

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, JOINT VENTURE, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an NE-9-B zone to an NE-9-B zone, for the following reasons:

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 offices.

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.

BY TOWSON EAST JOINT VENTURE
Contract purchaser
By: Herman Greenberg, Legal Owner/Partner
Address: 600 Hillen Road - 21204

A. Owen Hennegan, Petitioner's Attorney
Protestant's Attorney
Address: 406 Jefferson Building - 21204
Valley 5-7500

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of January, 1967, 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, Baltimore County, on the 2nd day of March, 1967, at 10:30 o'clock.



Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING

DATE 5/1/67 BY Jo Henne

Pursuant to the advertisement, posting of property, and public hearing on the above petition ~~appearing that the petitioner has met all requirements of Section 502.1 of the Baltimore County Zoning Regulations a special exception, for the use of the ONE floor only for offices on the subject property, should be granted.~~

~~the above re-classification should NOT be HAD, and/or the Special Exception should NOT BE GRANTED.~~

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of May, 1967, that the ~~above re-classification be~~ above re-classification be ~~granted~~ granted and that the above described property or area be and the same is hereby ~~continued as and to remain a~~ continued as and to remain a ~~zone; and/or the Special Exception for~~ zone; and/or the Special Exception for ~~be and the same is hereby DENIED~~ be and the same is hereby DENIED.

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Zoning Commissioner of Baltimore County

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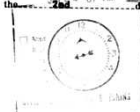
and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for offices.

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Zoning Commissioner of Baltimore County

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MCA
MATZ, CHILDS & ASSOCIATES, INC.
CONSULTING
ENGINEERS
10200 Cromwell Bridge Rd., Baltimore, Md. 21204, Tel. 301/623-0900

DESCRIPTION

1.8208 ACRES OF LAND LOCATED ON THE
NORTHWEST CORNER OF ACORN CIRCLE AND COUCHER BOULEVARD

Present Zoning R-A

Proposed Zoning R-A

WITH SPECIAL EXCEPTION FOR OFFICE BUILDING USE

Beginning for the same at the intersection of the centerline of Acorn Circle and the west side of Goucher Boulevard 110 feet wide, thence binding on said centerline of Acorn Circle (1) S 70°45'57"W - 237.42 feet thence (2) northwesterly by a curve to the right with the radius of 112.00 feet for the distance of 110.79 feet said arc being subtended by a chord bearing N 80°53'43.5"W - 106.33 feet, (3) N 52°33'24"W - 42.50 feet, thence leaving said centerline (4) N 37°26'36"E - 32.00 feet, (5) S 52°11'24"E - 21.61 feet, (6) N 37°26'36"E - 62.59 feet, (7) N 70°45'57"E - 45.58 feet, (8) N 19°14'03"W - 210.33 feet, (9) S 64°26'38"E - 96.24 feet, and (10) N 59°38'20"E - 32.00 feet to the centerline of a private drive, thence binding thereon (11) northwesterly by a curve to the left with the radius of 1798.00 feet the distance of 156.92 feet said arc being subtended by a chord bearing N 32°51'41"W - 156.87 feet, thence leaving said centerline (12) N 54°38'18"E - 57.00 feet to the west side of Goucher Boulevard

Water Supply ■ Sewerage ■ Drainage ■ Highways ■ Structures ■ Developments ■ Planning ■ Reports

ORDER RECEIVED FOR FILING

DATE 5/1/67 BY Jo Henne

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Zoning Commissioner of Baltimore County



thence binding thereon (13) southeasterly by a curve to the right with the radius of 1855.00 feet the distance of 522.14 feet said arc being subtended by a chord bearing S 27°17'52"E - 520.42 feet to the place of beginning.
Containing 1.8208 acres of land.

EG:je J. O. #64010

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DATE 5/1/67 BY Jo Henne

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Zoning Commissioner of Baltimore County

PETITION FOR SPECIAL EXCEPTION
9th DISTRICT

ZONING: Petition for Special Exception for Offices and Office Building.

LOCATION: Northwest corner of Acorn Circle and Goucher Boulevard.

DATE & TIME: THURSDAY, MARCH 2, 1967 at 10:30 A.M.

PUBLIC HEARING: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.

Petition for Special Exception for Offices and Office Building.

All that parcel of land in the Ninth District of Baltimore County

Being the property of Towson East Joint Venture, as shown on plat plan filed with the Zoning Department.

Hearing Dates Thursday, March 2, 1967 at 10:30 A.M.
Public Hearing: Room 100, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.

BY ORDER OF
JOHN G. ROSE
ZONING COMMISSIONER, OF
BALTIMORE COUNTY

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

February 17, 1967

County Office Building
111 W. Chesapeake Ave.
Towson, Md. 21204

GEORGE E. GAVRELL
DIRECTOR

JOHN G. ROSE
ZONING COMMISSIONER

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

Dear Sir:

The enclosed memorandum is sent to you in compliance with Section 23-22 of the 1961 Supplement of the Baltimore 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 number of the Planning Staff testify, it will be necessary for you to summons him through the Sheriff's Office.

Yours very truly,

JOHN G. ROSE
ZONING COMMISSIONER

JGR/ba
enc1

February 15, 1967

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: February 17, 1967

FROM: George E. Gavrell, Director of Planning

SUBJECT: Petition #67-176-X, Northwest corner of Acorn Circle and Goucher Boulevard. Petition for Special Exception for Offices and Office Building. Towson East Joint Venture - Petitioners.

9th District

HEARING: Thursday, March 2, 1967. (10:30 A.M.)

The planning staff of the Office of Planning and Zoning has reviewed the subject petition and offers the following comments:

1. From a planning viewpoint, office development in this vicinity should be integrated with the commercial usage across Goucher Boulevard from the subject property rather than located as proposed here.
2. The plan submitted by the petitioner does not clearly indicate whether sufficient parking will be required in relation to the square footage to be devoted to office space. Would sufficient and suitably located parking remain for residents of the apartment development?

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

24 day of January, 1967.

Petitioner: Towson East Joint Venture

Petitioner's Attorney: A. Owen Hennegan Reviewed by: James S. Ryan, Chairman of Advisory Committee

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 9th
Posted at: Hearing Room, March 2, 1967
Petitioner: Towson East Joint Venture
Location of property: Northwest corner of Acorn Circle and Goucher Blvd.
Location of Signs: Signs at the entrance to the property from Goucher Blvd. and on the property itself.
Signed by: Both signs have facing Goucher Blvd.
Posted by: Robert J. Galt
Date of return: 7/1/67

BALTIMORE COUNTY, MARYLAND

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OFFICE OF

THE BALTIMORE COUNTIAN

THE COMMUNITY NEWS
Baltimore, Md.

THE HERALD - ARGUS
CATONSVILLE, Md.

No. 1 Newburg Avenue

CATONSVILLE, MD.

February 13, 1967

THIS IS TO CERTIFY, that the annexed advertisement of John G. Rose, 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 week before the 13th day of February, 1967, that is to say the same was inserted in the issues of February 9, 1967.

THE BALTIMORE COUNTIAN

By Paul J. Morgan
Editor and Manager

PETITION FOR SPECIAL EXCEPTION

ZONING DISTRICT

BOUNDING: Petition for Special E

Use for Office and Office B

LOCATION: Northwest corner of

Ames Circle and Goucher Road

DATE: 1008 Thursday, March 1,

1967 10:00 A.M.

PUBLIC HEARING: Room 106, Court

House Building, 111 W. Chesapeake

Av. in Annapolis, Towson, Maryland.

The zoning Commissioner of Bal-

timore County, by authority of the

Joint Act and Regulations of Bal-

timore County, do hereby issue a special

hearing.

Petition for Special Exception for

Office and Office B.

All that parcel of land in the

North District of Baltimore County,

beginning for the same at the intersection

of the west side of Ames Circle and the

west side of Goucher Road, known as

Parcel 111, containing 1.00 acre, more or less,

to wit: the intersection of Ames

Circle (1) S 12° 42' 37" W - 221.62

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feet, (80) S 12° 42' 37" W - 221.62

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 6, 1967.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. on or about the 1st day of February, 1967, at least once before the 1st day of March, 1967, the day of the publication appearing on the 1st day of February, 1967.

THE JEFFERSONIAN,

John L. Jackson
Manager.

Cost of Advertisement, \$...

TELEPHONE
823-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 42989

DATE Feb. 6, 1967

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

By: *John L. Jackson*
Zoning Dept. of Balto. Co.

A. Owen Hennigan, Jr., Esq.
To: Jefferson Building
Towson, Md. 21204

REPORT TO ACCOUNT NO. 01-622

QUANTITY

Petition for Special Exception for Towson East Joint Venture
#67-176-X

TOTAL AMOUNT
\$50.00

CASH

PAID

\$50.00

\$50.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

February 6, 1967

#67-176-X

A. Owen Hennigan, Esq.
406 Jefferson Building
Towson, Md. 21204

NOTICE OF HEARING

Re: Petition for Special Exception for Towson East Joint Venture
#67-176-X

TIME: 10:30 A.M.

DATE: Thursday, March 2, 1967

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND.

ZONING COMMISSIONER OF
BALTIMORE COUNTY

#67-176X
MHP
#9
SEC-3-C
ME-9-3
"X"

May 4, 1967

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

Re: Petition for Special Exception
for Offices - N/W Cor. Acorn
Circle and Goucher Boulevard
9th Dist., Towson East Joint
Venture, Petitioner - No. 67-176-X

Dear Mr. Hennegan:

I have today passed my Order as the
petitioner has met all requirements of Section 502.1 of the
Baltimore County Zoning Regulations granting a special
exception for use of One (1) floor only of the subject property
for offices.

The granting of the special exception is
subject to approval of the site plan by the Bureau of Public
Services and the Office of Planning and Zoning.

Very truly yours

Zoning Commissioner

cc: Richard C. Murray, Esq.,
Loyola Federal Building
Towson, Maryland 21204

Dr. George Broulett,
602 Lake Drive
Towson, Maryland 21204

Mr. John L. Barnes,
508 Club Lane
Towson, Maryland 21204

Mrs. W. E. Yeaple,
619 Hillen Road
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

COUNTY OFFICE BUILDING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

GEORGE E. GAYNE
DIRECTOR
JOHN G. ROSE
ZONING COMMISSIONER

May 4, 1967

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

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9th Dist., Towson East Joint
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619 Hillen Road
Towson, Maryland 21204

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

Re: Petition for Special Exception
for Offices - N/W Cor. Acorn
Circle and Goucher Boulevard
9th Dist., Towson East Joint
Venture, Petitioner -
No. 67-176-X

Dear Mr. Hennegan:

If I do not hear from you by Monday
May 8, 1967, concerning the above entitled matter, I will
issue an order denying the petition.

Very truly yours

Zoning Commissioner

Dr. George Broulett,
602 Lake Drive,
Towson, Maryland 21204

Re: Petition for Special Exception
for Offices - N/W Cor. Acorn
Circle and Goucher Boulevard
9th Dist., Towson East Joint
Venture, Petitioner - No. 67-176-X

Dear George Broulett:

Please send the agreement, concerning
the above matter, to Mr. A. Owen Hennegan so that I may write
an Order in this matter.

Very truly yours

Zoning Commissioner

cc: A. Owen Hennegan, Esq.,
Jefferson Building
Towson, Maryland 21204

March 13, 1967

Mr. A. Owen Hennegan,
406 Jefferson Building,
105 West Chesapeake Avenue,
Towson, Maryland 21204

Dear Mr. Hennegan:

At the recent hearing before Zoning Commissioner
Rose on Petition for Special Exception for Office at north-
west corner of Acorn Circle and Goucher Boulevard, it was
agreed that the undersigned, representing the Fellowship
Community Association, would confer with you for the purpose
of endeavoring to reach a mutual understanding as to the
extent of the requested Special Exception.

We have given this matter much consideration and
we are agreeable to the Special Exception being granted on
the following conditions:

- 1 - The offices will be limited to one floor of
the building;
- 2 - Such offices will be limited to use by medical
doctors, dentists or lawyers;
- 3 - No expansion of the space for professional
offices or other than residential use will be
petitioned for in the future.

If these conditions are agreeable to your client
it is suggested that you prepare a communication to Mr.
Rose in accordance therewith, submitting a copy to us for
review before it is released to Commissioner Rose.

Yours truly,

George E. Gayne
Director
John G. Rose
Zoning Commissioner

RECEIVED
MAR 13 1967

A. OWEN HENNEGAN

LAW OFFICES
A. OWEN HENNEGAN
406 JEFFERSON BUILDING
105 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

March 10, 1967

Honorable John G. Rose
Zoning Commissioner of Baltimore County
County Office Building
Towson, Maryland - 21204

Re: Petition for Special Exception for
Offices - N/W Corner Acorn Circle
and Goucher Boulevard, 9th Dist.
Towson East Joint Venture, Petitioner
No. 67-176-X

Dear Mr. Rose:

I would appreciate your withholding any decision in the above matter
until after March 15, 1967. I have not had the opportunity to consult with Mr.
Barnes, Dr. Broulett and Mrs. Yeaple because of the absence of Mrs. Yeaple
from the city. I am, by copy of this letter, requesting Mr. Barnes, as spokes-
man, to communicate with me in order that we may arrange a convenient time
for meeting in this matter. I am confident that we can effect an arrangement
satisfactory to all parties concerned.

Your cooperation will be appreciated.

Very truly yours,

A. Owen Hennegan

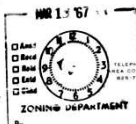
AOH:m

cc: Mr. John L. Barnes,
508 Club Lane,
Towson, Maryland - 21204

Dr. George Broulett,
602 Lake Drive
Towson, Maryland - 21204

Mrs. W. E. Yeaple,
619 Hillen Road
Towson, Maryland - 21204

RECEIVED



March 9, 1967

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

Re: Petition for Special Exception
for Offices - N/W Cor. Acorn
Circle and Goucher Boulevard,
9th Dist., Towson East Joint
Venture, Petitioner -
No. 67-176-X

Dear Mr. Hennegan:

Unless I hear from you by March 15, 1967,
a decision will be rendered in the above matter, unless good
reasons are shown to the contrary.

Very truly yours

Zoning Commissioner

cc: Mr. John L. Barnes,
508 Club Lane,
Towson, Maryland 21204

Dr. George Broulett,
602 Lake Drive,
Towson, Maryland 21204

Mrs. W. E. Yeaple,
619 Hillen Road,
Towson, Maryland

TELEPHONE
843-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 44342

DATE MAR 12, 1967

MAILED
Zoning Dept. of Balto. Co.

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

REPORT TO ACCOUNT NO. 01-622

RE FURNISH THIS PORTION WITH STUDY I. PAYMENT
QUANTITY DETACH ALONG PER FORATION AND REEL-FULL FOR. ON FOR YOUR RECORD

Advertising and posting of property for Towson East Joint Venture
667-176-X

60.63
60.63

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MD. 21204

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

February 3, 1967

Subject: Special Exception for Offices
for the Towson East Joint
Venture, located NW corner
Acorn Circle and Goucher
Boulevard - 9th District

Dear Sir:

The Zoning Advisory Committee has reviewed the subject petition and makes the following comments:

BUREAU OF ENGINEERING -

Utilities - All utilities exist as shown on the submitted plan.
Roads - The developers are reminded that sidewalks covered under the Public Works Agreement for this development have not been built in all of the required locations. Particular attention is called to a section of sidewalk missing along Hillen Road.

TRAFFIC ENGINEERING - The plan indicates 697 parking spaces for the office building and apartments. Baltimore County Zoning Regulations require 400 parking spaces. Based on studies conducted by the Bureau of Traffic Engineering, the minimum parking demand for this site will be 720 parking spaces with 850 parking spaces recommended. There should be no appreciable change in the trip generation based on this plan.

HEALTH DEPARTMENT - Since metropolitan sewer and water are available to the site, this Office has no comment.

STATE ROADS COMMISSION - Since there are no state roads involved, this Office has no comment.

FIRE BUREAU - Shall require all fire regulations for office building to be met at time plans are submitted. Require plot plans to indicate location of fire hydrant and size of water mains supplying site.

ZONING ADMINISTRATION DIVISION - This Office has reviewed the plan and finds it apparently meets all minimum zoning regulations pertaining to setbacks, parking screening, etc.

The above comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems that may have a bearing on this case. The Director and/or the Deputy Director of the Office of Planning and Zoning will submit recommendations on the appropriateness of the requested zoning 10 days before the Zoning Commissioner's hearing.

The following members had no comment to offer: Project Planning Division, Building Engineer, Board of Education, Bureau of Land Development, Industrial Development.

Very truly yours,

James E. Dyer
JAMES E. DYER, Principal
Zoning Technician

JED/jdr

cc: C. Richard Moore, Traffic Engineering
Lt. Charles Morris, Fire Bureau
William Greenwalt, Health Department
John Meyers, State Roads Commission
Carlyle Brown, Engineering
Albert V. Quimby, Project Planning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. James A. Dyer, Chairman
Zoning Advisory Committee
FROM: Lt. Charles F. Morris, Fire Bureau

Date: January 31, 1967

SUBJECT: Property Owner: Towson East Joint Venture
Location: NW Corner of Acorn Circle and Goucher Blvd.
District: 9th
Present zoning: R-4
Proposed zoning: Special exception for offices.



1. Shall require all fire regulations for office building to be met at time plans are submitted.
2. Require plot plans to indicate location of fire hydrants and size of water mains supplying site.

05 WITS.

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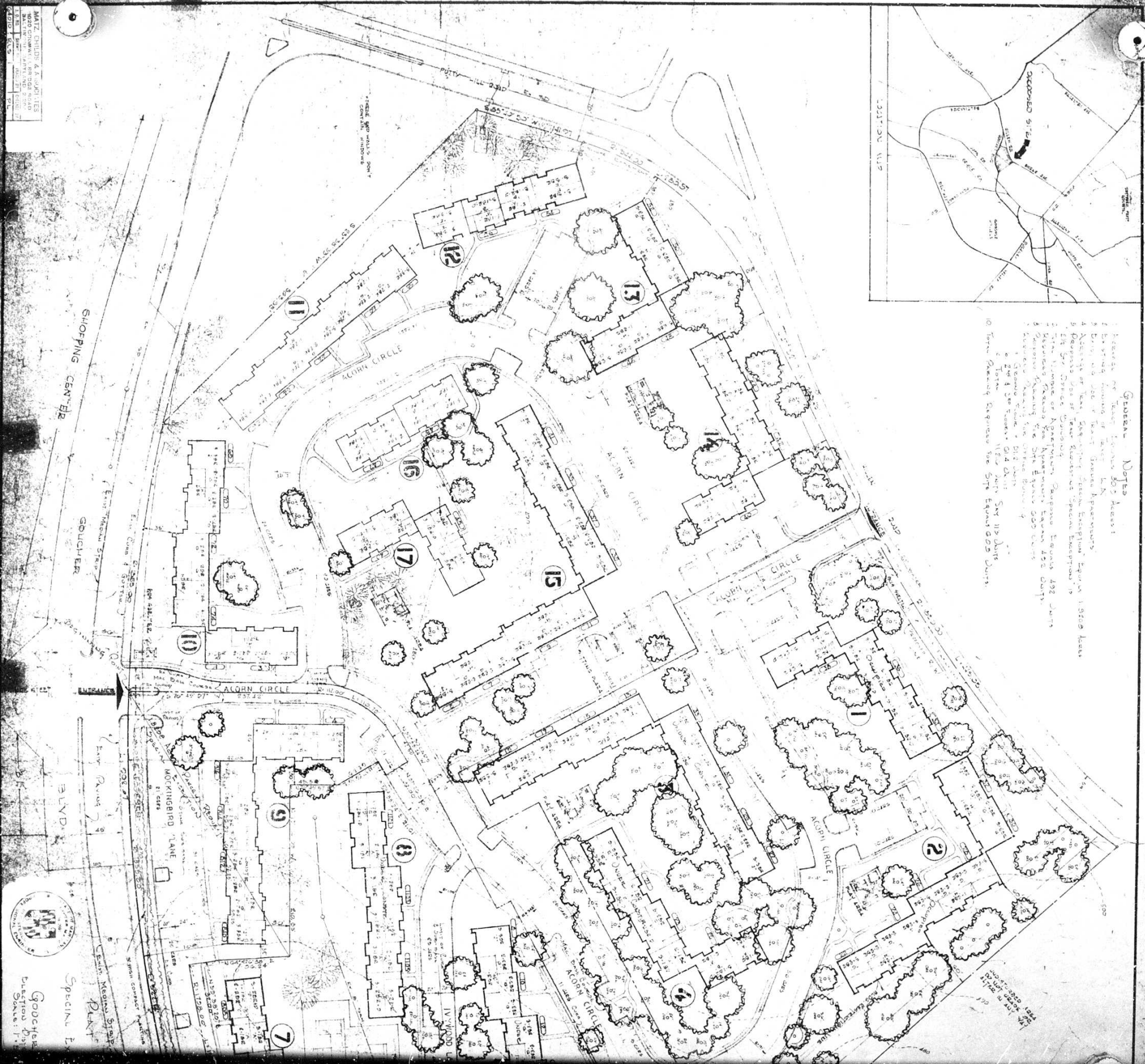
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1,079	67,448	4	-	-	-	10	2	-	22	
16,85	263,348	4	1	2	15	55	-	-	-	
10,255	304,000	5	-	-	-	31	4	9	44	
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mmp
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 SEC. 3-C
 NE-9-B
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GOUCHER BLVD & ACORN CIRCLE
ELECTION DISTRICT 9
SCALE: 1"=50'
BARTOW COUNTY, MO.
JAN 1967



BLVD

[illegible]

SECTION # 1

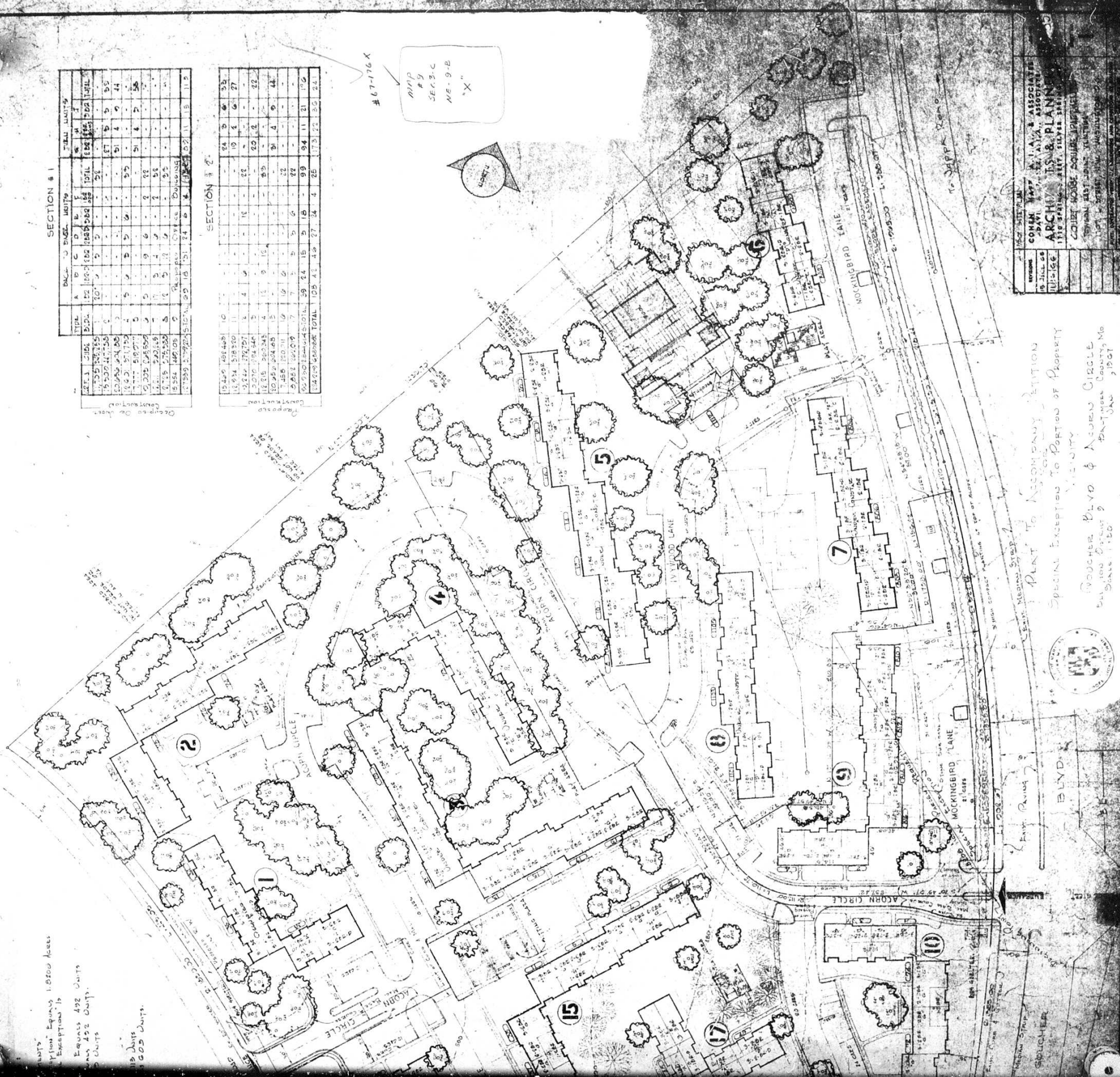
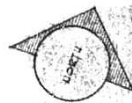
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SECTION 2:

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 SEC. 3-C
 NE. 9-B
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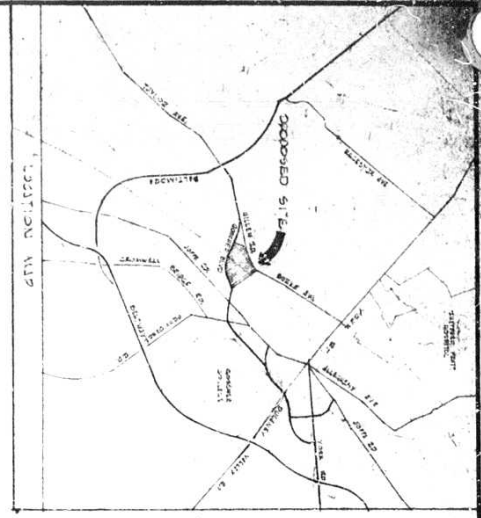
MEASUREMENT
1. PLANT TO ACCOMPANY SECTION
SPECIAL EXCEPTION TO PORTION OF PROPERTY
VICINITY
DOUGHER BLVD & ASSEN CIRCLE
EASTMAN COUNTY, MO
JAN 1907



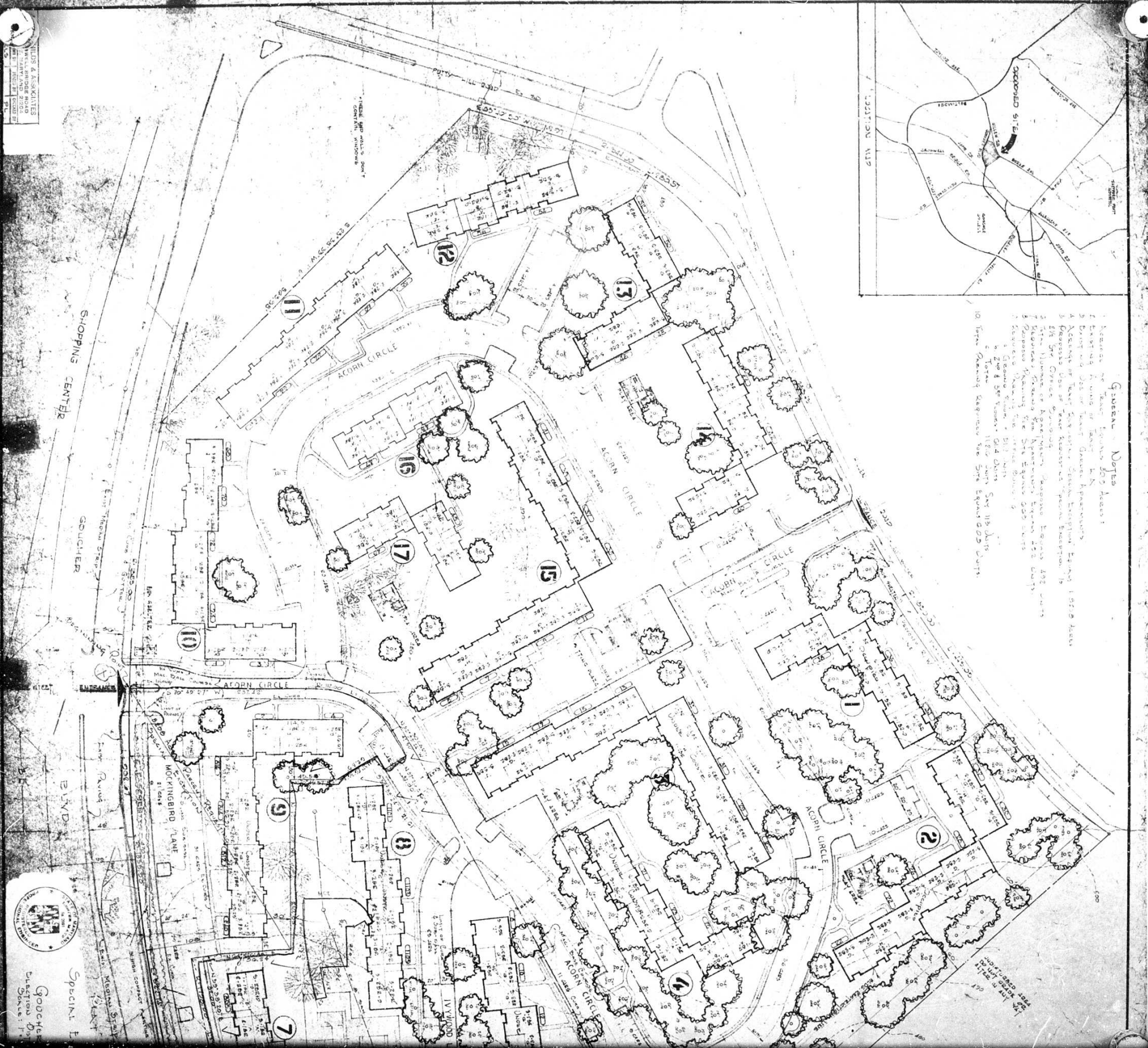
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HILLS & ASSOCIATES
 ARCHITECTS
 1000 AVENUE 2000
 SUITE 1000
 FORT WORTH, TEXAS 76102
 TEL. 737-1111
 FAX 737-1111



- General Notes**
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GOUCHER
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