of such widening. Without knowledge as to the use that could be made of their land, a property owner would be unwise to commit monies for such widening as he could then find himself with an unusable piece of property. The Zoning Regulations of Baltimore County grants the Board of Appeals the right to write restrictions which would allow for the use of

land for certain businesses that without restrictions could be detrimental to the health, safety, or general welfare of the community.

The majority members of the Board feel that this case is a perfect example as to why the Board was given such broad power. To use the subject property for a gasoline service station without the widening of Rolling Road would in our opinion be detrimental to the health, safety, and general welfare of the community. To grant the special exception subject to the widening of Rolling Road as indicated on Petitioners' Exhibit No. 2, would in our opinion comply with all Sections of 502.1 of the Zoning Regulations. It is our opinion that when a property owner contributes his own money to the improvement of highways in Baltimore County, he is entitled to know what value these improvements will make to his property.

It is the majority opinion of the Board that the special exception asked for in the petition should be granted, subject to the following provisions:-

1. No construction work may be done on said service station until construction work is begun on the widening of Rolling Road from the intersection of Route 40 and Rolling Road in a southerly direction for at least 150 feet in accordance with the plans presented as Petitioners' Exhibit No. 2.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 7th day of December, 1961, by the County Board of Appeals, ORDERED that the special exception petitioned for, be and it is hereby granted.

Any appeal from this decision must be in accordance with Rule No. 1701 of the Rules of Practice and Procedure of the Court of Appeals of Maryland.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

SHOPPING CENTER MANAGEMENT CO.

FORM 7-5446



5505 PARK HEIGHTS AVENUE  
BALTIMORE 18, MARYLAND  
June 20, 1961

Baltimore County Office of Planning & Zoning  
Baltimore County Office Building  
Towson 1, Maryland

Att: Mrs. Harris

Dear Mrs. Harris:

Please enter our appeal from the ruling by the zoning commissioner on the petition for Special Exception for Gasoline Service Station - W. S. Rolling Road 300' S. of Baltimore National Pike, 1st Dist., 40 West Shopping Center Inc., Contract Purchaser.

Enclosed please find check in the amount of Seventy-Five (\$75.00) dollars to cover cost of posting.

Very truly yours,  
40 WEST SHOPPING CENTER, INC.

Malcolm Goldsman  
Malcolm Goldsman

MD18d

RE: PETITION FOR SPECIAL EXCEPTION  
for a Gasoline Service Station  
W. S. Rolling Road 300' S. of  
Baltimore National Pike, 1st  
Dist., Rolling Road Realty Co.,  
Petitioner - 40 West Shopping  
Center, Inc., Contract Purchaser

BEFORE  
ZONING COMMISSIONER  
OF  
BALTIMORE COUNTY  
No. 5282-X

On April 11, 1961 a petition for a Special Exception for a gasoline service station was filed by Patricia G. Peach, Vice-President of the Rolling Road Realty Company, Legal Owner, and by Phillip E. Klein, president of 40 West Shopping Center, Inc., Boston J. Anderson, attorney at law, represented the petitioner and Office Service Oil Company.

An Order was issued on the 17th day of April, 1961 to advertise and post the property. The public hearing was scheduled and held on June 7, 1961 at 10:00 a.m.

The petitioner furnished a legal description, a photogrammetric map and a plat showing the layout of the filling station and a vicinity map. Present zoning was listed as "Commercial zoning". Actual zoning is Business Roadside. Zoning on adjacent property or property across Rolling Road to the east of Rolling Road, known as the "Hanswald Property", is Business Roadside and the property to the south of the proposed road is zoned Residential-6. Both the subject property and the "Hanswald Property" are part of the land use map adopted on April 5, 1960.

The plat indicated two entrances for traffic southbound on Rolling Road. Northbound traffic would have no direct access to the service station, but would make a left turn into the proposed road to the south of the service station and then make a right turn into the service station.

The plat and description furnished do not have a surveyor's seal as prescribed in a joint directive of the Director of Planning and Zoning and the Zoning Commission effective January 1, 1961. This directive was published by the Zoning Commission in Baltimore County weekly newspaper published by the Zoning Commission in accordance with authority papers and the Daily Record of Baltimore City in accordance with authority contained in Section 500.9 of the Baltimore County Zoning Regulations.

At the time of the hearing, the Office of Planning and Zoning furnished a tentative development plan of the Gasoline Commercial Site containing the property which is the subject of this petition. This plan was prepared by Mats, Gilman & Associates. This plan was tentatively approved by the Joint Subdivision Planning Committee of the Office of Planning and the Department of Public Works on January 26, 1961 by George R. Lewis, Chairman, and John L. Duer, and by the Baltimore County Office of Planning by Malcolm H. Dill, Director, on February 2, 1961 and by the Department of Public Works, Bureau of Engineering, by Ellsworth H. Dyer, Chief, Bureau of Engineering on February 6, 1961.

This plan indicated the proposed commercial development of the site and an entrance to the north of the proposed service station directly opposite the entrance to the "Hanswald Property". During the hearing the tentative plan for the "Hanswald Property" was sent for. This plan was prepared by John Strong Smith, Registered Professional Engineer and evidently has not received approval. This plan indicated a proposed feed store across Rolling Road from the petitioner's proposed service station. Directly north of the feed store is a proposed service station.

The two plans indicate that Rolling Road, south from the Baltimore National Pike for a distance of 970 feet, may have the proposed 70 foot road to the south of the petitioner's service station, two service station entrances and a cross-over road to the "Hanswald Property" entering from the east side of the "Hanswald Property". The west side of the "Hanswald Property" may provide as many or more entrances on Rolling Road.

There has been much comment upon poor planning and zoning on the Baltimore National Pike, Inglewood Avenue between Baltimore National Pike and Johnnycake Road and the "Sandy Bottom" portion of York Road. All of that is "Walt's" accomplishment. It would be detrimental to the health, safety, and general welfare of this locality to grant the requested special exception until such time as that portion of Section 500.9 of the Baltimore County Zoning Regulations reading as follows has been complied with:

"No such plat or plans, showing the opening or laying out of roads or streets, shall be approved by the Zoning Commission unless such plat or plans shall have been previously approved by the Office of Planning and the Department of Public Works of Baltimore County."

This information was not presented by the petitioner at the hearing.

A special exception is described in the Baltimore County Zoning Regulations, Section 502, as follows:

"Certain types of uses are required to secure a permit to allow them to be placed in one or more zones in which their uncontrolled occurrence might cause unsatisfactory results of one kind or another. A few uses, such as dumps and junk yards, are inherently so objectionable as to make extra regulations and controls advisable even in the M-1 Zone, to which they are restricted. Others, like a cemetery, do not fit into any of the zone categories, that is, residential, business, and industrial, and therefore must be located with discrimination in relation to their surroundings. All the items listed are proper uses of land, but have certain aspects which call for special consideration of each proposal. Because under certain conditions they could be detrimental to the health, safety, or general welfare of the public, the uses listed as Special Exceptions are permitted only if granted by the Zoning Commission, and subject to an appeal to the County Board of Appeals."

In Heath v. Mayor and City Council of Baltimore, 187 Md., 755, Judge Delaplaine wrote at page 803:



"One of its (the Board's) functions is to grant special exceptions or variances in exceptional cases. An 'exception' within the meaning of a zoning ordinance is a dispensation permissible where the Board of Zoning Appeals finds existing facts and circumstances specified in the ordinance as sufficient to warrant a deviation from the general rule. Application of Davenport Foundation, 351 Pa. 479; 122 Md. 271. In the exercise of its discretion allowing a special exception or variance the Board must act in conformity with the rules of conduct prescribed by the Legislature or by the City Council acting with the sanction of the Legislature. Board of Appeals v. McKinney, 178 Md. 551, 560."

This puts the matter squarely on Section 502.1 - "Before any Special Exception shall be granted, it must appear that the use for which the Special Exception is requested will not:

- Be detrimental to the health, safety, or general welfare of the locality involved;
- Tend to create congestion in roads, streets, or alleys therein;
- Create a potential hazard from fire, panic or other dangers;
- Tend to overcrowd land and cause undue concentration of population;
- Interfere with adequate provisions for schools, parks, water, sewerage, transportation or other public requirements, conveniences, or improvements;
- Interfere with adequate light and air."

Such of the information necessary to satisfy the requirements of the above quoted regulation is available in various departments of Baltimore County. The petitioner did not call upon any Baltimore County department to furnish information at the hearing. The petitioner relied upon Mr. Edward P. O'Malley, Baltimore Division Real Estate Manager, Clides Service Oil Company. Mr. O'Malley is certainly not an impartial witness as to whether or not his company would erect a station detrimental to the health, safety, or general welfare of the locality. He is not a traffic expert and testified that his company investigated before securing a site for a service station, but the company did not have records indicating how many automobiles would be expected to use the station in a day, week, month or year. He didn't know how much the service station would generate in the way of traffic and was not familiar with traffic generated by other businesses that might be located in a shopping center. He had no conclusive evidence concerning hazard from fire. He was not qualified to answer concerning the other requirements concerning Section 502.1.

The only other witness for the petitioner was Mr. Philip E. Klein, a real estate broker and a man recognized in his field as well

qualified on matters pertaining to shopping centers and service stations. His testimony did not meet the burden of proof as delineated by Judge Delaplaine, although he did say there were roughly 1000 car movements in connection with a food store monthly as opposed to 2500 car movements in connection with a service station.

The protesters did not have counsel. They felt that something was definitely wrong, but they were unable to put across their thoughts clearly and succinctly. It did seem extremely clear to those assembled that more gasoline service stations have been approved ultimately, than disapproved.

The point was made that it is possible to point to other businesses which are equally objectionable if you consider only one ground of objection at a time. However, it would be difficult to find another business which would be equally objectionable on all the grounds specified. The fact that there have been and will be uncounted cases concerning gasoline service stations would indicate that each one needs individual attention.

Therefore, for the following reasons the special exception should be denied:

- Petitioner's request is premature in that no competent testimony was presented concerning the over-all traffic pattern and access to Rolling Road. This definitely concerns the health, safety or the general welfare of the locality.
- Petitioner did not present competent testimony indicating that the requested special exception meets the standards as set forth in Section 502.1 of the Baltimore County Zoning Regulations.

It is this 9th day of June, 1961 by the Zoning Commissioner of Baltimore County, ORDERED that the aforesaid Special Exception should be and the same is hereby denied.

*[Signature]*  
Zoning Commissioner of Baltimore County

# PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Rolling Road Realty Company, legal owner... of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (What use or uses of the herein described property do you request?) for a Special Exception for a gasoline service station under the Zoning Law of Baltimore County, and for the following reasons:

See Attached Description:

asked for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for... a gasoline service station

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above re-classification and/or Special Exception 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.

40 West Shopping Center, Inc. Rolling Road Realty Company.  
By [Signature] By [Signature]  
Contract purchaser Vice-President, Legal Owner  
Address: 550 S. Park Heights Ave. Address: 6323 Baltimore National Pike  
Baltimore 15, Md. Baltimore 28, Maryland  
[Signature] [Signature]  
Petitioner's Attorney  
Address: 1415 [Signature] Ed. [Signature], Md.

ORDERED BY The Zoning Commissioner of Baltimore County, this 27th day of April 1961, 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 be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 7th day of June 1961 at 10:00 o'clock A.M.

*[Signature]*  
Zoning Commissioner of Baltimore County.

## OFFICE OF PLANNING AND ZONING

Inter-Office Correspondence

Date: May 26, 1961

To: John J. Hone, Zoning Commissioner  
From: George E. Gervilla, Deputy Director

Subject: # 5282 - Special Exception for Gasoline Service Station  
- W/S Rolling Road 300' S. Baltimore National Pike  
Rolling Rd. Realty Co.

In District: 6/7/61 10:00 A.M.

The staff of the Office of Planning and Zoning has reviewed the subject petition for special exception for service station and has the following advisory comment to make with respect to pertinent planning factors:

- The subject service station site was provided in connection with an overall development plan for property at the southeast corner of Rt 40 and Rolling Road. An overall plan has been approved tentatively by the County and includes provision for widening and channelizing Rolling Road. The planning staff has no adverse comment to make with respect to the service station as such. We note that the required 30 foot rear yard is not contained within the limits of the area being sought for special exception. The ability of the petitioner to use adjacent property in the same ownership for its minimum rear yard setback requirement, should be clarified.

GSG:be



## BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF PUBLIC SERVICES Inter-Office Correspondence

From: GEORGE R. LEWIS  
To: JOHN G. HONE - Zoning Commissioner  
Subject: PETITION NO. 5282-X

JUNE 6, 1961



This office has the following comment on the referenced petition.

Any zoning of this property shall be subject to approval of site plans by the Bureau of Public Services and the Office of Planning along with recording of the subdivision plat known as Geipe Commercial Site.

*[Signature]*  
GEORGE R. LEWIS, Chief  
Bureau of Public Services

GRL:ask

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON 4, MARYLAND

TO: Shopping Center Manager Co.  
5505 Park Heights Ave.  
Baltimore 15, Md.

BILLED BY: Zoning Department of Baltimore County

DATE: 6/17/61

DEPOSIT TO ACCOUNT NO. 01622 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

| QUANTITY | DESCRIPTION                                                | TOTAL AMOUNT |
|----------|------------------------------------------------------------|--------------|
|          | Petition for Special Exception for Rolling Road Realty Co. | \$0.00       |

PAID - Baltimore County, Md. - Office of Finance

6-1961 7800 \* \* \* TIL \* \$0.00

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.

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON 4, MARYLAND

TO: 40 West Shopping Center, Inc.,  
5505 Park Heights Ave.,  
Baltimore 15, Maryland

BILLED BY: Zoning Department of Baltimore County  
113 County Office Bldg.,  
Towson 4, Md.

DATE: 6/21/61

DEPOSIT TO ACCOUNT NO. 01622 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

| QUANTITY | DESCRIPTION                                                                                                               | TOTAL AMOUNT |
|----------|---------------------------------------------------------------------------------------------------------------------------|--------------|
|          | Cost of appeal to Board of Appeals from decision of Zoning Commissioner - W/S Rolling Road 300' S Baltimore National Pike | \$70.00      |
|          | Posting                                                                                                                   | 5.00         |

PAID - Baltimore County, Md. - Office of Finance

6-21-61 1318 \* \* \* TIL - 75.00  
6-21-61 1318 \* \* \* TIL - 75.00

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.

INVOICE  
BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE  
Division of Collection and Receipts  
COURT HOUSE  
TOWSON 4, MARYLAND

TO: James J. Doherty, Esq.,  
733 Title Building  
Baltimore 2, Maryland

BILLED BY: County Board of Appeals  
Room 300

DATE: 1/15/62

DEPOSIT TO ACCOUNT NO. 01 51 05 DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE

| QUANTITY | DESCRIPTION                                                                                       | TOTAL AMOUNT |
|----------|---------------------------------------------------------------------------------------------------|--------------|
|          | Cost of Certified documents - W/S Rolling Rd. 300' S. Balto. Mt #1<br>Pike-Rolling Rd. Realty Co. | \$10.00      |

PAID - Baltimore County, Md. - Office of Finance

6-15-62 9743 \$ 8 8 TIL = 36.00

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.

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 1st Date of Posting: 5-25-61

Posted for: Special Exception, Gasoline Service Station

Petitioner: Rolling Road Realty Company

Location of property: W/S of Rolling Road 6.00 ft. South of Balto. Mt. Pike

etc. see plat

Location of Sign: West side of Rolling Road 6.00 ft. South of Balto. Mt. Pike

Remarks:

Posted by: *[Signature]* Date of return: 5-28-61

OFFICE  
MAY 22 THE BALTIMORE COUNTIAN

1. THE COMMUNITY NEWS  
Reisterstown, Md.

2. THE HERALD - ARGUS  
Cattimore, Md.

3. No. 1 Newburg Avenue  
CATONSVILLE, MD.

May 19, 1961.

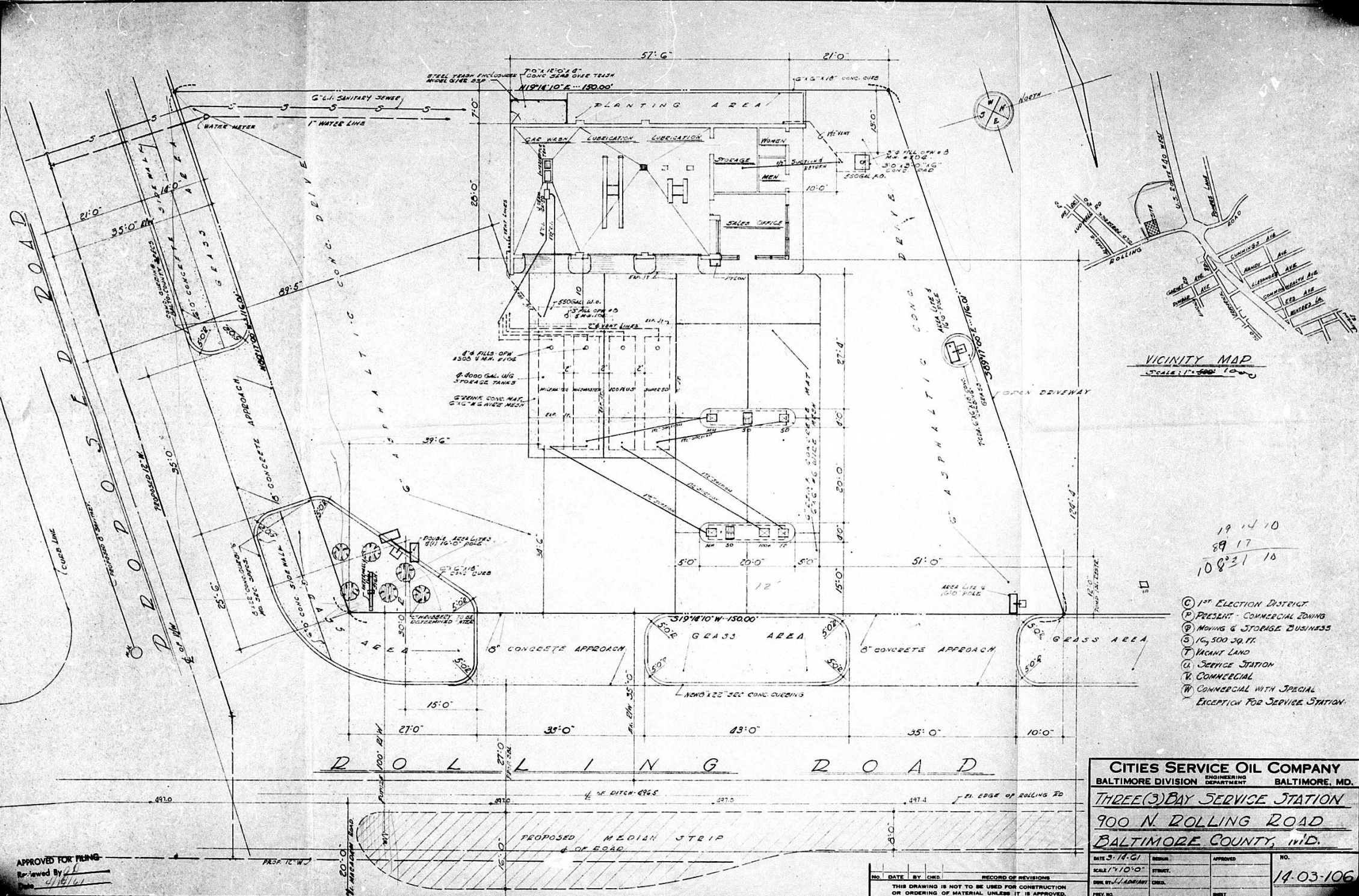
THIS IS TO CERTIFY, that the annexed advertisement of John G. Hone, Zoning Commissioner of Baltimore County was inserted in THE BALTIMORE COUNTIAN, a group of three weekly newspapers published in Baltimore County, Maryland, once a week for one successive weeks, beginning the 19th day of May, 1960, that is to say the same was inserted in the issues of

May 18, 1961.

THE BALTIMORE COUNTIAN

By *[Signature]*  
Editor and Manager





VICINITY MAP  
SCALE: 1"=500' 10"

19 14 10  
89 17  
108 31 18

- (C) 1<sup>ST</sup> ELECTION DISTRICT
- (P) PRESENT - COMMERCIAL ZONING
- (S) MOVING & STORAGE BUSINESS
- (S) 16,500 SQ. FT.
- (T) VACANT LAND
- (U) SERVICE STATION
- (V) COMMERCIAL
- (W) COMMERCIAL WITH SPECIAL EXCEPTION FOR SERVICE STATION

**CITIES SERVICE OIL COMPANY**  
BALTIMORE DIVISION      ENGINEERING DEPARTMENT      BALTIMORE, MD.  
**THREE(3) BAY SERVICE STATION**  
**900 N. ROLLING ROAD**  
**BALTIMORE COUNTY, MD.**

APPROVED FOR FILING  
Reviewed By: *[Signature]*  
Date: 4/18/61

NO. DATE BY CHG. RECORD OF REVISIONS  
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION OR ORDERING OF MATERIAL UNLESS IT IS APPROVED.

|                              |                            |                              |               |
|------------------------------|----------------------------|------------------------------|---------------|
| DATE: 5/14/61                | DESIGN: <i>[Signature]</i> | APPROVED: <i>[Signature]</i> | NO. 14-03-106 |
| SCALE: 1/4"=10'-0"           | STREET: <i>[Signature]</i> | CHECK: <i>[Signature]</i>    |               |
| PREP. NO. <i>[Signature]</i> |                            |                              |               |

