

PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mr. & Mrs. Vincent A. Gentile, legal owner(s) 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-districted, pursuant to the Zoning Law of Baltimore County, from an undistricted site to Public Land and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Automotive Service Station.

That the following variances be granted:

See attached description X

- Area from Minimum 15,000 sq. ft. to 12,272 sq. ft.
- Delete 6' sign setback from Access Ramp R/W Line.
- Delete 20' tangent requirements for driveways at ends of Access Ramp R/W line on Old Eastern Avenue and Eastern Avenue.
- Increase minimum floodlight height from 8' to 17'.
- Permit a parking setback of 3' from R/W line instead of Required 8'.

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

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

I, or we, agree to pay expenses of above re-districting 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.

Vincent A. Gentile Contract purchaser
Vincent A. Gentile Legal Owner

Address 3636 Eastern Avenue

Martin M. Dwyer Petitioner's Attorney
Protestant's Attorney

Address 90 West North Ave. Bldg., Baltimore

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of October, 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 22nd day of November, 1967, at 10:00 o'clock A.M.

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PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Mr. & Mrs. Vincent A. Gentile, legal owner(s) 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 undistricted site to Public Land and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Automotive Service Station.

That the following variances be granted:

See attached description X

- Error in original Zoning

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

Vincent A. Gentile Contract purchaser
Vincent A. Gentile Legal Owner

Address 3636 Eastern Avenue

Martin M. Dwyer Petitioner's Attorney
Protestant's Attorney

Address 90 West North Ave. Bldg., Baltimore

ORDERED By The Zoning Commissioner of Baltimore County, this 17th day of October, 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 22nd day of November, 1967, at 10:00 o'clock A.M.

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Re: Petition for Redistricting from:

Before

an Undistricted Zone to a C.S.A. District - N/E Cor. Eastern Ave. & Eastern Blvd., 15th District - Vincent A. Gentile, et al, Petitioners

Zoning Commissioner of Baltimore County

No. 68-113-RXA

The petitioners are requesting changes in various zoning matters on property at the northeast corner of Eastern Avenue and Eastern Boulevard, in the Fifteenth District of Baltimore County, so that an existing service station may be torn down and rebuilt on a larger site.

The first request is to rezone a portion of Public Land to a Business Local Zone. This should be accomplished because of error on the existing map.

In order to again operate as an automotive service station, the existing special exception is confirmed and especially as to Parcel 2 as shown on plat accompanying the petition. The requirements of Section 405.3 have been met.

The request for redistricting from an undistricted site to a C.S.A. District complies with the requirements of Section 259.2-A. This district is also set forth on the districting map approved by the Baltimore County Planning Board.

The petitioners have requested the following variances:

- 405.4-A-1: Area from Minimum 15,000 sq. ft. to 12,272 sq. ft.
- 405.4-A-2 (a) Delete 6' sign setback from Access Ramp R/W Line
- 405.4-A-3-(a): Delete 20' tangent requirements for driveways at ends of Access Ramp R/W Line on Eastern Avenue and Eastern Boulevard.
- 405.4-B-5: Increase minimum floodlight height from 8' to 17', and
- 409.2-C-4: Permit a parking setback of 3' from R/W Line instead of required 8'.

ORDER RECEIVED FOR FILING

DATE 11/27/67

BY J.C. Harwood ADMINISTRATIVE ASSISTANT

Maryland
Surveying and
Engineering Co., Inc.

DESCRIPTION OF 1010 EASTERN AVENUE
FOR
HUMBLE OIL COMPANY
PARCELS 1 & 2
REDISTRICT TO C.S.A. DISTRICT

Beginning for the same at a pipe set on the North Side of Eastern Avenue, 80 feet wide, said point being situated 350 feet from the intersection of the North Side of Eastern Avenue, 80 feet wide, and the West Side of Selig Avenue, 50 feet wide; thence leaving the said point of beginning and running and binding on the North Side of Eastern Avenue, 80 feet wide as now surveyed, course referred to True Meridian as established by Baltimore County, S 82° 11' 29" W, 143.00 feet; thence leaving the North Side of Eastern Avenue, 80 feet wide and running N 7° 45' 31" W, 57.74 feet to a point on the South Right of Way line of Eastern Boulevard, Maryland Route 150; thence running and binding on the South Right of Way line of Eastern Boulevard, Maryland Route 150, by a curve to the left with a radius of 24,555.33 feet Northeastly 154.00 feet, having a chord bearing and distance of N 60° 24' 20" E, 154.06 feet to a PK Nail thereto; thence leaving the South Side of Eastern Blvd., Maryland Route 150, S 7° 45' 31" E, 115.00 feet to the place of beginning. Containing 0.281 Acres, more or less.



Signed This 31st day of August, 1967
J. Robert Connel

SCALE - 1" = 100'-75'

Maryland
Surveying and
Engineering Co., Inc.

DESCRIPTION OF PARCEL 2
EASTERN BOULEVARD & EASTERN AVENUE
REZONE FROM PUBLIC LAND TO BL

Beginning for the same at a point set on the North Side of Eastern Avenue, 80 feet wide, said point being situated S 82° 11' 29" W, 143 feet from the intersection of the North Side of Eastern Avenue, 80 feet wide, and the West Side of Selig Avenue; thence leaving the said point of beginning and running and binding on the North Side of Eastern Avenue as now surveyed, course referred to Baltimore Traverse Station, S 82° 11' 29" W, 143.00 feet; thence leaving the North Side of Eastern Avenue and running N 7° 45' 31" W, 57.74 feet to a point set on the South Side of Eastern Boulevard; thence running and binding on the South Side of Eastern Boulevard by a curve to the left with a radius of 24,555.33 feet Northeastly 154.00 feet, having a chord bearing and distance of N 60° 24' 20" E, 154.06 feet to a PK Nail thereto; thence leaving the South Side of Eastern Boulevard and running S 7° 45' 31" E, 115.00 feet to the place of beginning. Containing 0.073 Acres, more or less.



Signed This 31st day of August, 1967
J. Robert Connel

SCALE - 1" = 100'-75'

As strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioners and the requested variances would give relief without substantial injury to the public health, safety and the general welfare and in accordance with Section 405.10, the foregoing variances should be granted.

It is this 27th day of November, 1967, by the Zoning Commissioner of Baltimore County, ORDERED that the herein described property or area should be and the same is hereby redistricted from an undistricted site to a C.S.A. District; to rezone a portion of the property from Public Land to Business Local Zone and a special exception for automotive service station.

It is further ORDERED that the foregoing variances should also be granted.

The site plan for the development of the property is subject to approval of the Traffic Engineering Division, Bureau of Public Services, State Roads Commissioner and the Office of Planning and Zoning.

J. Robert Connel
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE 11/27/67

BY J.C. Harwood ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

Mr. Vincent Gentile
3636 Erdman Avenue
Baltimore, Maryland 21213

SUBJECT: Reclassification from Public Land to R.L. Special Exception, Automobile Service Station, redistricting from an undistricted site to a C.S.A. and variances for Vincent Gentile, located 3/8 Eastern Avenue, intersection of Eastern Blvd., 15th District (Item 1, October 17th, 1967)

Dear Sir:

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

BUREAU OF ENGINEERING:
Water - Existing 12" water in Eastern Avenue
Sewer - Existing 27" & 24" sanitary sewer in Eastern Avenue

STATE ROAD COMMISSION: Entrances will be subject to State Road Commission approval and permit.

TRAFFIC ENGINEERING: All entrances with the exception of the easternmost entrance appear to meet the requirements as set forth in Bill 40. It appears that it would not create any hardship for the developer to meet the standards for the entrance on the easternmost entrance as set forth in Bill 40. The variance requested for the deletion of the tangent distance will be valid for all four entrances; therefore, this office considers this variance undesirable.

HEALTH DEPARTMENT:
Petitioner will be required to show method of sewerage connection to the building prior to the hearing.

ZONING ADMINISTRATION DIVISION: If the petition is granted, no occupancy may be made until such time as plans have been submitted and approved and the property inspected for compliance to the approved plan.

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
Bureau of Fire Prevention
Building Engineer
Board of Education
Industrial Development

Very truly yours,

James E. Rose
JAMES E. ROSE, Principal Zoning Technician

cc: Carlisle Brown-Sur. of Eng.; John Moore-Sur. of State Roads; Calhoun Moore-Sur. of Traffic Eng.; Julius Messers-Health Dept.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: November 10, 1967

FROM: George E. Gavrellis

SUBJECT: Petition #68-113-RXA. Redistricting from undistricted to C.S.A. District. Reclassification from public land to R.L. Special Exception for Automobile Service Station. Variances to permit area from minimum 15,000 square feet to 12,272 square feet; and to delete 6 foot sign setback from excess ramp right of way line; to delete 20 foot tangent requirements for driveways at ends of access ramp right of way line on Old Eastern Avenue and Eastern Avenue; to increase minimum floodlight height from 5 feet to 17 feet; to permit a parking setback of 3 feet from right of way line instead of required 8 feet. Property of Vincent Gentile. Northeast corner of Eastern Avenue and Eastern Boulevard.

15th District

HEARING: Wednesday, November 22, 1967 (10:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for C.S.A. districting together with a partial reclassification to R.L. zoning with Special Exception and variances. It has the following advisory comments to make with respect to pertinent planning factors:

1. The Planning Board has recommended that the subject property be districted as a commercial supporting area (C.S.A.). This recommendation is predicated upon designation of the Middlesex shopping area as a community commercial core (C.C.C.) District. The County Council held a public hearing on the Planning Board's district recommendations on November 8, 1967. Action on the request for districting should await legislative determination.
2. The planning staff is not opposed to the extension of commercial zoning to fill in the gap at the intersection of Eastern Avenue and Eastern Boulevard.
3. If C.S.A. districting is allocated for the subject property, a Special Exception for an automotive service station would not be required. This District allows automotive service stations as a matter of right.
4. The planning staff questions the conditions of hardship or practical difficulty which might justify the variance on minimum area here. It notes that the area requirement based on fuel servicing spaces and number of bays (assuming 6 fuel servicing spaces) would amount to 15,500 square feet.
5. The planning staff voices no objection to the variance requested on the 6 foot side setback feeling that the intervening grass plot and extra right of way of the State Road Commission satisfactorily accords for site distance and other factors. The same can be said for the request to park with a setback of only 3 feet from the right of way line.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: November 10, 1967

FROM: George E. Gavrellis

SUBJECT: Petition #68-113-RXA.

15th District

HEARING: Wednesday, November 22, 1967 (10:00 A.M.)

page -2-

The planning staff feels that the 8 foot light standard is desirable adjacent to the dwelling at Eastern Avenue by the east property line. In view of the large radius and space existing between the southwesterly entrance at Eastern Avenue and the traveled way, the planning staff voices no objection to the variance on the 20 foot tangent requirement.

GEG:ams

TELEPHONE
923-3000
EXT. 387

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 49608

DATE: Oct. 4, 1967

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TO: Cash

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY

Petition for Reclassification & Special Exception for Vincent Gentile

TOTAL AMOUNT

\$50.00

COST

\$0.00

\$0.00

\$0.00

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

TELEPHONE
923-3000
EXT. 387

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 50608

DATE: Nov. 22, 1967

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

TO: Steward A. Bain
404 Rutledge Road
Baltimore, Md. 21229

Zoning Dept. of Balto., Co.

DEPOSIT TO ACCOUNT NO. 01-622

QUANTITY

Advertising and posting of property for Vincent Gentile
Humble Oil and Ref. Co. - Lessees
#68-113-RXA

TOTAL AMOUNT

\$140.60

COST

\$0.00

\$0.00

\$0.00

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND

DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

Mr. Vincent Gentile
3636 Erdman Avenue
Baltimore, Maryland 21213

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

Your petition has been received and accepted for filing this
17th day of October, 1967

John G. Rose,
Zoning Commissioner

Petitioner Vincent Gentile

Petitioner's Attorney

Reviewed by
Chairman of Advisory Com.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#68-113-RXA

District

Date of Posting

Posted for

Petitioner

Location of property

Location of Signs

Remarks

Posted by

Date of return

LOCATION MAP

SCALE 1"=15 MI.

GENERAL NOTES

1. Do all work in accordance with State and/or Local Regulations.
2. All permits are to be secured before work is started.
3. Contractor to visit site, verify existing conditions and figure all work necessary for a complete workmanlike job.
4. Before Contractor pours any driveways, C&M Engineer to approve finished elevations.
5. 24.0' existing Elevation
3. 20.25' Proposed Elevation

LIGHTING SCHEDULE

1. Guardian Sweeping Drum Pole, F5082
2. Guardian 1x30 Anchor Bolts #209
3. Guardian Royal Fluor. Fluorescent Fixture F52408 1x30 with 2x mounting adapter (including lamps, packaged separately V.H.O.)
4. 1x40-2.15000m Universal 2500 Island Light, including mounting standard & lamps.

NOTE: General Contractor is to furnish the anchor bolts for the island light.

ZONING NOTES

1. AREA - PARCEL 1: 8071.0 SF, PARCEL 2: 3200.0 SF, TOTAL 12,271.0 SF
2. EXISTING USE - PARCEL 1: SERVICE STATION, PARCEL 2: VACANT
3. PROPOSED USE - PARCELS 1 & 2: SERVICE STATION
4. EXISTING ZONING - PARCELS 1 & 2: PUBLIC LAND
5. PROPOSED ZONING - PARCELS 1 & 2: C.S.A. DIST. WITH SPEC. EXCER
6. PARKING REQUIRED - 3 SPACES
7. PARKING PROVIDED - 3 SPACES & 5/8x15' DENOTED THUS []
8. LANDSCAPING AREA REQUIRED - 615 SF
9. LANDSCAPING AREA PROVIDED - 1135 SF
10. ELECTION DISTRICT NO. 15
11. NO ANCHORAGE USES
12. FOUR LOADING SPACES
13. FOUR WAITING SPACES
14. THREE DISPERSED PUMPS PER ISLAND TWO ISLANDS TOTAL
15. FLOODLIGHT POLES 17' DIRECTED ON DRIVEWAY AREA ONLY - TOTAL FOUR

EASTERN

W.B.L.
BOULEVARD
E.B.L. MD
ROUTE 150

EASTERN AVENUE (80')

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE *8/14/07*
FILE # *68113*
City Appl # *73-63*

THIS BLUEPRINT IS LOANED TO YOU
AND MUST BE RETURNED WHEN IT HAS
SERVED THE PURPOSE FOR WHICH INTENDED

REVISIONS

MARYLAND SURVEYING AND ENGINEERING CO., INC.
1701 NORTH CALVERT STREET
BALTIMORE 2, MARYLAND

REVISIONS

ALL SURVEYING - 10/10/07 - LONN'S SERIES
NOTES 11-15 ADDED - CORRECTED TO
2002 SURVEY - 15' CAN BE ADDED
LOADING SPACES - 15' CAN BE ADDED
REMOVED 20' WIDE & 10' DEEP
WALL ON 20' WIDE & 10' DEEP

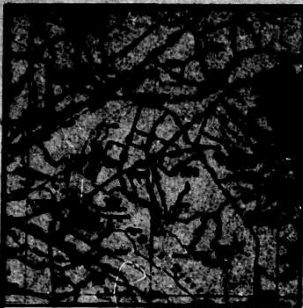
HUMBLE OIL & REFINING CO.
7720 YORK ROAD
TOWSON, MARYLAND 21204

EXHIBIT A AND B
EXISTING SERVICE STATION

DRAWN
CHECKED
APPROVED
DATE
SCALE

PROJECT PLAN
ACCOUNT NO. 5509
MD. RT. 150 & MD. RT. 300
(EASTERN BLVD. & EASTERN AVE.)
EAST, BALTIMORE CO. MARYLAND

DATE 8-31-07
FILE NO. 5600
SHEET 30
DATE 10-20-05



LOCATION MAP
SCALE: 1"=150'

GENERAL NOTES

1. Do all work in accordance with State and/or Local Regulations.
2. All permits are to be secured before work is started.
3. Contractor to visit site, verify existing conditions and figure all work necessary for a complete workmanlike job.
4. Before contractor pours any driveways, C&M Engineer to approve finished elevations.
5. 24.97 Existing Elevation
6. 25.25 Proposed Elevation

LIGHTING SCHEDULE

- (1) 2 Guardian Sighting Post Pole, F 5082
(2) 4 Guardian 1x30" Anchor Bolts #20s
(3) 4 Guardian Royal Flat Fluorescent Fixture
(4) 2x24x3 1/2" with 2 1/2" mounting adapter
(including Lamps, packaged Separately V.H.O.)
(5) 1-Road 1500MA Universal ESO Island Light, including mounting standard & Lamps.

Note: General Contractor is to furnish the anchor bolts for the Island Light.

ZONING NOTES

1. AREA: PARCEL 1: 307,065 SF, PARCEL 2: 3100,865 SF, TOTAL 12,771,945 SF
2. EXISTING USE: PARCEL 1: SERVICE STATION, PARCEL 2: VACANT
3. PROPOSED USE: PARCEL 1: SERVICE STATION, PARCEL 2: VACANT
4. EXISTING ZONING: PARCEL 1: BL, PARCEL 2: PUBLIC LAND
5. PROPOSED ZONING: PARCEL 1: BL, PARCEL 2: C.S. A DIST. WITH SPEC EXCER
6. PARKING REQUIRED: 3 SPACES
7. PARKING PROVIDED: 3 SPACES @ 5'x15' DENOTED THUS []
8. LANDSCAPING AREA REQUIRED: 615 S.F.
9. LANDSCAPING AREA PROVIDED: 1155 S.F.
10. ELECTION DISTRICT NO. 15

EASTERN

BOULEVARD

E. B. L. MD

ROUTE 150

EASTERN

AVENUE (80')

MD. ROUTE 600

HUMBLE OIL & REFINING CO.
7720 YORK ROAD
TOWSON, MARYLAND 21204

Demolish and Rebuild
Existing Servicenter

PLOT PLAN
ACCOUNT NO. 5609
Md. Rte. 150 & Md. Rte 600
(Eastern Blvd. & Eastern Ave.)
Essex, Baltimore Co., Maryland

DATE: 8-31-87
FILE NO.
DRAWN BY: RAB
CHECKED BY:
APPROVED BY:
SCALE: 1"=10'