

Development Processing County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204

May 31, 1996

G. Scott Barhight, Esquire Whiteford, Taylor & Preston 210 West Pennsylvania Avenue Towson, MD 21204-4515

RE: Texaco Station
York Road Plaza
Zoning Case #66-105-RXA
9th Election District

Dear Mr. Barhight:

This 'etter confirms acceptance of your request for termination of the special exception for a fuel service station under case #86-105-RXA. A zoning public hearing will not be necessary for this termination in light of this response.

The request for zoning verification of the current zoning on this site was not accompanied by a site plan. However, companing the zoning case site plan (dated June 1965) of the current zoning map (NE-7A) indicates that the site is predominately zone of the zoning that the site is predominately part of this site appears to be located in Battimore City. The city portion of this site cannot be commented upon as it is not within the jurisdiction of this office.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at (410) 887-3391.

John L. Lewis
Planner II
Zoning Review

JLL:scj



Mr. Arnold Jablon May 20, 1996 Page 2

Mid-Atlantic Realty Trust also respectfully requests that the Department of Permits and Development Management confirm that the zoning on the site is BL-CCC and that a restaurant is permitted by right in a BL-CCC zone. Enclosed please find a check in the amount of \$40.00 for the opinion letter fee.

Should you have any questions or comments, please contact me.

Sincerely,

9. Sot Alyton

C Scott Barhight

Cobiani

cc: Michael C. Trenery, Mid-Atlantic Realty Trust Tom Simmons, Mid-Atlantic Realty Trust Lewis Joyner, Bruegger's Bagel Bakery

Lewis Joyne, Bruegger's Bagel Bakery James F. Knost, Robert T. Hofmann & Assoc., Inc. Edmund F. Haile, Daft, McCune Walker, Inc. Joe Fortino, Daft, McCune Walker, Inc. David K. Gildea, Esquire, Whiteford, Taylor & Preston 96-2968

WHITEFORD, TAYLOR & PRESTON TO LLE. 5 /21/46 CONSTRUCTION

210 WEST PENNSYLVAND: AVENUE TOWSON, MARYLAND 21264-4515 410 832-2000 FAX 410 832-2015 HAN CONNECTICAT AVENUE NW WASHINGTON, D.C. 2006-0-00 TELEPHONE 202-049-0-00 TAX 202-351-0575

1317 KING NIT-LET NEXANDRIA VIBO" (IA 22314-2928 TILEPPO - 2 735 856-5742 FAX 705 856-6285

1996

G. SCOTT BARRIGHT DRICT NUMBER 410 852-2050

May 20, 1996

Mr. Arnold Jablen Director Dept of Permits and Development Management County Office Building 111 West Chesapeake Avenue Towson, Maryland 21214

Re: Termination of Special Exception of Texaco Station at York Road Plaza (Case No. <u>Methors Frack</u>)
Confirmation of Zoning and Permitted As of Right Use of Restaurant

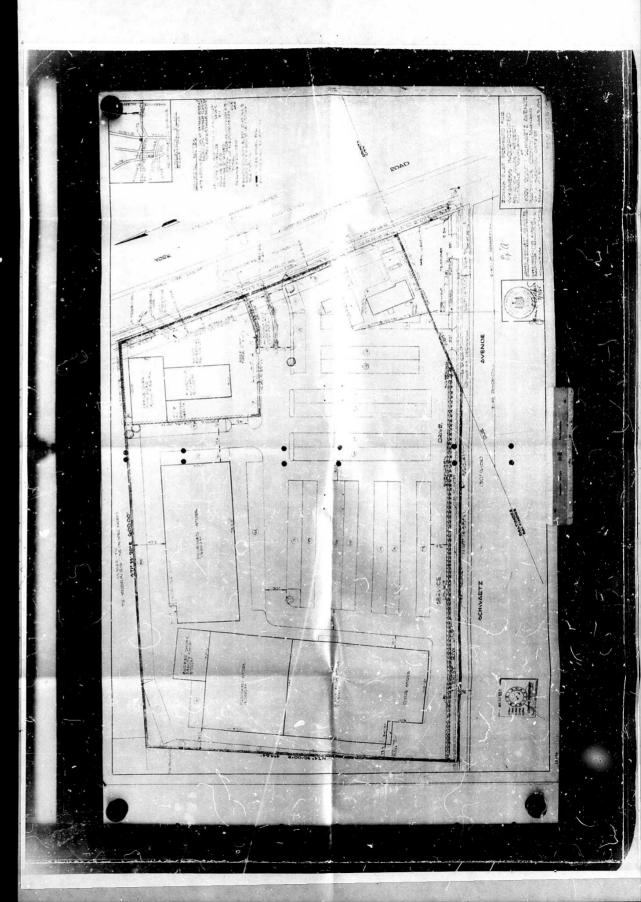
Dear Mr. Jablon:

Mid-Atlanti: Realty Trust, by and through its attorneys, Whiteford, Taylor & Preston L.L.P., hereby seek termination of a special exception for the operation of a fuel service station at the abandoned Texaco station site located at the York Road S, Baltimore, Maryland 21212 pursuant to §405.7C of the Baltimore County Zoning Regulation.

The bay facilities at the site have been razed and the owner has hereby abandoned the special exception use of a fuel service station at the site. The owner now wishes to convert the site to another use.

Mid-Atlantic Realty Trust respectfully requests that the Department of Permits and Development Management reply to its request in lieu of a hearing pursuant to \S 500.7 of the Baltimore County Zoning Regulations.





PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION Commissioner of Barrey Commissioner of Barr

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY-

TO THE ZONING COMMISSIONER OF BALLTHOME COUNT.

I awrence Cardinal Sheahan, Roman Cathotic Archbishop

I, or we, of Baltimore, a Corporation loggle owner, of the property situate in Baltimore MP1/2

Courty and which a described in the description and plat attache thereto and made a part hereof, 2 9

hereby pelition il) that the zoning status of the herein described property iz re-classified, pursuant/e, 3.-c.

B-L zone, for the following reasons.

NE - 7A BL-K 1. Error in Adoption of Man

2. Change in Character of Neighborhood

and (2) for a Special Exception, under the said Zoning La - and Zoning Regulations of Baltimor County, to use the herein described property, for Automobile Service Garage

and Service Filling Station; Business for sale & installation of tires home & automobile supplies and furnishings.

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 Baltimor Lawrence Cardinal Shehan, Roman Catholic

WYANESS, ASSOCIATES

A. a. alman.

521 N. Charles Street Address Baltimore, Md. 21201

A. Oven Hennegan Petitioner's Attories

Address 406 Jefferson Building - 21204 VAlley 5-7500

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day

, 1955 , that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Estimore 27thu day of October . 1965 . at 1:00 o'clock

Archb ishop of Baltimore, a Corporation

and It stee

+ Mureux Cardenal Thehan

Lawrence Cardinal Shehingal Owne Address 320 Cathedral Street Baltimore, Md. 21201

66-105 REA

JAMES CROCKETT ASSOCIATES 2453 MARYLAND AVENUE BALTIMORE, MARYLAND 21218

DESCRIPTION OF PROPERTY ON MEST SIDE OF YORK ROAD AT BALTIMORE CITY LINE IN THE 9TH FLECTION DISTRICT OF BALTIMORE COUNTY

PRECENT ZONING R-6 PROFOSED ZONING B-L WITH SPECIAL EXCEPTION FOR SERVICE STATION

DEGINNING FOR THE SAME at a point on the west side of York Road, said point being situate North Ol degree 10 minutes 20 seconds East 102.44 feet from the corner formed by the intersection of said west side of York Road with the centerline of Schmartz Avenue; said point of beginning also being situate in the northern boundary of Balcimore City; thence leaving said point of beginning and running with and hinding along said west side of York Road North 01 degree 10 minutes 20 seconds East 110.20 feet to a point; thence leaving said west side of York Road and running North 88 degrees 49 minutes 40 seconds West 110.00 feet to a point and South 08 degrees 13 minutes 50 seconds West 115 feet plus or minus to intersect the beforementioned northern boundary line of Saltimore City; thence binding along said boundary line due east 125 feet plus or minus to the point of beginning; containing 0.25 acres of land more or less.

NOTE: This description is for zoning purposes be used for conveyance of property.

BRANCH DIFFICE: 25 WEST COURTLAND STREET . BEL AIR . MARYLAND . TERRACE 8-8268



HOPKINE 7-294

ROBERT H. PRICE

Cirkeo

Page Two

hop of Ball York Rd.

917

10/14/65

PETITION FOR ZONING RE-CLASSIFICATION, SPECIAL EXCEPTION and VARIANCE for sign

Petitioner: Lawrence Cardinal Shehan. Archbishop of Baltimore

Location: NW corner, York Road and Schwartz Avenue, 9th District

. . . AND FOR A VARIANCE from Section 413,2 f, of the Zoning Regulations of Baltimore County, to permit a sign of 127,07 square feet in area, instead of the 100 square feet in area allowed thereunder, for the following reasons:

Practical Difficulty Hardship

STON DESCRIPTION

Said sign to be located approximately 2 feet from the western right-of-way line of York Road, and approximately 403 feet from the intersection of Schwartz Avenue and York Road, and to conform to the regulations regarding height.

A. OWEN HENNEGAN

\$ 66-105 EXA

mater for Filling Ste

\$ 66-:05 RXA

SE1.3-

T, OCTOBER 27, 1965 at 1:00 P.M.

NE-7A County Office Building, 111 V. Co. BL-X

ion for Filling Station and

leation 413.2 (f) - 100 Square feet jin a Business All that purcel of land in the High District of Batele

... PETITION FOR ZONING RE-CLASSIFICATION \$66-105 PAA AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMOIR COUNTY

Lawrence Cardinal Shehan, Roman Catholic Archbiehop

1. or well Baltimore, Ropperstudgig- uner... of the property situate in Baltimore (BIP) and plat attached hereto and made a part/hereof. County and which is described in the descriphereby petition (1) that the zoning status of the herein described property be re-classified, pur zone to an

to the Zoning Law of Baltimore Courty, from an . R-6 B-L zone; for the following reasons.

1. Error in Adoption of Map

2. Change in Character of Neighborhood

134-X 101.4/65

NE-7A

See attacfed description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Automobile Service Garage

county, to use the netron accuracy properly and Service Filling Station; Business for sale & installation of tires.

Note & hitcocolic supplies and furnishing.

Property is to be posted and adverted 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 Lawrence Cardinal Shehan, Roman Catholi

WYAMESS, ASSOCIATES

521 N. Charles Street Ealtimore, Md. 21201

Archb ishop of Baltimore, a Corporatio Aurenia Cardens Shelica Address 320 Cathedral Street

Baltimore, Ad. 21201

A. Owen Hennegan Petitioner's Attorney Address VAlley 5-7500

ORDERED By The Zoning Con 2100day

out Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore 27thou

F.M. _____ SEP 21 #5654

Zoning Commissioner of Baltimore County.

NOTE: This description is for zoning purposes <u>unly</u> a d is g for the conveyance of property.

JAMES CROCKETT ASSOCIATES

DESCRIPTION OF PROPERTY
ON THE WEST SIDE OF YORK ROAD NEAR BALTIMORE CITY LINE
IN THE 9TH ELECTION DISTRICT OF BALTHORE COUNTY
PRESENT ZORNIOR R-6

PROPOSED ZONING B-L WITH STRUIAL EXCEPTION FOR STRUIGS

2453 MARYLAND AVENUE

E 25 WEST COURTLAND STREET . SEL AIR

Page Two

PETITION FOR ZONING RE-CLASSIFICATION, SPECIAL EXCEPTION and VARIANCE for sign

Lawrence Cardinal Shehan, Archbistop of Baltimore

NW corner, York Road and Schwartz Avenue, 9th District

. . . AND FOR A YARIANGE from Section 413.2 f, of the Zoning Regulations of Baltimore County, to permit a sign of 127.67 square feet in area, instead of the 100 square feet in area allowed thereunder, for the following reasons:

Practical Difficulty Hardship

Said sign to be located approximately 2 feet from the western right-of-way line of York Road, and approximately 405 feet from the intersection of Schwarts Avenue and York Road, and to conform to the regulations regarding height.

A. OWEN HENNEGAN Attorney for Petitioner

JAMES CROCKETT ASSOCIATES

OF BALTIMORE COUNTY
PRESENT ZONING R-0 PROPOSED ZONING B-L

DESCRIPTION OF PROPERTY AT YORK ROAD AND SCHWARTE AVENUE IN THE 97H ELECTION DISTRICT

BEGINNING FOR THE SAME at a point in the centerline of Schwartz Avenue, said

point being situate North 67 degrees 14 minutes 55 seconds West 264.03 feet

from the corner formed by the intersection of said conterline of Schwarze

Avenue with the west side of York Road; said point of beginning also being

Avenue North 67 degrees 14 minutes 55 seconds West 550.41 feet to a point;

thence leaving said centerline of Schwartz * name and running North 24 degrees

56 minutes 00 seconds East 459.84 feet to 5 point and thence South 71 degrees

33 minutes 20 seconds East 600.00 feet to intersect the west side of York goad

10 minutes 20 seconds West 439.83 feet to intersect the beforementioned northe

boundary of Baltimore City; thence leaving said west side of York Road and

binding along said northern boundary due west 246.32 feet to the point of

thence running with and binding along said west side of York Road South Ol degree

situate in the northern boundary of Saltimore City; thence leaving said point

and comming with and binding along said centerline of Schwartz

CONSULTING ENGINEERS - LAND SURVEYOR

2453 MARYLAND AVENUE RALTIMORE, MARYLAND 21218

BRANCH OFFICE: 25 WEST COURTLAND STREET . BEL AIR . MAKYLAND . TERRACE B-B368

NOTE: This description is for zoning purposes only

beginning; containing 7.55 scres more or less.

MP

Sec. 3-6

BL-X

corner formed by the intersection of said west side of York Road with the side of York Road and running for new lines of division through the land of

which the parcet now being described is a part, the following three courses and distances: (1) by a line perpendicular to York Road North 88 degrees 49 minutes 40 accords West 55.00 feet. (2) North 68 degrees 15 minutes 35 seconds West 127.08 feet, and (3) North 18 dogrees 26 minutes 40 seconds East 200.00 feet to

intersect the northern outline of the whole tract; thence binding along said orline South 71 degrees 33 minutes 20 seconds East 120.00 Teet to intersect the ationed west side of York Road; thence running with and binding along said outline South 01 degree 10 minutes 20 seconds West 200.00 feet; containing

BEGINNING FOR THE SAME at a point on the west side of York Road, said point

being situate North 01 degree 10 minutes 20 seconds East 342.27 feet from the

0.70 seres of a ce winus.

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY.

Lawrence Cardinal Shehan, Roman Catholic Arcibishop I, or we, of Baltimare, a Gorperation good owner. of the property situate in Saltimore map

County and which "secribed in the description and plat attached hereto and made a part hereof, hereby pecition (1) that the zoning status of the herein described property be re classified, pursuant " 9

zone 10 an 3 - C B-Lzone, for the following reasons: NE-7A

1. Error in Adoption of Map

2 Change in Character of Neighborhood

BL-X 10/14/05

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning, Regulations of Baltimore County, to use the herein described property for Automobile Service Garage

and Service Filling Station; Business for sale & installation of tires, home & automobile supplies and furnishings. Property is to be pasted an Advertised by premised by Zoning Regulations.

If or ee, agree to pay expenses of above re-classification and/or Special Exceptio, advertising.

posting etc. upor filing of this petition, and further agree to and are to be bound by the zoung regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore

WYANESS, ASSOCIATES

521 N. Charles Street Baltimore, Md. 21201

Lawrence Cardinal Shehan, Roman Catholic Archb ishop of Saltimore, a Corporation + Tourena Certinal Steller Lawrence Cardinal Shehargal Owne

Address 320 Cathedral Street Baltimore, Md. 21201

Petitioner's Artorney dome-A. Owen Hennegen

Protestant's Attorney

Address 406 Jeffersor, Building - 21204 VAlley 5-7500

of. 196 , that the subject matter of this petition be advertised, as required by the Zoning Law of Bultimore County, in two newspapers of general circulation throughout saltimore County, that preperty be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County on Room 106, County Office faulding in Towson, Baltimore 1965 at 1100 o'clock

27th

-1-- V 400 stoner of "stimore County

> Mr. Henry Staak Page 3

We do, however, feel that ir adding a We do, however, feel that is adding a Firestone sign in the location indicated on the attached plat, the developer is contravening the spirit in which the zoning was granted, since note was taken of the undesirability of a gasoline sign on the County property. To us. a Firestone sign, which touch partially block the visibility of our building, as will the Pirestone building, is no less objectionable than a gasoline station sign.

I call these matters to your attention in the hope that some care may be exercised by County Arthorities wherever future approvel of the plans and building are considered.

Coruially yours

U. P. Campbell Vice President

DPC/EH

#66-105 RXA

PETITION FOR ZONING RE-CLASSIFICATION, SPECIAL EXCEPTION and VARIANCE for sign

Petitioner: Lawrence Cardinal Shehan, Archbishop of Baltimore

NW corner, York Road and Schwartz Avenue, 9th District

. . . AND FOR A VARIANCE from Section 413.2 f, of the Zoning Regulations of Baltimore Gousty, to permit a sign of 127.07 square feet in area, instead of the 100 square feet in area allowed thereunder, for the following reasons.

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Said sign to be located approximately 2 feet from the western right-of-way line of York Road, and approximately 405 feet from the intersection of Schwarts Avenue and York Road, and to conform to the regulations regarding height.

A. OWEN HENNEGAN orney for Petitione

Page Two

6-10\$ EXA BALTIMORE COUNTY OFFICE OF PLANNING AND ZONIE

Bg: Partion for Sectantification togo Abh Zeen in BAL Jone Tom Seekal Young-room for Service Garage and Fifting States of Commission for Section Schoolstone gon District - Learner Centical Daham, Faltioner No. 56-105- 29

. I have today passed by Order in the above metter to accordance with the actached loop.

Very Louly yours

Ioning Commissions

Suite 3.5, i Charles Center Baltimore, Maryland 2:262

Paul J. Fouley, Liq. 103 Courtland Avenue.

Mr. f. G. Kingston, 513 Annualise Boad, Beltisore, M. ryland 20212

Hr. Cooper Welker. 6305 York Road. Raltimore, Naryitis 21212

Mr. C. M. Cornercek, 6464 Pinehurst Rose, Relimore, Maryland 21212

66-105 PXA

5=1.3-6 BL-X

December 3, 1965

A. Owan Hennegan, Jr., Esq., Jefferson Building Towson, Me-yland 21204

WMAR TV

Mr. Henry Staab, INDUSTRIAL DEVELOPMEN County Office Bldg., Towson, Md., 21204

Dear Mr. Staab:

July 1, 1966

In his order of December 3, 1965, the

In his order of December 3, 1965, the Zoning Commissioner granted a pertition to reclassify the nerthwest corner of York Road and Schwartz Avenue from 8A to BL. This was for the purpose of allowing a gasoline filling station to be erected in the corner of the proposed York Road Plara Shopping Center, now under dayslopmont.

In granting the special exception, the Commissioner stated 'No advertising displays shall be permitted on the outside of the filling station building without prior approval of the Zoning Commissioner.

A small segment of the property in ques-tion, the corner of York Zood and Schwartz Avenue, Talis within the city's boundary. I believe it is the in-tention of the developer to place a gasoline sign on that property, thus avoiding conflict with the order of the County Zoning Commissioner.

Plaza was colled to our attention, further revisions indicate that the sign at the monumental entrace to the shopping center will not only include the identification of "York Road Plaza" but also a class Food Store sign. To the north of it, adjoining a building to be created for a combined Pirestone store and office structure, another sign has been added, identifiable as the "standard roadside sign" commonly used by Firestone.

Since the time the original York Boad

Ros Petition for Reclassification from R-6 Zone to B-1 Zone -Two Specifications Ror service Garage and Filling Station MAY Cor. Tork Road and Schwetz Ave 9th District - Garage Cardinal Shehan, Petitioner

I have today passed by Order in the above matter in accordance with the attached copy.

Very truly yours

Zoning Commissioner

cc: Francis X. Gallagher, Esq., Suite 515, 1 Charles Center Baltimore, Maryland 21202 Paul J. Feeley, Esq., 203 Courtland Avenue, Towson, Maryland 21204

Mr. E. G. Kingston, 513 Anneslie Road, Baltimore, M ryland 2:212 Mr. Cooper Walker, 6305 York Road, Baltimore, Maryland 21212

Mr. C. M. Cornbrook, 6404 Pinehurst Road, Baltimore, Maryland 21212

A further examination of the plans for gasoline station; as refreshment one at the gasoline station, also to be exceed on the small segment of the land within the created on the small segment of the land within the created on the consistence; it is noted that in the round, order the consistence states the vending machines shall, be permitted on the property except such as are approved by the Office of Planning and Zening on the final construction and building state plans for this quantities at the line a building permit is issued.

You will recall at the time several years ago when we purchased the Television Fark property we now occupy the morth of the development in question, we took great pains to locate our building toward the reast of the property. In line with St. Pius Church and to landscape the property in keeping with the nature of the community. In fact, we were honored to receive a citation from the County for beautification in connection with our landscaping.

So it is only natural that we have taken a lively interest in the type of development planned adjacent on the ware disappointed at the location of the First terms of

The Rodgers Forge Community, Inc

AN DEGANIZATION OF THE RESIDENTS OF RODGERS FORSE

MPP

49

SEC NE-7A

EL X



STATE ROADS COMMISSION BALTIMORE, MD. 21201



SEP 10'65 4

September 8, 1965

-C Mr. John G. Rose, Zoning Commission County Office Building Towson, Maryland 2120 Re: Route 111 - York Road -Baltimore County Shopping Center (Opposite Stewarts)

Dann Mr. Donn.

In accordance with the wishes of Mr. Isadore Abrans, we have re-dissed the above captioned site from the point of access on to a State rout any an sending you the following compensation.

The scheme of entrances, revised in Red, on the attached plat is acceptable to this Commission.

If, and when, traffic demands a traffic signal it will be the responsibility of the developer to erect and smintain said signal under ty of the devaloper to commission permit.

The entrunce at the northern end shall be used as a one-way "IN ONLY" entrance, and shall be so signed.

Very truly yours.

Charles Lee, Chief Devalopment Engineering Section

BEFORE

ZONING COMMISSIONER

BALTIMONS COUNTY

No. 66-105-RXA

cc: Mr. Bocco Price -James Crockett & Assoc, 2h53 Maryland Ave., Balto. Md. 21218 Mr. Isadore Abras 521 N. Charles St., Balto. Md.

RE: PETITION FOR SECLASSIFICATION

PELITION FOR SECLASSIFICATION : From RA-Zona to B-L Zone -N/M Cor. York Road and Schwart: : Ave., 9th District - Lewrence Cardinal Sheham, Pattioner : Special Exception for Service Garage - Special Exception for : Filling Station

The petitioner has requested a reclassification of the subject property from R-6 Zone to 8-1 Zone together with a special exception or an automobile Service Garage and a separate septial exception for a filling Station.

The petitioner in describing York Road to the north and south on both sides of the street established both an error in the map and sufficient changes to werrant the granting of the requested zoning.

Requirements for the two special exceptions, as set forth in section 50%, of the Baltimore County Zoning Regulations will be met in accordance with a plat propered by Jeass Crockett, Professional Engineer, on the Joy 50% and as amended on November 16, 1955. This plat was received by the Zoning Commissionar on November 30, 1965.

In orier to comply with the requirements of Section 502.1 of said Regulations, it is merasary that the Service Garage have one access into the area free forch Rod and that an 'isi CNL' rigge be executed to the register of the service of the servi

To further saleguerd the two special exceptions, the entrance to the shopping center will be a movemental entrance across from Stewert's Shopping Center Romannia I am to the legal Command contract purchaser shall guarantee the placeau will be sufficiently at the movemental entrances and obtain a State Roads Center parallel before any portion of the property is used for cummercial purposes.

There shall be no access to Schwartz Avenue from the shopping center on the Baltimors County portion of Schwartz Avenue. The hopping Center shown on Exhibit "A" shall be acreened from Schwartz Avenue.

For the above reasons the reclassification and the special exceptions should be granted.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

JOHN G. ROSE

A. Owen Hennegan, Esquire 406 Jefferson Building Towson, Maryland 21204

RE: Petition for Special Exception, Reclassification and Variance NW/corner York Road and

June 2, 1967

Dear Mr. Hennegan:

Office of Planning and Zoning.

On <u>December 3, 1965</u> an Order was passed by the Zoning Commissioner for Case No. <u>66-105-RXA</u>. You have not complied with this Order until you have presented, received and complied with a plan approved by the

You are hereby directed to set up an appointment You are hereby directed to set up an appointment with Mr. James Dyer of this Office so that an inspector can meet you or your representative on the property to check for compliance with the ZONIAG COMMISSIONER'S ORDER.

A conv of the ORDER is enclosed.

Pailure to comply will mean that you do not have the right to use your property in accordance with this Order.

Action will then be taken by the ZONING COMMISSIONER.

IGR / dr

Itnis this 3rd day of December, 1965, by the Zoning Commissioner of Baltimore County, ORDERD that the herein described property or area assuid be and the same is hereby reclessified from an Red Zone to 8-L Zone, subject to approval of the Office of Planning only so far as approval or disapproval will not contravene any portion of this Office.

The Special Exceptions for the Service Garage and Filling Station should be granted, from and after the date of this Order, subject to the following restrictions:

That the Gasoline filling Station shall not be used for storage of school buses for any portion of the day.

of cars,

Sental/Trucks drental trailers shall not be stored or ranted from the subject premises.

3. No used cars or wrecked cars shall be stored on the property.

No advertising displays shall be permitted on the outside of the Filling Station building without prior approval of the Zoning Commissioner

5. No rending mechines shall be permitted on the property except such as are epproved by the Office of Planning and Zonit; on the final construction and building siteoplans for the Station at the time a building paralt is issued.

The site plan for the development of said property to subject to approval of the Siste Roads Commission, Sureau of Public Services and the Office of Planning and Zoning so far as approval will not contravene any portion of this Order.

Zoning Commissioner of Baltimore County

HAN HOLLY MOLE

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

October 15, 1965

GEORGE E. GAVIELI

A. Oven Harmegan, Esq-406 Jefferson Building Towson, Md. 21204

Dear Sire

The enclosed memorandum is sent to you in compliance with Section 23-22 of the 1961 Supplement of the Baltimore County Code

Any questions of correspondence in regard to the enclosed subject matter must be directed to the Director of Planning and Zoning (or his Deputy) and NOT to the Zoning Commissioner.

If you desire to have a member of the Planning Sraff testify, it will be necessary for you to summons him through the Sheriff's

Yours very truly,

00 JOHN G. ROST ZONING COMMISSIONER

JGR/ba Encls: #66-105 PXA

MAP

#4

SEC.3-6

ZOWING COMMISSIONER

BL-X BALTIMORE COUNTY No. 66-105-AXA NE - 7A

ME: PETITION FOR RECLASSIFICATION

: PETITION FOR RECLASSIFICATION : From RA Zone to B.L Zone -N/M Cor. York Road and Schwartz : Ave., 9th District - Lawrence Cardinal Shehan, Petitioner : Special Exception for Service Garage - Special Exception for : Filling Station

The petitioner has requested a reclassification of the subject property from 8-6 Zone to 8-L Zone together with a special exception or an automobil to Service Garage and a separate septial exception for a filling Station.

the petitioner in describing York Road to the north and south on both sides of the street established both an error in the map and sufficient changes to warrant the granting of the requested zoning.

Requirements for the two special exceptions, as set forth in Section 502.1 of the faitimore County Zoning Regulations will be met in accordance with a plat prepared by James Cruckett, Professional Engineer, or 5.1 955 and as amended on Noveber 16, 1965. This plat was received by the Zening Commissioner on Noveber 10, 1965.

In order to comply with the requirements of Section 502.1 of said Regulations, it is notessary that the Service Gurage have one access the area from Yark Road and that an "18 DME," sign be erected as sections used to said Roads Commission. The Filling Station shall have only one 35 combined entrance and exit on Tork Road.

To further safeguard the two special exceptions, the entrance to the shopping center will be a manumental entrance across from Stewart's Shopping Center Summerial Interance. The legal owner and contract purchaser shall just enter the placement of a traffic singular the manumental entrances and obtain in Just Robust Commission permit before any portion of the property is used for commercial purposes.

There shall be no access to Schwartz Avenue from the Inere shall be no access to achieve the end of the shape of the Baltimore County portion of Schwartz Avenue. The Shopping Center shown on Exhibit "A" shall be screened from Schwartz Avenue.

For the above reasons the reclassification and the special exceptions should be granted.

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

Mr. John G. Rose Zaning Commissione Mr. George E. Gavrelis FROM Office of Planning and Zoning

Date October 15, 1965

SUBJ. N.C. Petition-105-6XA. R-6 to B.L. Zone, Special Exception for Filling Station and Service Garage, Variance to permit a 1gn of 127.07 square feet in area instead of the required 100 square feet. Northwest corner of York Road and Schwartz Avenue. Being the property of Lowence Cardinal Shehon, Roman Catholic Archbishop of Baltimore, a Corporation sole.

9th District

HEARING: Wednesday, October 27, 1965. (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject betition for reclassification, Special Exception and Variance. It has the following advisory comments to make with respect to pertinent planning factors:

- The subject tract is located on the westerly side of York Road just north of the City line. It is part of a lryger tract formerly used for institutional purpose. The balance of the tract not covered by this petition lies of the shear of the subject property and has access only by means of Schwissers on the subject property and has access only by means of Schwissers on the made by the institutional property owner with respect to the made by the institutional property owner with respect to the property and that the lack of such a plan has an effect on the validity of the subject petition as presented.
- pelitich as presences.

 2. Current studies by the planning stiff aimed at up-dating existing zoning maps do not indicate the appropriateness of yet additional commercial zones. But there is the studies propose the creation of higher density resident the subject speech of trental housing. It is to a noted that the subject property is of tental housing. It is to a noted that the subject property is on the subject property and in the subject property and analysis public transit services. Creation of additional compercial land usage in part would dilute the potentials of existing shopping areas in the County or City.
- The planning staff notes also, that subdivision is proposed to occur within the tract being proposed for commercial control of the variety of the commercial control of the tract. Plans have not been approved for the three parcels embraced by the commercial rezoning request. Other with respect to the need for improving and, possibly channing with respect to the need for improving and possibly channing the proposed control occumedate the traffic generated by the proposed control occumedate the traffic generated by the proposed control occumedate the traffic such time as decisions shall have been made also have arise the treatment of traffic so as to assure safe and non-congested movement

105 PXA # 66 maf

Commissioner of Baltimore County, OBDERED that the herein described property or area snowid be and the same is hereby reclassified from an Ref from to a B-L Lone, subject to approval of the Office of Planning only so far as suproval or disapproval will not contravene any portion

The Special sprions for the Service Garage and Filling Station should be granted, a sm and after the date of this Order, subject to the following restriction:

- I. That the culine filling Station shall not be used for storage of school bases for any portion of the day of cars,

 2. Rental Trucks and rental trailers shall not be stored or rented from the subject premises,
- 3. No used cars or wreched cars shall be stored on
- No advertising displays shall be permitted on the outside of the filling Station building without prior approval or the Coning Commissioner
- 5. No vending machines shall be permitted on the property except such as are approved by the Office of Planning and Johning on the final construction and building site plans for the Station at the time a building permit is issued.

The site vian for the development of said property is subject to approval of the State Reads Commission, Bureau of Public Services and the Office of Planning and Joning so far as approval will not contravene any portion of this Order.

Zoning Commissioner of

hechaculfination From 1-6 to 10. Special Discretion for service across care full filters extend for Environment Carolina, Shelum architecture, for the following of Mallingra, Located Moving of Services on Schoolston, 100 126471ct (1900 1, august 10, 1965)

The Louing savisory Countition has reviewed the subject politics and salar the fallenting commerces

The Conference in order to corre the subject site estimated original culturers, conference a deceleration and storage lane with a measurable inference, however, there is shown an accome point within the storage lane and approved by the State loads constaints. It is, therefore repeated that this name of accome is eliminated and all other points of accome to make subject to the approval of the Data loads Considerion.

not the of the first and the first bureau will review the subject petition and relative

later - lefsting 10° and 30° water in York Speck. Exteting 6° water in Schmarts awaren-fewer - institute 6° maritary in York Speck. Exteting 6° water in Schmarts awaren-Mequater of existing utilities to be determined by the developer or into engineers. Sterm Forth - a closest storm craim system solving for free Speck Speck -martitional systems, both cache and offsets oppose sectionary to suspend drafts to perspected opposing center. Forth York Speck - Tork Speck Spec

OFFICE OF PARTIES SAN PERSON. PORTED AND PARTIES IN PROPERTY AT LEAST one off-street leading cools must be previous for each building that contains 10,000 square feet of floor crass. It separes that the leading space which is shown adjacent to flooring the test of the contains a space of the c

The above connects are not intended to initiate the appropriateness of the source of plans or problems that may have a bearing on this cose. The firsteen endfor early illustrate of the Office of Figuria and Sounce will be source of the supervised sounce of the supe

Fire Bureau-Plans Herisa Boolth Department Industrial Development Commission Board of Education

Nourd of Muncation buildings Popartment on John L Dugra-Chate Foods Consistion Stebart Hoore-Durant of Traitio Ingineering Carlyle Brown-Durant of Ingineering Jense S. Nyer-Office of Flomming and Josing

Petition shall remits roce sing

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I (a l c) Pectured apartment secular to filamed one. 2. Rewal Plat dates az 1, 1964 (Felig da) 1 3 - Organi Plat , leta June 29, 1964 (Feligelity) 4- Jeron BW. 41 , 9 styleatures.

Patrias Ext. . Richard Paidaton fil they On Enell

BALTIMORE COUNTY, MARYLAND

TO Mr. John G. Rose Date ... October .15. .. 1965.

PROM George E. Gavrelis

SUBJECT Petition #66-105-RXA

9th District

HEARING:

Wednesday, October 27, 1965 (1:00 P.M.)

page -2-

of vehicles into and out of the subject property, the planning staff is of the opinion that rational consideration cannot be given to this position.

- Similarly, plra approval for the entire site and access points thereto could have a drastic impact on the boundaries of the area embraced by the Special Exceptions. Possible alteration and re-arrangement of internal and external access could change completely the location or precise boundaries of each of the areas requested for Special Exception. If commercial zoning were to be granted here the planning that f absolutely would recommend that the public interest would require internal locations for both of the Special Exception uses and that such uses not continue to clutter up the roadsides of Saltimore could be a such as the such as
- The same comment also can be made with respect to the variance on sign area. The planning staff cannot understand why the 100 square feet limitation on sign area does not provide ample area to identify quite clearly the service garage operation.

Sept. er 21, 1965

A. Owen Hennegan, Esq. Jefferson Building Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this

, 1965.

Petitioner Laurence Cardinal Shehm Archbishop or Charles Attorney A. David Hennegan, September 1 Attorney Committee Nationary Committee

BATIMORE COUNTY, MARYLAND OFFICE OF FINANCE

DATE 9/29/65

Division of Collection and Receipt COURT HOUSE TOWSON, MARYLAND 21204

TELEPHONE

DEPOSIT TO	ACCOUNT NO. 01-622	\$50.00		
QUANTITY	DETACH UPPER SECTION AND RETURN WITH YOUR REMITTANCE	COUT		
-	Pattition for Reclassification, Special Exception 6 Variance for Laurence Cardinal Sheham, Roman Catholic Archbisop of Salto, a Corp. sold	50.00		
	#66-105-R1A			
	PAID - Elizar Com, M.C Official Base			
	9-3065 25:1 • 33835 TEP-	50.00		
	4			

MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

A. Oven Hennegan, Esq. 406 Jefferson Building Townon, No. 21204

NOTICE OF HEARING

Re: Patition for Reclassification, Special Exception 5 Verience for Lawrence Cardinal Sheham, Archbishop of Baltimore, #66-105-EXA

TIME: ___ 1.00 P.H. DATE: Nechesday, October 27, 1965 PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE TOWSON, MARYLAND

ZONING COMMISSIONER OF

66-165 RXA

CURTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY

Date of Posting 057. 9,1945 Posted for Lakasi faculties of h. h. h. h. b. Street frequence of landante Location of property 10 10 10 feets. Not and schooling live Made Oppose Belles Transition of Spine Wille. W. M. I Schnorteffer . 331 Mg Lebrarty fire or or of the let all the state of the let and the letter of the letter Firsted by Screeture Date of return (vet 14,1985

BALTIORE COUNTY, MARYAND OFFICE OF FINANCE

No.40636

Division of Collection and Receipt COURT HOUSE TOWSON, MARYLAND 21204

5.06

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MARTINE WARE CREATE THAT THE COURT HOUSE, TOWNON 4, MARYLAND PLEASE RETURN UPPER SECTION OF THIS BILL WITH YOUR REMITTANCE.

Res Petition for Reclassification, brecial Exception 5 Variance for Archibishop of Balto, a Corp., 766-105-82A

This is to advise you that \$145.00 is due for advertising and posting of the above property.

Yours very truly.

JOHN G. ROSE

ONING: From B-4 to B t. Zone
Petition for Special Exception for
Filling Station and Service Gar

coming the dark Republished of Section 2018. The Section 2018 of Section 2018

CERTIFICATE OF PUBLICATION

aublished in CDF IEFFERSONIAN a weekly newspaper printed wif. 1 14 mm successive weeks before the 27 th day of ______ October ______ 19 ° ___ the first publication

THE JEFFERSONIAN.

9th DISTRICT

ZONING: From R-6 to B.L. Zone. Petition for Special Exception for Filling Station and Service Garage. Petition for Variance for a Sign. LOCATION: Northwest corner of York Road and Schwartz

LOCATION. Nothwest course and where the wave to the course of the course

SIGN DESCRIPTION

SIGN DESCRIPTION
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CERTIFICATE OF PUBLICATION

SALTIMORE COUNTY, MD October 7 . 19 68.

THIS IS TO CERTIFY. That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md., once in such of one successive weeks before the 27th

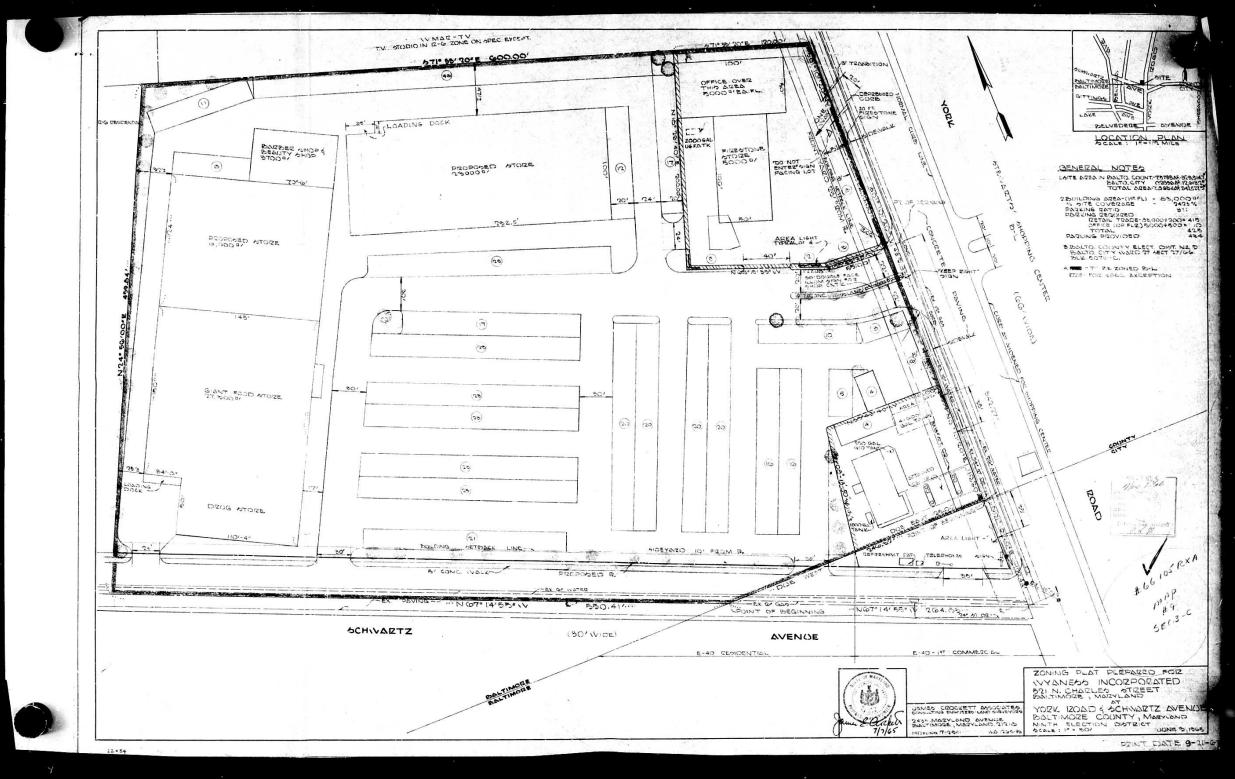
,19 65 , the first publication day of October appearing on the 7th day of October

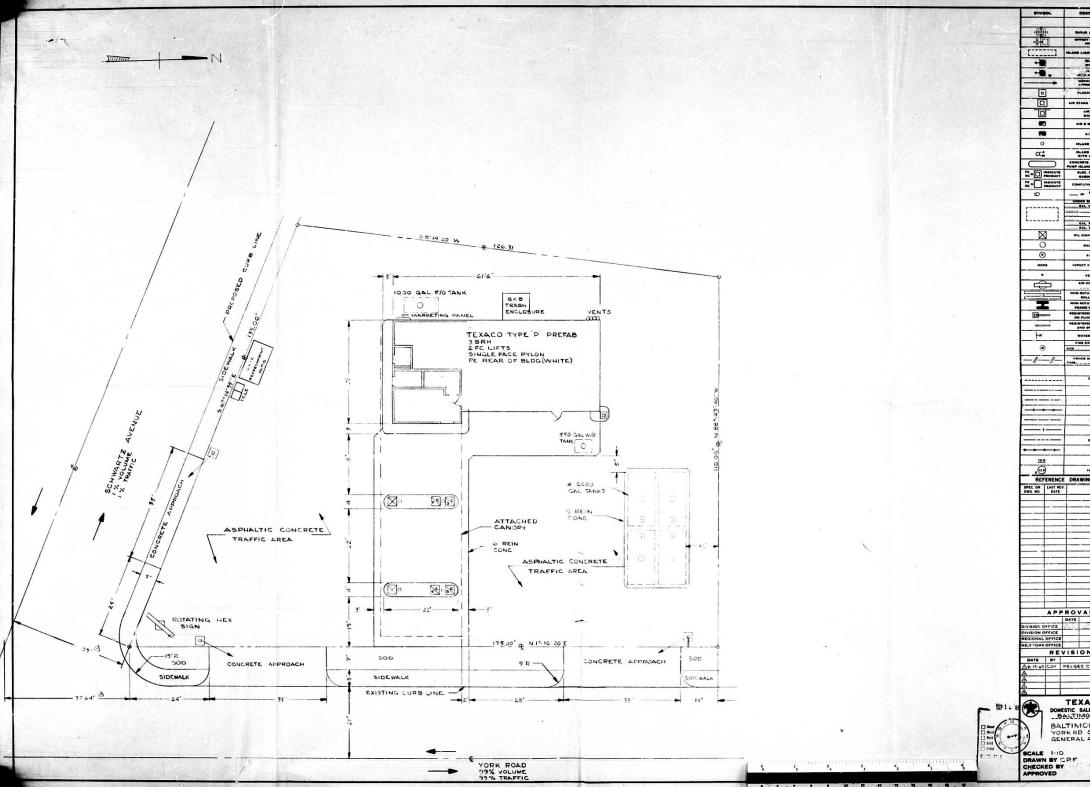
> THE TIMES, Mark

Purchase Order 84781 Requisition Co. P8931

Cost of Advertisement, \$







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PUMP ISLAND
ELEC. COMPUTING
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FOLLOW TYPE

NON-ROTATING AUTO LIFT

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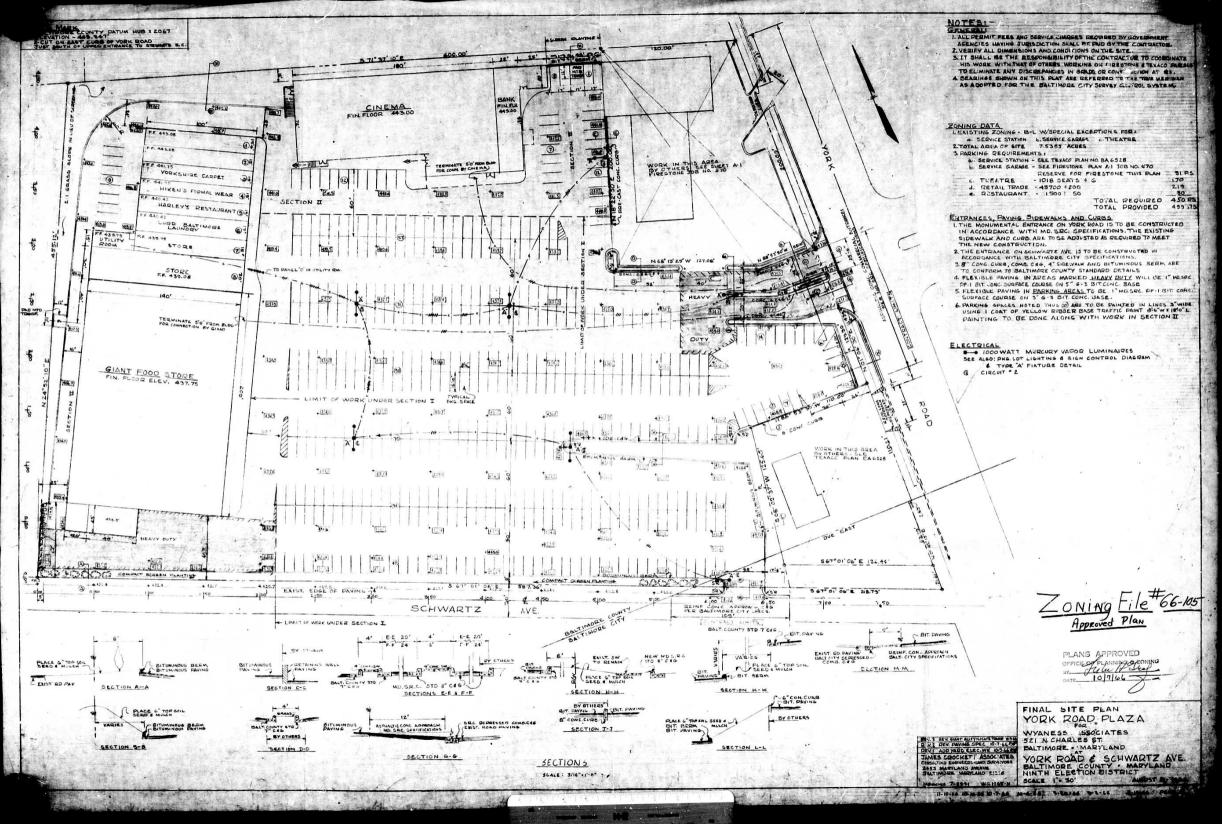
TEXACO INC.

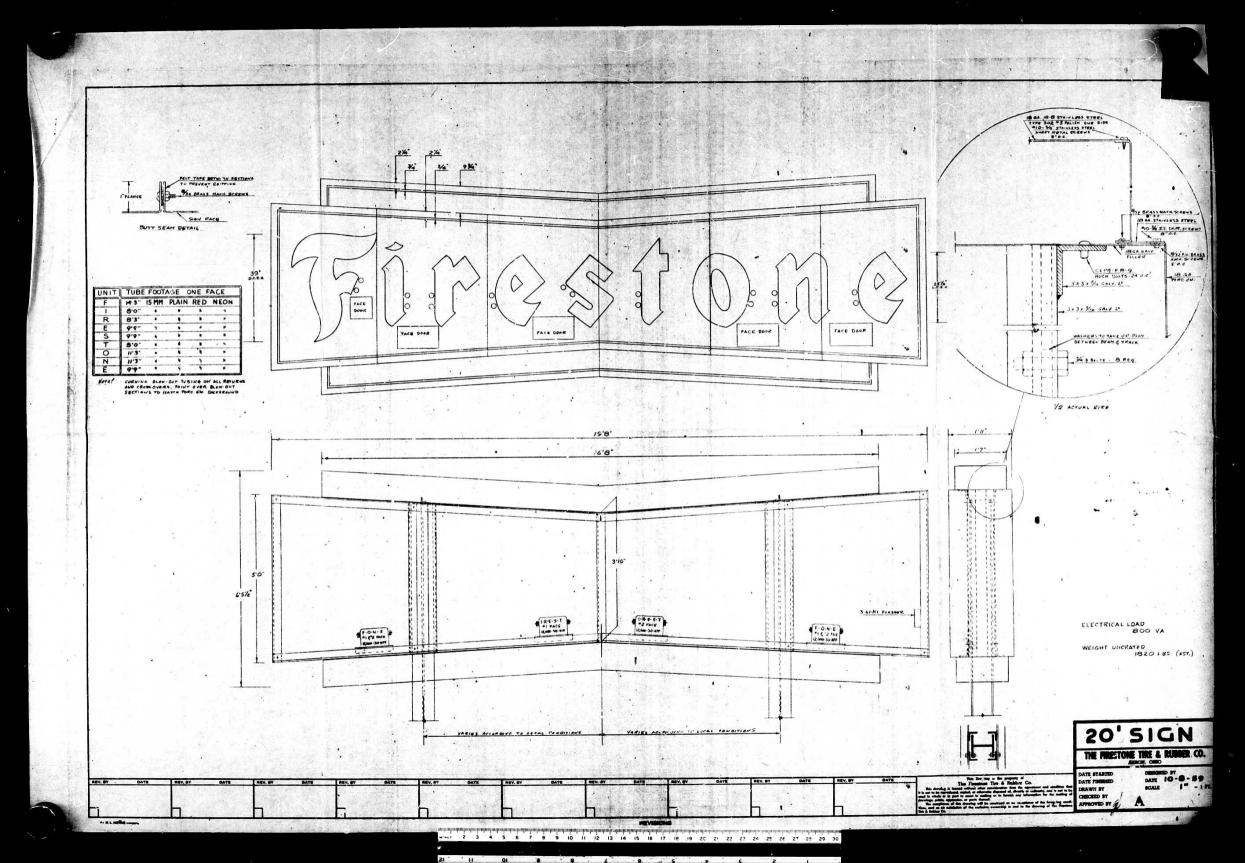
DOMESTIC SALES DEPARTMENT
BALTIMORE DIVISION

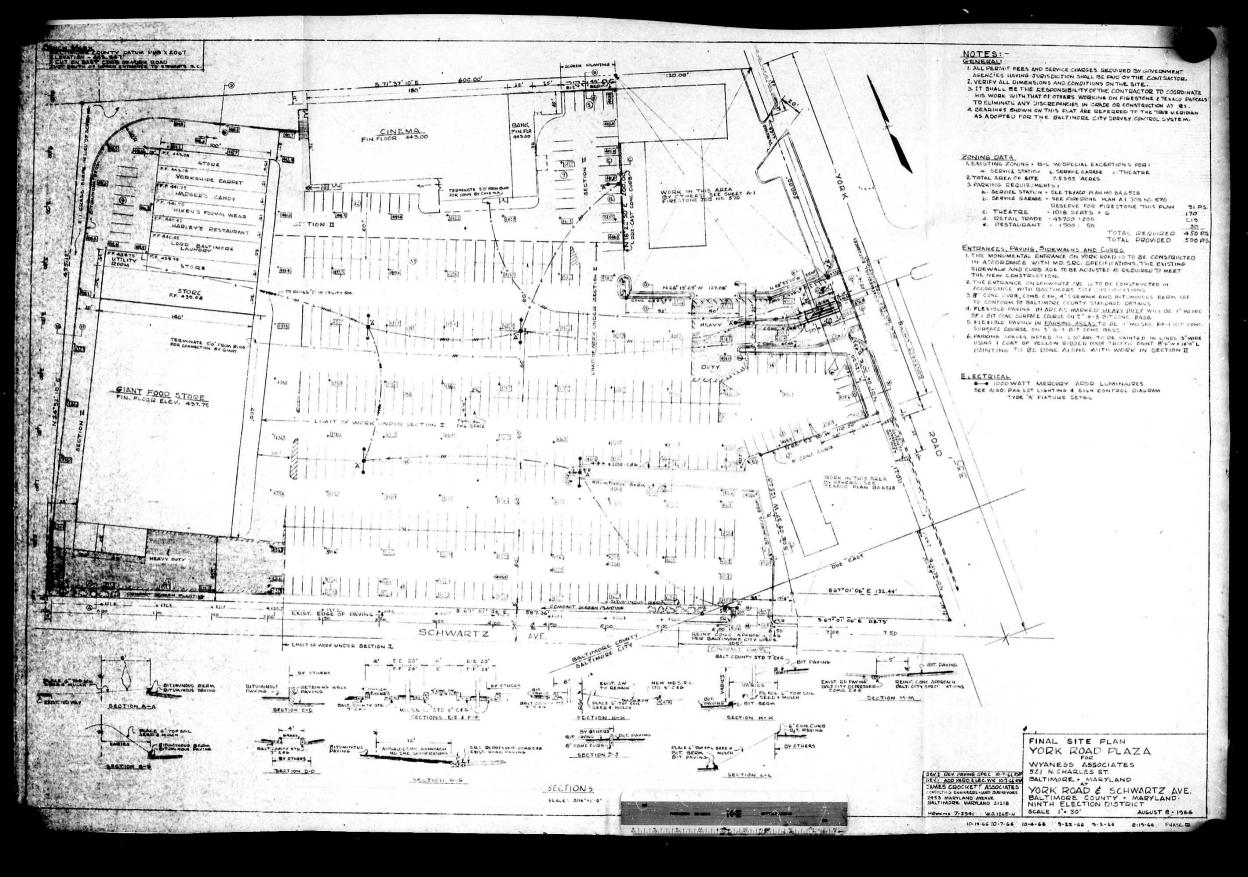
BALTIMORE CO. MD. LBSS YORK RD & SCHWARTZ AVE GENERAL ARRANGEMENT PLAN

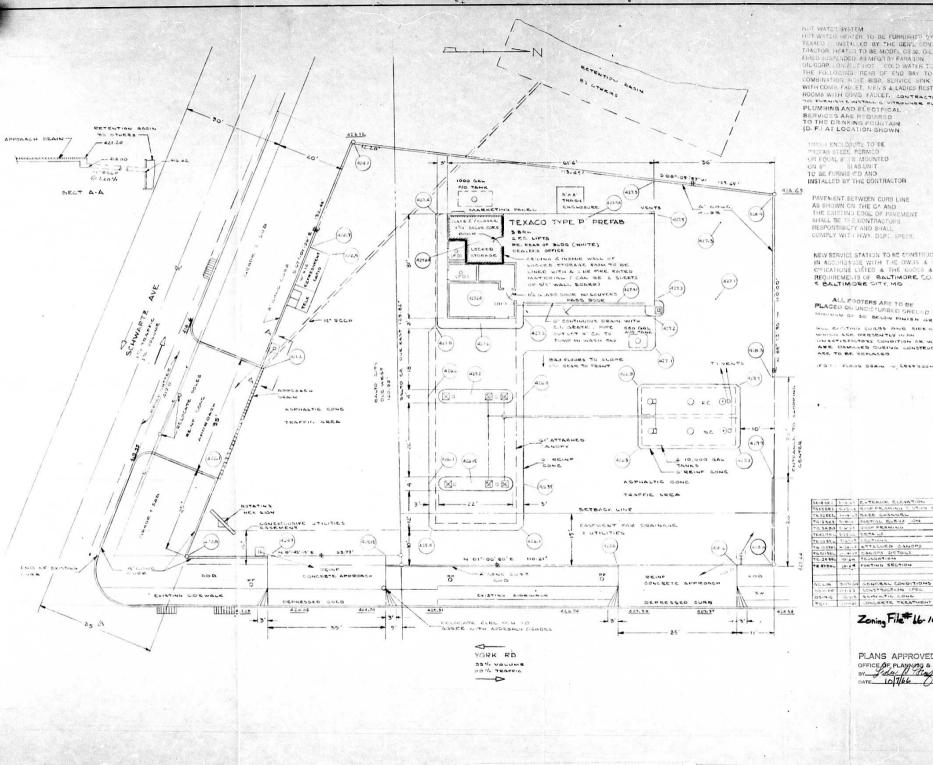
DATE 5-17-65 TRACED BY Nº BA 6528

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Zoning File# 16-105

PLANS APPROVED OFFICE OF PLANNING & ZONING BY John H Tras 10/7/66 7

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DOMESTIC SALES DEPARTMENT

BALTIMORE ____DIVISION BALTIMORE CO., MD LBSS YORK RD & SCHWARTZ AVE GENERAL ARRANGEMENT PLAN

SCALE 1"-10" DATE 5-17-65 DRAWN BY CRF TRACED BY Nº BA 6528 APPROVED DWK

