

# PETITION FOR ZONING REDISTRICTING AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Carroll W. Lawrence 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-districted, pursuant to the Zoning Law of Baltimore County, from an Undistricted zone to an IM district, for the following reasons:

This parcel of land lies within an area containing 100 acres of land zoned for industry or semi-industrial use undivided by expressway or freeway.

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:

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.

Carroll W. Lawrence Legal Owner  
Address: Shawen Road-Cockeysville, Md.

W. Lee Harrison Petitioner's Attorney  
Address: 22 W. Pennsylvania Avenue, Towson, Maryland 21204-823-1200

1910 Russell Street Contract purchaser  
Address: Baltimore, Maryland 21230

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of September, 1968, at 10:00 o'clock  
County, on the 11th day of September, 1968, at 10:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Carroll W. Lawrence 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 for a Variance from Sections 405.2 R-6 to permit a filling station on an individual site in an IM District with access to an arterial street not designated as a Class 1 motorway, and from Section 25.0 4 to permit a 30 foot side yard for proposed service station rather than required 100 feet.

The reason for the variance is the practical difficulty of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons (indicate hardship or practical difficulty):

The reason for the variance is the practical difficulty to avoid practical difficulty and hardship in the development of this parcel of land.

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

I, or we, agree to pay expenses of above Variance 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.

Carroll W. Lawrence Legal Owner  
Address: Shawen Road-Cockeysville, Md.

W. Lee Harrison Petitioner's Attorney  
Address: 22 W. Pennsylvania Avenue, Towson, Maryland 21204-823-1200

1910 Russell Street Contract purchaser  
Address: Baltimore, Maryland 21230

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of September, 1968, at 10:00 o'clock  
County, on the 11th day of September, 1968, at 10:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION for Redistricting, Reclassification, Special Exception and Variance to Zoning Regulations - Carroll W. Lawrence, Petitioner

Before  
Zoning Commissioner  
of  
Baltimore County  
No. 69-61-RXA

The petitioner has requested changes in various zoning matters on property on the north side of Shawen Road 904 feet, more or less, east of the Harrisburg-Expressway, Interstate Route 83, in the Eighth District of Baltimore County, to erect an automotive service station.

The first request is for Redistricting from an Undistricted Zone to an I.M. District which complies with the requirements of Section 259.2. This district is also set forth in the districting map approved by the Baltimore County Planning Board. The tract contains more than 100 acres and it is undivided by an expressway and/or freeway.

The request to reclassify the subject property from R-40 Zone to M, L, R. Zone should be granted as there have been many changes in the immediate area. Also the tract lies within the industrial corridor between the York Road and the Harrisburg Expressway.

In order to operate an automotive service station under Section 405.2-B-6, it is a permitted use as a special exception, provided, there is no direct access to an arterial street other than a Class 1 commercial motorway. Since Shawen Road carries no designation as to an arterial street or a Class 1 commercial motorway, all requirements of this Section have been met. Findings required for the granting of the special exception under Sections 405.3 and 502.1 also have been met, therefore the special exception should be granted.

As strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and a variance to permit a side yard of 30 feet for the proposed station instead of the required 100 feet, would give relief the variance be granted.

For the above reasons the petition should be granted.

It is this 16th day of September, 1968, by the Zoning Commissioner of Baltimore County, ORDERED:

1. That the herein described property or area should be and the same is hereby redistricted from an undistricted zone to I, M. Zone;

ORDER RECEIVED FOR FILING  
DATE 9/16/68  
BY John H. Hesse, IV

2. That the herein described property or area should be and the same is reclassified from R-40 Zone to M, L, Zone;

3. That a special exception for automotive service station should be granted from and after the date of this Order; and

4. That a variance to permit a side yard of 30 feet instead of the required 100 feet should be granted.

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

John H. Hesse, IV  
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING  
DATE 9/16/68  
BY John H. Hesse, IV

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

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Carroll W. Lawrence 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 R-40 zone to an IM zone, for the following reasons:

Genuine change in conditions and error in original zoning.

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: Parcel No. 2 as an 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.

Carroll W. Lawrence Legal Owner  
Address: Shawen Road, Cockeysville, Maryland 21033

W. Lee Harrison Petitioner's Attorney  
Address: 22 W. Pennsylvania Avenue, Towson, Maryland 21204-823-1200

1910 Russell Street Contract purchaser  
Address: Baltimore, Maryland

ORDERED By The Zoning Commissioner of Baltimore County, this 21st day of July, 1968, at 10:00 o'clock  
County, on the 11th day of September, 1968, at 10:00 o'clock

Zoning Commissioner of Baltimore County.

(over)

Re: Petition for Redistricting, Reclassification, Special Exception and Variance to Zoning Regulations - Carroll W. Lawrence, Petitioner

Before  
Zoning Commissioner  
of  
Baltimore County  
No. 69-61-RXA

## AMENDED ORDER

Paragraphs Nos. 1 and 2 of the Order dated September 16, 1968, in the above matter should read:

That the herein described property or area should be and the same is hereby redistricted from an undistricted zone to I, M. District;

That the herein described property or area should be and the same is reclassified from an R-40 Zone to M-L-R Zone.

John H. Hesse, IV  
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING  
DATE 9/16/68  
BY John H. Hesse, IV

THE GRAND LODGE OF ANCIENT FREE AND ACCEPTED MASONS OF MARYLAND, a Maryland corporation  
225 N. Charles Street - Masonic Temple  
Baltimore, Maryland 21201

Plaintiff

vs.  
WILLIAM S. BALDWIN, W. GILES PARKER, JOHN A. SLOWIK, and WALTER A. REITER, JR., constituting the County Board of Appeals of Baltimore County  
County Office Building  
Towson, Maryland 21204

Defendant

IN THE

CIRCUIT COURT

FOR

BALTIMORE COUNTY

AT LAW

Misc. Docket

Folio

Case No.

## ORDER FOR APPEAL

MR. CLERK:

Please enter an Appeal from the Order of the County Board of Appeals of Baltimore County dated July 2, 1969, in the matter of the Petition of Carroll W. Lawrence, Petitioner, and Sun Oil Company, Contract Purchaser, Case No. 69-61-RXA, on behalf of The Grand Lodge of Ancient Free and Accepted Masons of Maryland, a Maryland corporation, who are persons aggrieved and were parties to the proceeding before the County Board of Appeals.

John H. Hesse, IV  
1311 Fidelity Building  
Baltimore, Maryland 21201  
339-2120  
Attorney for The Grand Lodge of Ancient Free and Accepted Masons of Maryland, Plaintiff

I HEREBY CERTIFY, that on this 31st day of July, 1969, I caused to be mailed postage prepaid a copy of the foregoing Order for Appeal to Messrs. William S. Baldwin, W. Giles Parker, John A. Slowik and Walter A. Reiter, Jr., constituting the County Board of Appeals for Baltimore County, County Office Building, Towson, Maryland 21204, Defendant and W. Lee Harrison, Esq., 306 W. Joppa Road Towson Maryland 21204, Attorney for Carroll W. Lawrence and Sun Oil Company.

John H. Hesse IV

FROM THE OFFICE OF  
GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.  
ENGINEERS  
P.O. BOX 6828, TOWSON, MD. 21204

Description to Accompany Zoning Petition for the property on the north side of Shawen Road East of the Baltimore-Harrisburg Expressway.

January 8, 1968

Beginning for the same at a point on the north right of way line of Shawen Road, 80 feet wide, at a distance of 904 feet, more or less, easterly from the intersection of said north right of way line with the base line of the Baltimore-Harrisburg Expressway, Interstate Route 83, running thence the three following courses, viz: first, North 3° 18' 35" West 789.84 feet; second, North 85° 27' 24" East 209.44 feet; and third, South 3° 18' 35" East 789.41 feet to intersect the above mentioned north right of way line of Shawen Road, thence binding on said north right of way line the three following courses, viz: first South 85° 53' 44" West 63.26 feet; second, South 5° 08' 44" West 133.97 feet; and third, South 85° 33' 25" West 12.20 feet to the place of beginning.

Containing 3.795 Acres of land more or less.



#69-61-RXA  
MDP  
#8  
SEC-3-D  
NW-13-C  
IM DIST  
201E  
MLR

RE: PETITION FOR RECLASSIFICATION :  
from R-40 to M.L.R. zone,  
UNDISTRICTED TO I.M. DISTRICT,  
SPECIAL EXCEPTION FOR AN  
Automotive Service Station,  
VARIANCES FROM SECTION 405.286  
and SECTION 250.4 of the Baltimore  
County Zoning Regulations  
N/S of Shawan Road 904' E. of  
Baltimore-Harrisburg Expressway,  
8th District  
Carroll W. Lawrence, Petitioner  
Sun Oil Co., Contract Purchaser

BEFORE  
COUNTY BOARD OF APPEALS  
OF  
BALTIMORE COUNTY  
No. 69-61-RXA

#### AMENDMENT TO PREVIOUS ORDER

WHEREAS, by Order of the Circuit Court for Baltimore County in the proceedings concerning the above entitled case on appeal to the Circuit Court (Misc. Docket #8, Folio #468, File #4281), an Order was passed by Lester L. Barrett, Judge, on the 24th day of September, 1969, remanding the said case to the County Board of Appeals for the inclusion of restrictions and limitations on the special exception heretofore granted by the Board, in accordance with an Agreement between the parties hereto, dated September 15, 1969.

THEREFORE, paragraph three of the previous Order of this Board, dated July 2, 1969 (granting a special exception for an Automotive Service Station), is hereby amended as follows:

3. That a special exception for an Automotive Service Station should be granted from and after the date of this Order, and that certain restrictions and limitations on the said special exception have been agreed to, by and between the Sun Oil Company and The Grand Lodge of Ancient Free and Accepted Masons of Maryland (both corporations).

THEREFORE, this special exception is granted subject to the limitations and restrictions stated in the said Agreement, copy of which is attached hereto and to be considered as a part hereof, as fully set out in the terms of this Order, signed this 31st day of October, 1969.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

John A. Slawik, Acting Chairman

W. Giles Parker

Walter A. Reiter, Jr.

RE: PETITION FOR RECLASSIFICATION :  
from R-40 to M.L.R. zone,  
UNDISTRICTED TO I.M. DISTRICT,  
SPECIAL EXCEPTION FOR  
AUTOMOTIVE SERVICE STATION,  
VARIANCES FROM SECTION 405.286  
and SECTION 250.4 of Baltimore  
County Zoning Regulations  
North Side of Shawan Road 904 feet  
East of Baltimore-Harrisburg Expressway,  
Intestate Route 83  
8th District  
Carroll W. Lawrence  
Petitioner  
Sun Oil Company  
Contract Purchaser

BEFORE  
COUNTY BOARD OF APPEALS  
OF  
BALTIMORE COUNTY  
No. 69-61-RXA

#### OPINION

This case involves a small tract of land on the north side of Shawan Road almost but not quite contiguous with the Baltimore-Harrisburg Expressway, and surrounded on three sides by the tract of land owned by the Grand Lodge of Ancient Free and Accepted Masons of Maryland, and which has been used by them for a number of years as a Home for the elderly, and a large farming operation in connection therewith. The land was zoned R-40 on the original zoning map, which was adopted in 1955, as was most all of the then unused and unserved farmland in the area. Since that time there has developed what has become known as the "Industrial Corridor", which includes all that portion of Baltimore County north of Lutherville and extending northward between the Baltimore-Harrisburg Expressway and the York Road, all of which area has been zoned for manufacturing use, with few exceptions, the major one being the property of the Grand Lodge of Maryland. The evidence showed that all of the land both north and south of the Grand Lodge property has been zoned for manufacturing uses, with construction taking place on a continuing basis of factories, warehouses and office buildings, the latest construction which is now under way being for a Motor Hotel to be known as the Hunt Valley Inn, on the south side of Shawan Road directly across from the property, subject matter of this case. It appears that this new Inn plans to service fifty thousand people per year, either as overnight guests or for the service of meals, or attendance at meetings. This property is being

Carroll W. Lawrence

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developed by Maryland Properties, Inc., which has already constructed a large number of manufacturing enterprises on the tract of land immediately south of Shawan Road and in the so-called Industrial Corridor. This operation appears graphically in the photographs presented in this case (Petitioner's Exhibit 1 - A to K, and Protestor's Exhibit D - 1 to 7).

Mr. James Plitt, Jr., the Vice President of Maryland Properties, Inc., testified that as of the date of the hearing they had constructed twenty-five industrial plants, one large office building, and have started construction of a second office building, with two more projected. This is in addition to the Hunt Valley Inn mentioned before. Three hundred acres have been either built on or leased in this Industrial Park, and the present employment in the Park is approximately nine thousand people. They expect a total development in five years, with a projected working population of fifteen to twenty thousand. They have no present plans for constructing a gasoline service station on the Industrial Park area, although under present zoning they could do so as a matter of right without any further rezoning or special exceptions. All of the Industrial Park activity is clearly visible from the Masonic Home property. It is to be noted that all of this entire area was farmland in 1955 at the time of the adoption of the zoning map. While it is not pertinent nor compelling in the present case, it should appear obvious to anyone that it will only be a question of time before the Masonic Home property will be utilized in line with the other usage of the "Industrial Corridor", as the land north of the Masonic Home is already under development for industrial purposes, and in fact the Grand Lodge of Maryland is at present occupying a piece of property much, much too valuable to be maintained for institutional use. The testimony showed that the Grand Lodge owns 425 acres, which at the going rate for industrial property would be worth many millions of dollars, which is being occupied as a Home for the elderly accommodating only one hundred and thirty people.

The application of the petition was for a change of the Carroll Lawrence tract from R-40 to M.L.R., for districting as an I.M. District, for special exception for automotive service station, and for certain variances, all of which requests were granted by the Zoning Commissioner, an appeal from which decision was taken by the Grand Lodge.

Carroll Lawrence

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A number of expert witnesses testified on behalf of the petitioner, and without going into too much detail the Board is thoroughly convinced by this evidence that there have been vast changes in the area since 1955, and that such changes are more than sufficient to warrant the rezoning request; and further, that there is a definite need for a gasoline service station in this area, and that the projected plans of the petitioner meet all of the requirements of Section 502.1 and Section 405.3 of the Zoning Regulations of Baltimore County. We further find that the request for the variance is reasonable in that in this particular tract strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship.

We were particularly impressed with the testimony of Mr. John E. Kane, an expert consultant on real estate in connection with service stations. Mr. Kane has had many years of experience working with the State Roads Commission, and also with the Esso, Tidewater and Texaco Oil people. He made a market study with respect to the need in this location; traffic studies and investigation as to the location of other service stations within a two mile radius. It was his opinion, with which the Board agrees, that there is a positive need for a gas service station at this location, not only for use of the Industrial Park, but for cross traffic on Shawan Road to Falls Road, Oregon Ridge, and the north and south traffic on the Baltimore-Harrisburg Expressway.

The proposed gasoline service station is to be constructed by the Sun Oil Company and will be of the modern type of red brick in an attempted simulation of Colonial architecture. For one thing, it was noted that the nearest gasoline station to the north along the Baltimore-Harrisburg Expressway is at Mt. Carmel Road, a distance of seven miles.

Mr. Carroll W. Lawrence, the owner of the land and the petitioner, has lived on this property since 1949, on a tract of approximately four acres, in a frame house. He was certainly entitled to testify as to the changes in the neighborhood as affecting him from the quiet home atmosphere of 1949 to the present time, during which interval the Expressway was built, trees were cut, Shawan Road was widened and lowered at this point. The property between his and the Expressway was acquired by the Masonic Order

Carroll W. Lawrence

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and there has been one of the largest and fastest moving industrial parks in the State of Maryland built directly across the road, with an existing high rise office building 1000 feet from his home, and now with the high rise Motor Hotel being built directly opposite.

Other expert testimony showed conclusively that there will be no difficulty with the availability of utilities, water and sewer; and the Board also finds that the proposed construction of a gasoline station would not hurt property values in the neighborhood nor in any other way be detrimental to the public welfare.

The evidence presented on behalf of the protestant did not impress the Board by its weight.

For the foregoing reasons, the decision of the Zoning Commissioner of Baltimore County will be affirmed.

#### ORDER

For the reasons set forth in the foregoing Opinion, It is this 2 day of July, 1969, by the County Board of Appeals ORDERED:

1. That the herein described property or area should be and the same is hereby redistricted from an undistricted zone to I.M. District;
2. That the herein described property or area should be and the same is reclassified from R-40 zone to M.L.R. zone;
3. That a special exception for automotive service station should be granted from and after the date of this Order; and
4. That a variance to permit a side yard of 30 feet instead of the required 100 feet should be granted, the Board finding as a fact that strict compliance with the Zoning Regulations would result in practical difficulty or unreasonable hardship.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of the Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS  
OF BALTIMORE COUNTY

John A. Slawik, Acting Chairman

W. Giles Parker

Walter A. Reiter, Jr.

#### AGREEMENT

THIS AGREEMENT, made this 15th day of September, 1969, by and between SUN OIL COMPANY, a body corporate, hereinafter referred to as Party of the First Part, and THE GRAND LODGE OF ANCIENT FREE AND ACCEPTED MASONS OF MARYLAND, a Maryland Corporation, hereinafter referred to as Party of the Second Part.

WHEREAS, the Party of the First Part is the contract purchaser of the parcel of land located in the 8th Election District of Baltimore County on the north side of Shawan Road near the Baltimore-Harrisburg Expressway which is now owned by Carroll W. Lawrence and is the subject matter of zoning case No. 69-61-RXA, said proceedings being filed in the Circuit Court for Baltimore County in Miscellaneous Docket No. 8, Folio No. 468, File No. 4281; and

WHEREAS, the Party of the Second Part is the only protestant who appeared before the County Board of Appeals of Baltimore County and is the only appellant in said appeal to the Circuit Court for Baltimore County from the order of the County Board of Appeals of Baltimore County dated July 2, 1969; and

WHEREAS, the Parties hereto have reached an agreement whereby their differences have been settled and are mutually desirous of having said zoning case remanded to the County Board of Appeals for the purpose of modifying their zoning Order.

WITNESSETH, that in consideration of the Second Party's agreement not to proceed with its zoning appeal, the First Party assents to a modification of the previous Order of the County Board of Appeals so that the special exception heretofore granted is subject to the following limitations and restrictions:

1. That the service station building to be constructed on said

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property shall be of colonial architectural design of the type most currently in use by the Sun Oil Company and the exterior of all four (4) walls shall be of red brick exclusive of door and window areas.

2. That there shall be no sign on the premises exceeding twenty-five (25) feet in height above the ground level in front of the main service station structure.

3. That there shall be no rotating, oscillating, revolving or flashing signs or lights of any type on the premises.

4. That any sign illuminated on the premises facing generally in a southerly direction shall not be illuminated on its northerly side and the Company may elect, in lieu of a twenty-five (25) foot light pole sign, to install letters not exceeding three (3) feet in height which spell out the word "Sunoco," provided that said letters shall be erected or installed in such a manner that the bottom or lower surface of each of said letters shall not be higher than one (1) foot above the existing ground level at the point where erected on said property. If such an election is made, said letters shall be erected on the property of Sun Oil Company and any lighting or illumination in connection therewith shall be directed away from the property of The Grand Lodge of Ancient Free and Accepted Masons of Maryland.

5. That at no time will there be any tinsel, pennants, streamers, or other similar items used or displayed on the premises.

6. That the building and lot lines shall be planted with shrubbery of a type and density equivalent to the planting of the buildings and land in the Greater Baltimore Industrial Park located on the south side of Shawan Road opposite said property.

7. The covenants set forth in this Agreement shall run with and be binding upon the land described in said Zoning Petition, so as to be binding

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and enforceable not only against Sun Oil Company, but also its successors and assigns, and the Grantee and the Grantees of said property, so long as any part of the land now owned by The Grand Lodge of Ancient Free and Accepted Masons of Maryland immediately adjacent and contiguous to said property shall remain in the ownership of the Party of the Second Part.

WITNESSETH, the hands and seals of the counsel of record for the respective parties hereto, the day and year first above written.

WITNESS:

W. Lee Harrison  
Attorney for Sun Oil Company,  
Party of the First Part

John H. Hensley, IV  
Attorney for The Grand Lodge  
of Ancient Free and Accepted  
Masons of Maryland,  
Party of the Second Part.

THIS DEED, Made this 25th day of March, in the year one thousand nine hundred and sixty, by and between JOHN M. FRANKLIN and EMILY H. FRANKLIN, his wife, of Baltimore County, State of Maryland, parties of the first part, Grantors, and THE GRAND LODGE OF ANCIENT FREE AND ACCEPTED MASONS OF MARYLAND, a corporation of the State of Maryland, party of the second part, Grantee.

WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00) and other valuable considerations, the receipt whereof is hereby acknowledged, the said Grantors do hereby grant and convey unto said Grantee, its successors and assigns, in fee simple, all that parcel of land situate in the Eighth Election District of Baltimore County, State of Maryland, and which, according to a Survey prepared by Dollenberg Brothers, Engineers and Surveyors, dated March 9, 1960, is found to be within the following metes, bounds, courses and distances, to wit:

BEGINNING for the same at a point on the north side of Shawan Road, as widened, and at the beginning of the ninth or north 3 degrees 32 minutes west 789.85 foot line of a parcel of land which by Deed dated June 4, 1956 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2943, folio 114, was conveyed by Phillips F. Lee, Jr. and wife to John M. Franklin, and running thence with and binding on said ninth line and binding on the watermost outline of the property of Carroll W. Lawrence and wife, north 3 degrees 32 minutes west 789.85 feet to a stone marked G.L.M. No. 23, heretofore set at the beginning of the last line of the first herein mentioned parcel of land and at the beginning of a parcel of land which by Deed dated January 4, 1933 and recorded among the aforesaid Land Records in Liber L.M.C.H. No. 842, folio 236, was conveyed by Robert S. J. Stewart to The Grand Lodge of Ancient Free and Accepted Masons of Maryland, thence binding reversely on said last line and running with and binding on a part of the last line of the first herein mentioned parcel of land which was conveyed by Lee to Franklin, north 3 degrees 42 minutes 40 seconds west 602.87 feet to the end of the first line of the parcel of land firstly described in Deed dated June 30, 1927 and recorded among the aforesaid Land Records in Liber M.P.C. No. 645, folio 331, which was conveyed by John B. Waller and wife to The Grand Lodge of Ancient Free and Accepted Masons of Maryland, thence binding reversely on said first line and continuing to bind on the last line of the aforesaid parcel of land which was conveyed by Lee to Franklin, north 3 degrees 42 minutes 40 seconds west 833.42 feet to a marble monument heretofore set at the beginning of said last mentioned parcel of land and at the beginning of the aforesaid firstly described parcel of land in the Deed from Waller to The Grand Lodge of Masons and at the beginning of the seventh or south 88 degrees 17 minutes east 278.5 foot line of a parcel of land which by Deed dated February 13, 1940 and recorded among the aforesaid Land Records in Liber C.W.B.Jr. No. 1090, folio 39, was conveyed by John Merryman and wife et al to John M. Franklin, thence running with and binding on the seventeenth line and on a part of the eighteenth line of said last mentioned parcel of land and binding reversely on the last and thirty-seventh line of the aforesaid firstly described parcel of land in the Deed from Waller to The Grand Lodge of Masons, the two following courses and distances, viz: north 88 degrees 04 minutes 20 seconds east 276.66 feet to a stone marked G.L.M. No. 18, heretofore set, and north 3 degrees 57 minutes 10 seconds east 2925.02 feet to a stone marked G.L.M. No. 1, heretofore set near the south side of Western Run, thence continuing to run with and bind on a part of the eighteenth line and on the nineteenth and twentieth lines and on a part of the twenty-first line of the aforesaid parcel of land which was conveyed by Merryman to Franklin, the four following courses and distances, viz: north 3 degrees 57 minutes 10 seconds east 90.36 feet to a point on or near the north side of Western Run, north 84 degrees 07 minutes 50 seconds west 140.30 feet to a point in said run, north 55 degrees 23 minutes 50 seconds west, binding in said Run, 123.75 feet and north 42 degrees 49 minutes 50 seconds west, binding in said Run, 32.06 feet to intersect the easternmost right of way line of the Baltimore-Harrisburg Expressway, as laid out on Plat No. 10239 of the State Roads Commission of Maryland, which

Plat is filed with the case of the State Roads Commission of Maryland versus John M. Franklin and wife et al, dated April 29, 1952 and recorded in Condemnation Docket C.W.B.Jr. No. 2, folio 121, thence binding on the easternmost and northeasternmost right of way lines of said Expressway, as laid out on Plats Nos. 10239 and 10233 as filed in said last mentioned case and on Plats Nos. 10239 and 10228, as filed in the case of State Roads Commission of Maryland versus Phillips F. Lee, Jr. et al, dated June 6, 1952 and recorded in Condemnation Docket C.W.B.Jr. No. 2, folio 120, the nine following lines, viz: south 13 degrees 46 minutes 04 seconds west 96.82 feet, southerly by a line curving toward the right, having a radius of 7739.44 feet, for a distance of 1106.22 feet (the chord of said arc bearing south 17 degrees 51 minutes 45 seconds west 1105.29 feet), south 21 degrees 57 minutes 26 seconds west 648.99 feet, southerly by a line curving toward the left having a radius of 5629.58 feet, for a distance of 2755.08 feet (the chord of said arc bearing south 7 degrees 56 minutes 14 seconds west 2727.73 feet), south 6 degrees 04 minutes 58 seconds east 440.23 feet, south 48 degrees 12 minutes east 196.83 feet, southeasterly by a line curving toward the right, having a radius of 226 feet, for a distance of 355 feet (the chord of said arc bearing south 51 degrees 05 minutes east 319.60 feet), south 6 degrees 05 minutes 58 seconds east 80.26 feet and south 45 degrees 24 minutes 30 seconds east 146.48 feet to the north side of Shawan Road, as widened and laid out on said Plat No. 10228, and thence binding on the north side of Shawan Road, as laid out on said Plat, north 85 degrees 19 minutes 43 seconds east 353.96 feet to the place of beginning. Containing 88.11 acres of land, more or less.

THE courses in the above description are referred to the State of Maryland Grid Meridian.

BEING part of the land which by Deed dated February 13, 1940 and recorded among the Land Records of Baltimore County in Liber C.W.B.Jr. No. 1090, folio 39, was conveyed by John Merryman and wife et al to John M. Franklin; and being all of the land which by Deed dated June 4, 1956 and recorded among the aforesaid Land Records in Liber G.L.B. No. 2943, folio 114, was conveyed by Phillips F. Lee, Jr. and wife to John M. Franklin.

SUBJECT to the easement areas for slopes, drainage, support and stream changes along the easternmost and northeasternmost right of way lines of the Baltimore-Harrisburg Expressway and along the northernmost side of the Shawan Road, as shown on Plats Nos. 10228, 10229, 10238 and 10239 of the State Roads Commission of Maryland.

SUBJECT to the rights of way heretofore granted by the following deeds and agreement, to wit:

- (1) from Lillian Lorana Lee and husband to the Transcontinental Gas Pipe Line Corporation, dated May 25, 1950 and recorded among the Land Records of Baltimore County in Liber T.B.S. No. 1845, folio 235;
- (2) from John M. Franklin and wife to the Transcontinental Gas Pipe Line Corporation, dated May 8, 1950 and recorded among the aforesaid Land Records in Liber T.B.S. No. 1845, folio 236;
- (3) from John Merryman et al to the Maryland Gas Transmission Corporation, dated January 14, 1931 and recorded among the aforesaid Land Records in Liber L.M.C.H. No. 848, folio 142;
- (4) from John M. Franklin and wife to the Atlantic Seaboard Corporation, dated October 7, 1952 and recorded among the aforesaid Land Records in Liber G.L.B. No. 2204, folio 270;
- (5) from John M. Franklin and wife to Baltimore Gas and Electric Company, dated July 19, 1955 and recorded in Liber G.L.B. No. 2607, folio 321 among the aforesaid Land Records; and
- (6) from Phillips F. Lee and wife to Baltimore Gas and Electric Company, dated December 29, 1955 and recorded among the aforesaid Land Records in Liber G.L.B. No. 2656, folio 399.

- 2 -

TOGETHER with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

TO HAVE AND TO HOLD said described parcel of land and premises unto and to the use of the said THE GRAND LODGE OF ANCIENT FREE AND ACCEPTED MASONS OF MARYLAND, its successors and assigns, in fee simple.

AND the said Grantors covenant that they will warrant specially the property hereby granted and conveyed, and that they will execute such further assurances of said land as may be requisite.

WITNESS the hands and seals of the said Grantors.

WITNESS:

*John M. Franklin* (SEAL)  
John M. Franklin  
*Emily H. Franklin* (SEAL)  
Emily H. Franklin  
Sadie G. Cook

COUNTY  
STATE OF MARYLAND, BALTIMORE COUNTY, TO WIT:

I HEREBY CERTIFY that on this 25th day of March, 1960, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared JOHN M. FRANKLIN and EMILY H. FRANKLIN, his wife, known to me, or satisfactorily proven to be the persons whose names are subscribed to the within instrument and acknowledged, in my presence, that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal.

TRANSFER TAX NOT REQUIRED

Herman W. Ford

Notary Public

By commission expires: May 1, 1961.

Per *Walter J. Harrison, Clerk*  
Mail to THE TITLE COMPANY  
Receipt No. 2226 \$ 7.00

4. After rights-of-way have been acquired and after receipt of bids for construction by the County, but before the award to the lowest qualified bidder, the Petitioner shall deposit with the County in favor of the Metropolitan District 50% of the estimated total cost of the projects. The total cost shall include the contractor's bid price, the fixed price items, contingencies, right-of-way costs, engineering, inspection costs and administrative overhead costs.

5. After completion of the work of constructing the said project, there shall be an adjustment of funds so as to provide that the amount of the deposit shall equal 50% of the total cost as finally recorded in the Office of Finance of the County.

6. This agreement shall remain in effect for a period of ten years from the date hereof, unless terminated prior thereto by mutual agreement of the Parties hereto, in which case a Release from the Petitioner to the County will be required of the Petitioner.

7. The amount deposited by the Petitioner shall be considered a prepayment of uniform system connection charges as established by Executive Order dated January 9, 1959.

8. This agreement will be reviewed every year for the purpose of making refunds to the Petitioner from the amount deposited hereunder, and if it then appears that the County has collected additional system connection charges from other land which uses the aforementioned water and sewerage facilities or from purchasers of parcels of the Petitioner's land for which the Petitioner has not claimed credit for his prepayment of system connection charges, the aforementioned deposit will be reduced by a refund to the Petitioner in a proportion of one-half of the system connection charges received by the County for the year in review; provided, however, that not more than one-half of the Petitioner's total deposit will be refunded during the life

of this agreement, nor shall refunds be made if system connection charges due for improvements on the Petitioner's land exceed the amount of the original total deposits.

9. System connection charges shall be levied on all improvements in the area included in this agreement as shown on the "Utility Service Area Plat" attached hereto. If a new water pressure zone is created and/or additional sewerage pumping stations are constructed thereby providing services to the areas marked on said plat as "Future Water Service Area" and "Future Sewerage Service Area," the County reserves the right to superimpose an additional system connection charge for the new water zone and an additional system connection charge for the area served by the pumping stations, however, refunds will be based on the system connection charges set forth in Item 7 above.

10. After the expiration of 10 years from the date of this agreement the amount of the deposit which remains after final review of the agreement by the Chief Engineer shall be automatically transferred to the Metropolitan District Capital Fund.

11. All financial adjustments between the County and the Petitioner shall be made during the month of March based on calculations as of December 31 of the preceding year.

12. It is understood and agreed that this agreement shall be binding

upon the Parties hereto, their heirs, personal representatives, successors and assigns.

AS WITNESS, the due execution hereof by the Parties hereto the day and year first above written.

TEST: PETITIONER  
*Walter J. Harrison*  
Address: 306 Whipple Rd.  
Towson, Md 21204  
App.oved: \_\_\_\_\_  
BALTIMORE COUNTY, MARYLAND  
By *Walter J. Harrison* 2-6-67  
Administrative Officer

Approved: *Walter J. Harrison*  
Chief Sanitary Engineer and Director  
of the Department of Public Works  
Approved as to form and legal sufficiency:  
*Walter J. Harrison*  
County Solicitor

Car E 113

# UTILITY DEFICIT DEPOSIT AGREEMENT DEPARTMENT OF PUBLIC WORKS

THIS AGREEMENT, Made this 25th day of February, 1960, by and between W. Lee Harrison, Agent, hereinafter called the Petitioner, of the First Part, and Baltimore County, Maryland, a municipal corporation, hereinafter called the County, of the Second Part.

WHEREAS, the Petitioner has requested the County to construct and install a water main pipe in York Road from the existing Metropolitan District main approximately 15,000 feet northward and a sanitary sewer interceptor pipe from the Cockeysville Sewer Pumping Station along Western Run to approximately 22,300 feet northward to serve the locality shown on the attached plat entitled "Utility Service Area Plat" which is intended to be fully incorporated herein as a part hereof and which includes approximately 3,100 feet of sub-interceptor sewer running in a northeasterly direction to sewer approximately 170 acres of Towson Nursery Property; and

WHEREAS, the County is willing to install said pipes, subject however, to the terms and conditions hereinafter set forth.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH, That in consideration of the premises and of the mutual promises hereinafter contained, the Parties hereto do promise and agree as follows:

1. The project herein referred to shall be designed and constructed under the supervision of the Chief Engineer of the Metropolitan District.
2. Before the work of designing the said project will be authorized by the County, the Petitioner must deposit with the County and in favor of the Metropolitan District the sum of \$51,300.00, which sum represents that part of the design known as the preliminary plan.
3. On completion of the preliminary plan, the Petitioner shall deposit with the County and in favor of the Metropolitan District a sum sufficient to cover the cost of design, before the County will authorize the completion of the engineering design which shall include construction drawings and specifications, right-of-way plats, and all necessary proposals, documents etc., required for the receipt of bids by construction firms.

"Agreement Exhibit No. 1"

| Property Name<br>Total Acres                            | Per<br>Cent* | One-Half<br>Total Cost* | Engineering<br>Advancement<br>50%<br>Immedi-<br>ately | Four<br>Months | Remainder |
|---------------------------------------------------------|--------------|-------------------------|-------------------------------------------------------|----------------|-----------|
| Towson Nurseries<br>(390 Acres)                         | 26.28        | \$150,000               | \$13,500                                              | \$13,500       | \$123,000 |
| Harry A. Dundore<br>(87 Acres)                          | 8.2          | 46,100                  | 4,200                                                 | 4,200          | 37,700    |
| Goodman Associates<br>(68 Acres)                        | 6.4          | 36,200                  | 3,300                                                 | 3,300          | 29,600    |
| Lysle K. Benson<br>(43 Acres)                           | --           | --                      | --                                                    | --             | --        |
| Hilltop Development<br>(Record Property)<br>(116 Acres) | 11.5         | 62,200                  | 5,900                                                 | 5,900          | 50,400    |
| Growth, Inc.<br>(Lupo Property)<br>(475 Acres)          | 45.0         | 252,000                 | 23,000                                                | 23,000         | 206,000   |
| Diecraft, Inc.<br>(28 Acres)                            | 2.7          | 14,800                  | 1,400                                                 | 1,400          | 12,000    |
| Total<br>(1,207 Acres)                                  | 100 %        | \$561,300               | \$51,300                                              | \$51,300       | \$458,700 |

\* Total Cost means Construction Cost plus Engineering Cost as Follows:

Construction Cost of Sanitary Sewer - \$ 700,000  
Construction Cost of Water - 320,000  
Cost of Engineering Including  
Baltimore County Costs - 102,600  
\$1,122,600

\*\* Pro Rata share based on fixed amount for Towson Nurseries and no contribution from Benson.

AGREEMENT EXHIBIT No. 2



UTILITY SERVICE AREA PLAT  
8TH ELECTION DISTRICT, DALO CO. MO.  
Scale: 1" = 2000' March 1998

C-840

UNDER 4723 PAGE 610

|             |             |
|-------------|-------------|
| WM 66-095-1 | WM 66-095-4 |
| WM 66-095-2 | WM 66-095-5 |
| WM 66-095-3 |             |

THIS DEED OF EASEMENT, Made this 25<sup>th</sup> day of January - - - - , in the year Nineteen Hundred and Sixty-six, by THE GRAND LODGE OF ANCIENT FREE AND ACCEPTED MASONS OF MARYLAND, a body corporate of the State of Maryland, Grantor.

WITNESSETH, that in consideration of the sum of Five Dollars (\$5.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey unto BALTIMORE COUNTY, MARYLAND, a municipal corporation, its successors and assigns, an easement for public highway purposes, over all that lot of ground situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland, and described as follows, that is to say:

BEING the right to create, use and maintain on the arsewof the land shown hatched thus XXXX and indicated "Revertible easement for supporting slopes" on the Baltimore County Bureau of Land Acquisition Drawings Nos. RW 66-095-1, RW 66-095-2, RW 66-095-3, RW 66-095-4 and RW 66-095-5, which are attached hereto and made a part hereof, such slopes as are necessary to retain and support the highway and/or adjacent property; it being agreed between the parties hereto, however, that at such time as the contour of the land over which these slope easements are granted is changed so that the easements required for slopes are no longer necessary to retain, support or protect the highway construction, then said easements for slopes shall cease to exist.

FOR TITLE, see the following Instructions which were conveyed to The Grand Lodge of Ancient Free and Accepted Masons of Maryland, viz: (1) Deed dated January 14, 1930 and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 34, folio 235, from Robert C. J. Stewart, widower; (2) Deed dated March 25, 1960 and recorded among the aforesaid Land Records in Liber W.J.R. No. 3683, folio 139, from John M. Franklin, et ux.

TO HAVE AND TO HOLD an easement over the above property unto Baltimore County, Maryland, a municipal corporation, its successors and assigns, for "public highway purposes."

AND the said Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially property granted; and that it will execute such further assurances of the same as may be requisite.

AS WITNESS the due execution hereof by the aforesaid Grantor.

TEST:

THE GRAND LODGE OF ANCIENT FREE AND ACCEPTED MASONS OF MARYLAND

By: William Henry Penn (SEAL)  
Gerald M. Phipps, Grand Secretary W. Norman Penn, Grand Master

| ACQUISITIONS     |          | NOTE                                                        |
|------------------|----------|-------------------------------------------------------------|
| 1. ACQUIRED FROM | RECORDED | ① VERTICAL LETTERING DENOTES EXISTING PROPERTY LINES        |
| 2.               |          | ② PLANT LETTERING DENOTES PROPOSED CHANGES TO PROPERTY LINE |
| 3.               |          | ③ ALL NOTES FOUND BY PLANNERS, UNLESS OTHERWISE NOTED       |
| 4.               |          |                                                             |

| BALTIMORE COUNTY                         |  | DEPARTMENT OF PUBLIC WORKS                                                                                                                                                                                                                                                                                                                                      |  | BUREAU OF LAND ACQUISITION |  |
|------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------|--|
| PLAN TO ACCOMPANY RIGHT-OF-WAY AGREEMENT |  | PROPOSED RIGHT-OF-WAY FOR BALTIMORE HARRISBURG EXPRESSWAY                                                                                                                                                                                                                                                                                                       |  |                            |  |
| BUREAU OF LAND ACQUISITION               |  | POSITION SHEET                                                                                                                                                                                                                                                                                                                                                  |  | DATE                       |  |
| APPROVED <i>V.P. Brown</i>               |  | 72 x 10                                                                                                                                                                                                                                                                                                                                                         |  | DATE                       |  |
| DATE 6-15-1966                           |  | CONSTRUCTION PLAN NO.                                                                                                                                                                                                                                                                                                                                           |  | DATE                       |  |
| DIVISION OF DRAFTING                     |  | THIS PLAN IS COMPILED FROM DEEDS AND SURVEYS. THE CURVES AND DISTANCES SHOWN ON THIS PLAN ARE THE PROPOSED RIGHT-OF-WAY AND THOSE CONTAINED IN THE DEEDS REFERRED TO BY USER AND FIELD NUMBER AND DO NOT NECESSARILY RELATE TO THE EXISTING SURVEY. NO ADJUDICATION OF THE RIGHT-OF-WAY IS MADE BY THIS PLAN. A COMPLETE SURVEY OF THE PROPERTY SHOWN IS NOTED. |  |                            |  |
| APPROVED <i>W.P. Brown</i>               |  | DATE                                                                                                                                                                                                                                                                                                                                                            |  |                            |  |
| DATE 6-15-1966                           |  | DATE                                                                                                                                                                                                                                                                                                                                                            |  |                            |  |
| DRAWN BY <i>W.P. Brown</i>               |  | DATE                                                                                                                                                                                                                                                                                                                                                            |  |                            |  |
| CHECKED BY <i>W.P. Brown</i>             |  | DATE                                                                                                                                                                                                                                                                                                                                                            |  |                            |  |
| SCALE 1 inch = 100 feet                  |  | SCALE 1 inch = 100 feet                                                                                                                                                                                                                                                                                                                                         |  |                            |  |
| DISTRICT 1                               |  | DISTRICT 1                                                                                                                                                                                                                                                                                                                                                      |  |                            |  |

[illegible][illegible]

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY

STATE OF MARYLAND :  
COUNTY OF BALTIMORE : SGT.

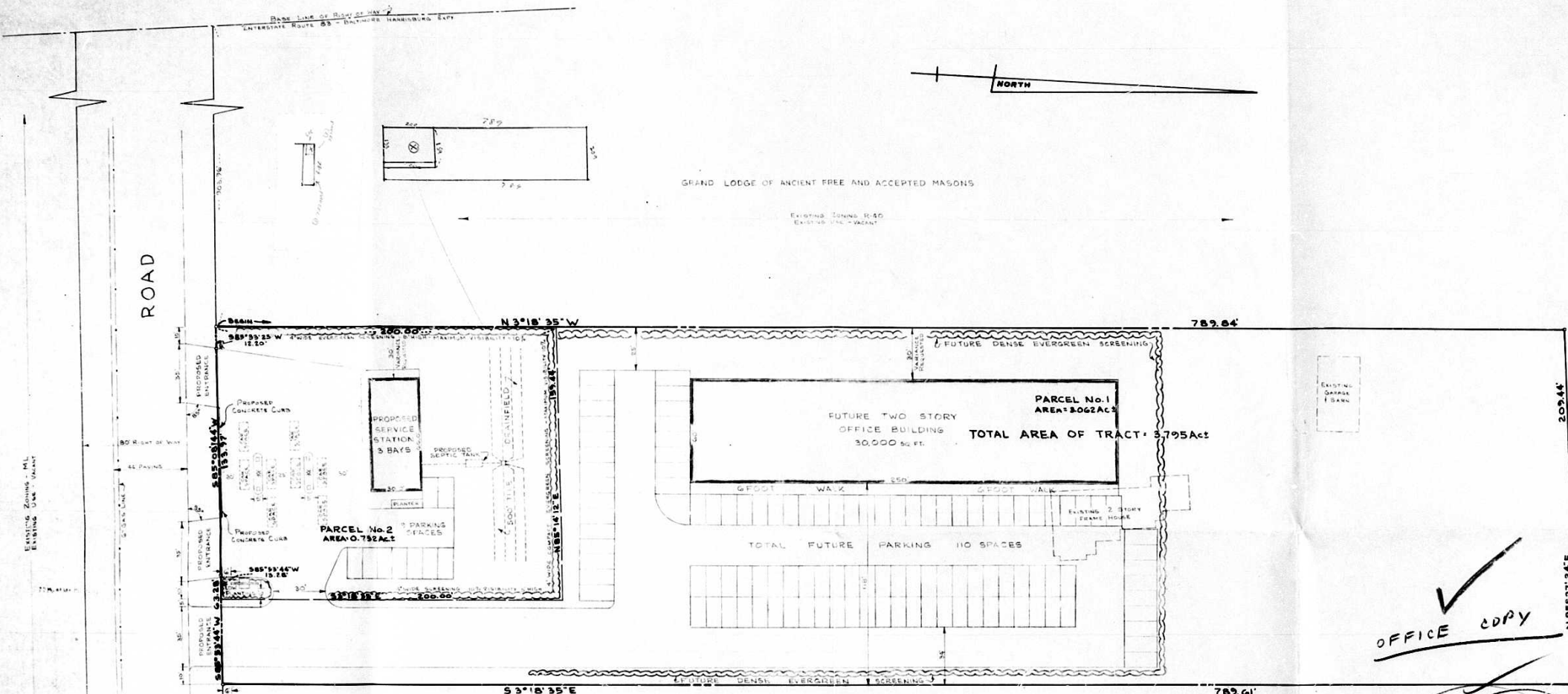
I, ORVILLE T. GORNELL, Clerk of the Circuit Court for Baltimore County, do hereby certify that the foregoing is a true photostatic copy of the original DEED OF EASEMENT

taken from the Records of the said  
Circuit Court for Baltimore County as recorded in Liber OTG No. 4723 ,  
Folio 61C , one of the LAND  
Records of Baltimore County

IN TESTIMONY WHEREOF, I hereto  
set my hand and affix the seal of said  
Court this 24 day of January A.D.,  
1969.



Orville T. Gornell  
Clerk of the Circuit Court for Baltimore County



OFFICE COPY

#69-61RXA

MAP #8  
SEC 3D  
+  
8TH DIST. MAP 30  
NW 17C  
MLR  
IM DIST.



REVIEW PLANS

**ZONING STATUS**  
EXISTING ZONING: PARCEL No. 1 R-40 PARCEL No. 2 R-40  
PROPOSED ZONING: PARCEL No. 1 MLR PARCEL No. 2 MLR WITH SPECIAL EXCEPTION FOR AN AUTOMOTIVE SERVICE STATION  
EXISTING DISTRICT: NONE  
PROPOSED DISTRICT: 1M (PARCEL No. 2)  
VARIATION REQUESTED TO SECTION 250.4 OF THE BALTIMORE COUNTY ZONING REGULATIONS TO PERMIT A 30' FRONT SIDEYARD FOR THE PROPOSED SERVICE STATION AND FUTURE OFFICE BUILDING, INSTEAD OF THE REQUIRED 100 FEET FROM A RESIDENTIAL ZONE LINE.

**AREA REQUIREMENTS**  
(PARCEL No. 2)  
TWO DISPENSER ISLANDS WITH TWO SINGLE DISPENSER PUMPS EACH, CAPABLE OF SERVICING FOUR CARS AT ANY ONE TIME.  
NO DUAL DISPENSER PUMPS.  
TOTAL SERVICING SPACES 4  
TOTAL SERVICING BAYS 3  
TOTAL BAYS AND SPACES 7  
SITE AREA REQUIRED = TOTAL BAYS AND SPACES x 1500 SQ. FT. = 10,500 SQ. FT.  
PROPOSED ANCILLARY USES:  
VEHICLE REPAIR SERVICES  
SALES FROM VENDING MACHINES  
TIRE SALES AND INSTALLATION  
SALES OF SMALL AUTO PARTS AND ACCESSORIES  
MINOR ACCESSORY USES  
NO ADDITIONAL AREA REQUIRED FOR ANCILLARY USES.  
NO PROPOSED COMBINATION USES.  
TOTAL AREA REQUIRED = MINIMUM AREA = 15,000 SQ. FT.  
AREA OF PARCEL No. 2 = 31,873 SQ. FT.

**PARCEL No. 2 ACCESS POINTS**  
NUMBER OF DRIVEWAYS ON FRONT STREET = 2  
REQUIRED WIDTH: DRIVEWAYS TIMES 25 = 130'  
ACTUAL SITE WIDTH (PARCEL No. 2) = 109'

**LANDSCAPING**  
AREA OF 4' SCREENING 1500 SQ. FT.  
AREA OF LOW PLANTING 200 SQ. FT.  
TOTAL LANDSCAPING AREA 1700 SQ. FT.  
5% OF THE AREA OF PARCEL No. 2 12.24%  
LANDSCAPING SHALL CONSIST OF SMALL SHRUBS AND A WIDE COMPACT EVERGREEN SCREENING 8' HIGH, AS SHOWN. AT NO POINT SHALL VISIBILITY THROUGH THE SCREENING EXCEED 10%.

**PARKING**  
PARKING SPACES REQUIRED @ 3 PER BAY = 9  
PARKING SPACES PROVIDED = 9

**LIGHTING**  
MERCURY VAPOR LAMPS 8 FEET HIGH

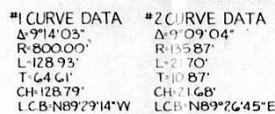
TOTAL FLOOR AREA OF FUTURE OFFICE BUILDING 30,000 SQ. FT.  
PARKING REQUIRE AT ONE SPACE PER 200 SQ. FT. 150 SPACES  
TOTAL PROPOSED FUTURE PARKING 150 SPACES

**PLAT TO ACCOMPANY ZONING PETITION**  
OF THE PROPERTY ON THE NORTH SIDE OF  
**SHAWAN ROAD - EAST OF INTERSTATE ROUTE 83**  
BALTIMORE COUNTY, MARYLAND  
ELECTION: DISTRICT NO. 6  
SCALE 1" = 30' DATE: JANUARY 12, 1968

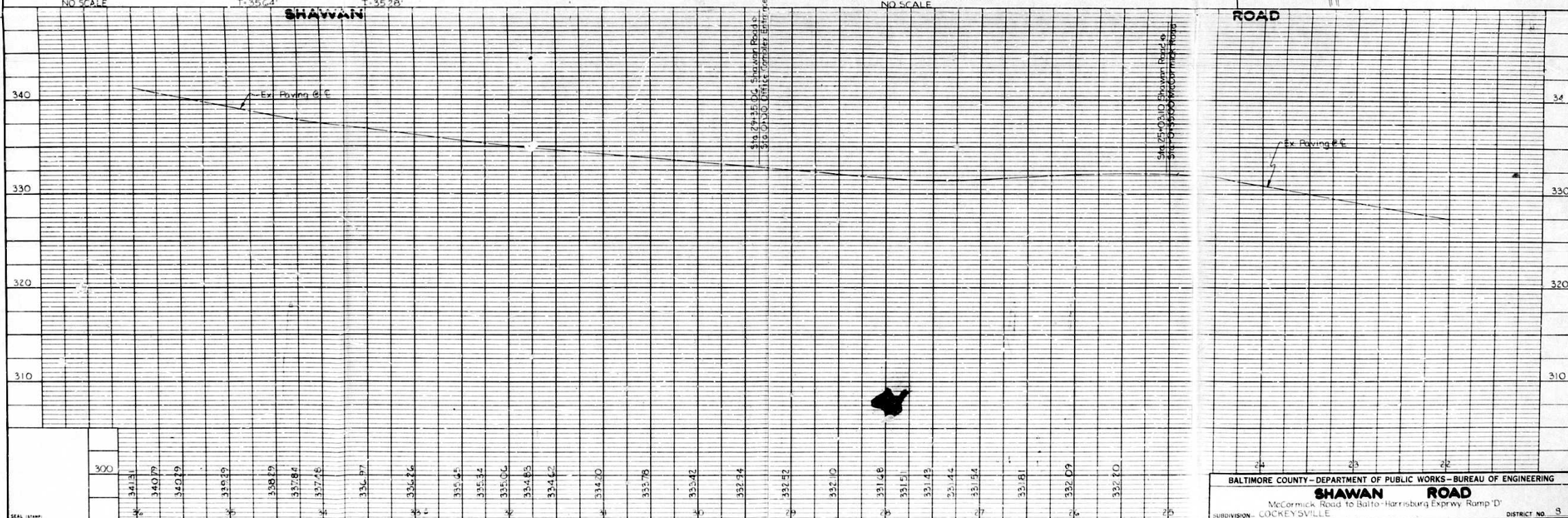
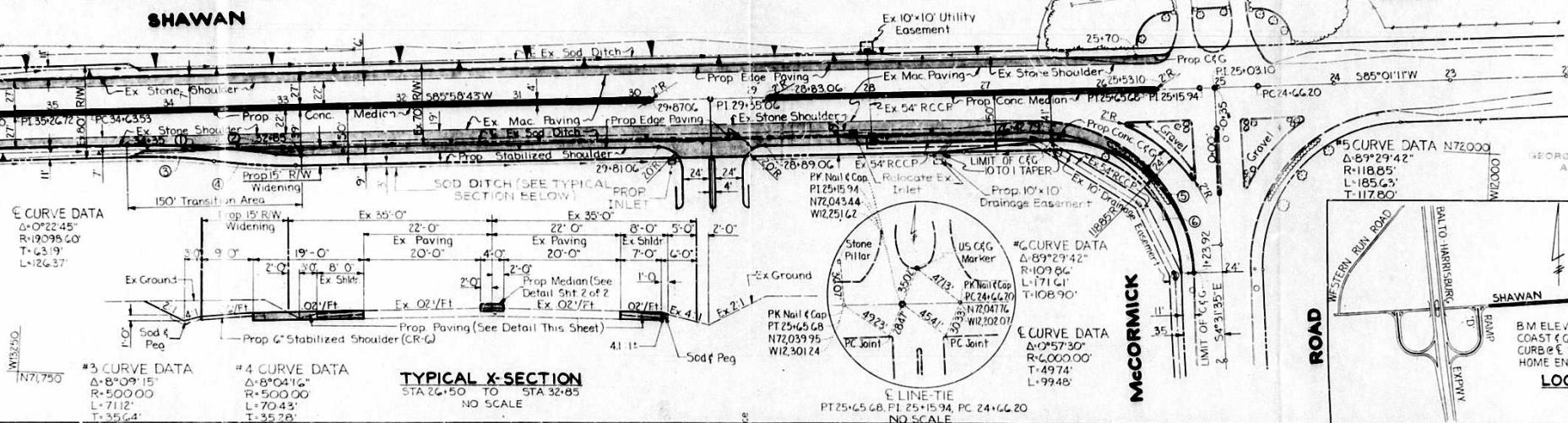
GEORGE WILLIAM STEPHENS, JR.  
ASSOCIATE

REVISED 12/17/68 J.O.A.  
REVISED 12/17/68 J.O.A.

**LEGEND**  
□ DENOTES GAS PUMP - ONE NO. 10  
○ DENOTES NONREVOLVING SIGN  
□ DENOTES SHIELDED LIGHT  
RAYS INDICATE DIRECTION OF ILLUMINATION



**TYPICAL PAVEMENT DETAIL**  
NO SCALE



BALTIMORE COUNTY - DEPARTMENT OF PUBLIC WORKS - BUREAU OF ENGINEERING

**SHAWAN ROAD**

McCormick Road to Balto-Harrisburg Expwy Ramp 'D'

SUBDIVISION - COCKEYSVILLE DISTRICT NO. 9

|               |               |             |               |              |
|---------------|---------------|-------------|---------------|--------------|
| DWG COMPLETED | P.W.A./DIR NO | CONTRACT NO | JOB ORDER NO. | SHEET 1 OF 2 |
|               |               |             |               | DWG NO.      |

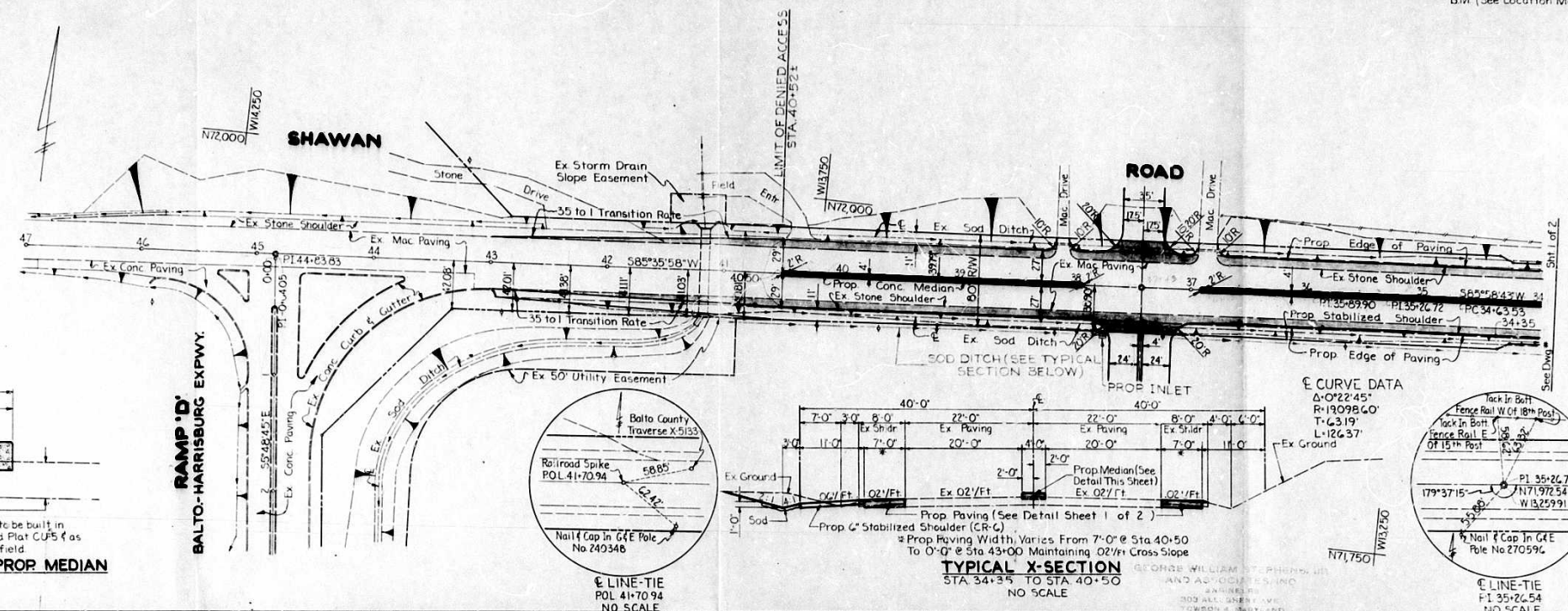
|      |    |           |                    |    |      |
|------|----|-----------|--------------------|----|------|
| PLAN | NO | NOTE BOOK | SURVEYED           | BY | DATE |
|      |    |           | PLOTTED            |    |      |
|      |    |           | ALIGNMENT CHECKED  |    |      |
|      |    |           | RT. OF WAY CHECKED |    |      |

|                             |    |                |
|-----------------------------|----|----------------|
| DATE                        | BY | SURVEYED       |
|                             |    | PLOTTED        |
| DATE                        | BY | GRADES CHECKED |
|                             |    | B. M.'S NOTED  |
| STRUCTURE NOTATIONS CHANGED |    |                |

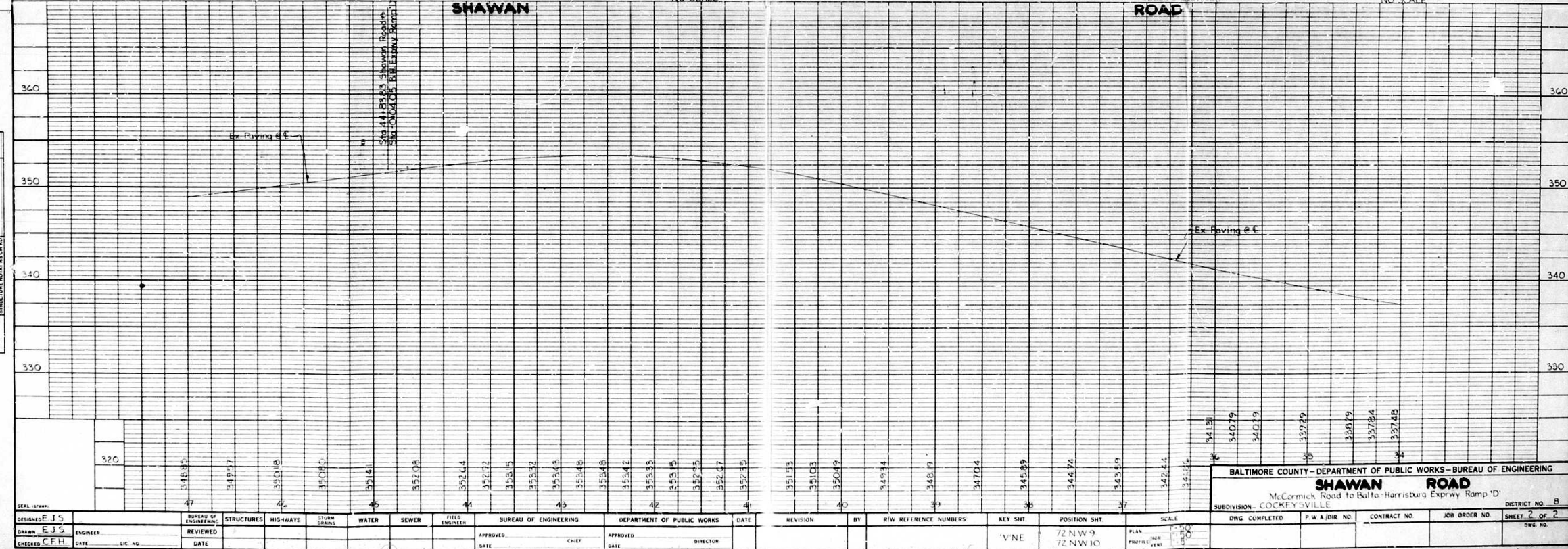
|          |     |                       |            |          |             |       |       |                |                       |                            |      |          |    |                       |         |                    |                                 |
|----------|-----|-----------------------|------------|----------|-------------|-------|-------|----------------|-----------------------|----------------------------|------|----------|----|-----------------------|---------|--------------------|---------------------------------|
| DESIGNED | EJS | BUREAU OF ENGINEERING | STRUCTURES | HIGHWAYS | STORM DRAIN | WATER | SEWER | FIELD ENGINEER | BUREAU OF ENGINEERING | DEPARTMENT OF PUBLIC WORKS | DATE | REVISION | BY | R/W REFERENCE NUMBERS | KEY SHT | POSITION SHT       | SCALE                           |
| DRAWN    | EJS | ENGINEER              | REVIEWED   |          |             |       |       |                | APPROVED              | CHIEF                      |      |          |    |                       |         |                    |                                 |
| CHECKED  | CFH | DATE                  | DATE       |          |             |       |       |                | DATE                  | DIRECTOR                   |      |          |    |                       | 7/16    | 72 NW 9<br>73 NW 9 | PLAN<br>PROFILE<br>PORT<br>VERT |

EX 44' W 8' SH.  
4 LANES.

B.M. (See Location Map Sheet 1 of 2)



624 68



|                                                                       |  |                 |              |               |
|-----------------------------------------------------------------------|--|-----------------|--------------|---------------|
| BALTIMORE COUNTY - DEPARTMENT OF PUBLIC WORKS - BUREAU OF ENGINEERING |  |                 |              |               |
| <b>SHAWAN ROAD</b>                                                    |  |                 |              |               |
| McCormick Road to Balto-Harrisburg Express Ramp 'D'                   |  |                 |              |               |
| SUBDIVISION - COCKEYSVILLE                                            |  |                 |              |               |
| DWG. COMPLETED                                                        |  | P.W. & JDR. NO. | CONTRACT NO. | JOB ORDER NO. |
|                                                                       |  |                 |              |               |
|                                                                       |  |                 | SHEET 2 OF 2 |               |
|                                                                       |  |                 | DWG. NO.     |               |



Ex-67-10 ZONING ROAD  
DISTRICT USE - VACANT

209.44.

GRAND LODGE OF ANCIEN' FREE AND ACCEPTED MASONS

EXISTING ZONING: R-40  
EXISTING USE: VACANT

### AREA REQUIREMENTS (RSCG) No. 3

|                        |   |
|------------------------|---|
| TOTAL SERVICING SPACES | 4 |
| TOTAL SERVICING BAYS   | 3 |
| TOTAL BAYS AND SPACES  | 7 |

PROPOSED ANCILLARY USES:  
VEHICLE REPAIR SERVICES  
SALES FROM VENDING MACHINES  
TIRE SALES AND INSTALLATION  
SALES OF SMALL AUTO PARTS AND ACCESSORIES  
MINOR ACCESSORY USES  
NO ADDITIONAL AREA REQUIRED FOR ANCILLARY USES.  
NO PROPOSED COMBINATION USES.

LANDSEAPING

PARKING

|                                     |     |
|-------------------------------------|-----|
| PARKING SPACES REQUIRED @ 3 PER BAY | = 9 |
| PARKING SPACES PROVIDED             | = 9 |

GEORGE WILLIAM STEPHENS, JR.  
AND ASSOCIATES, INC.  
ENGINEERS  
303 ALLEGHENY AVE.  
PITTSBURGH 4, MARYLAND

DATE 7-17-68 REVISED 7/17/68 J.O.A.J.  
REVISED 6/17/68 J.O.A.J.

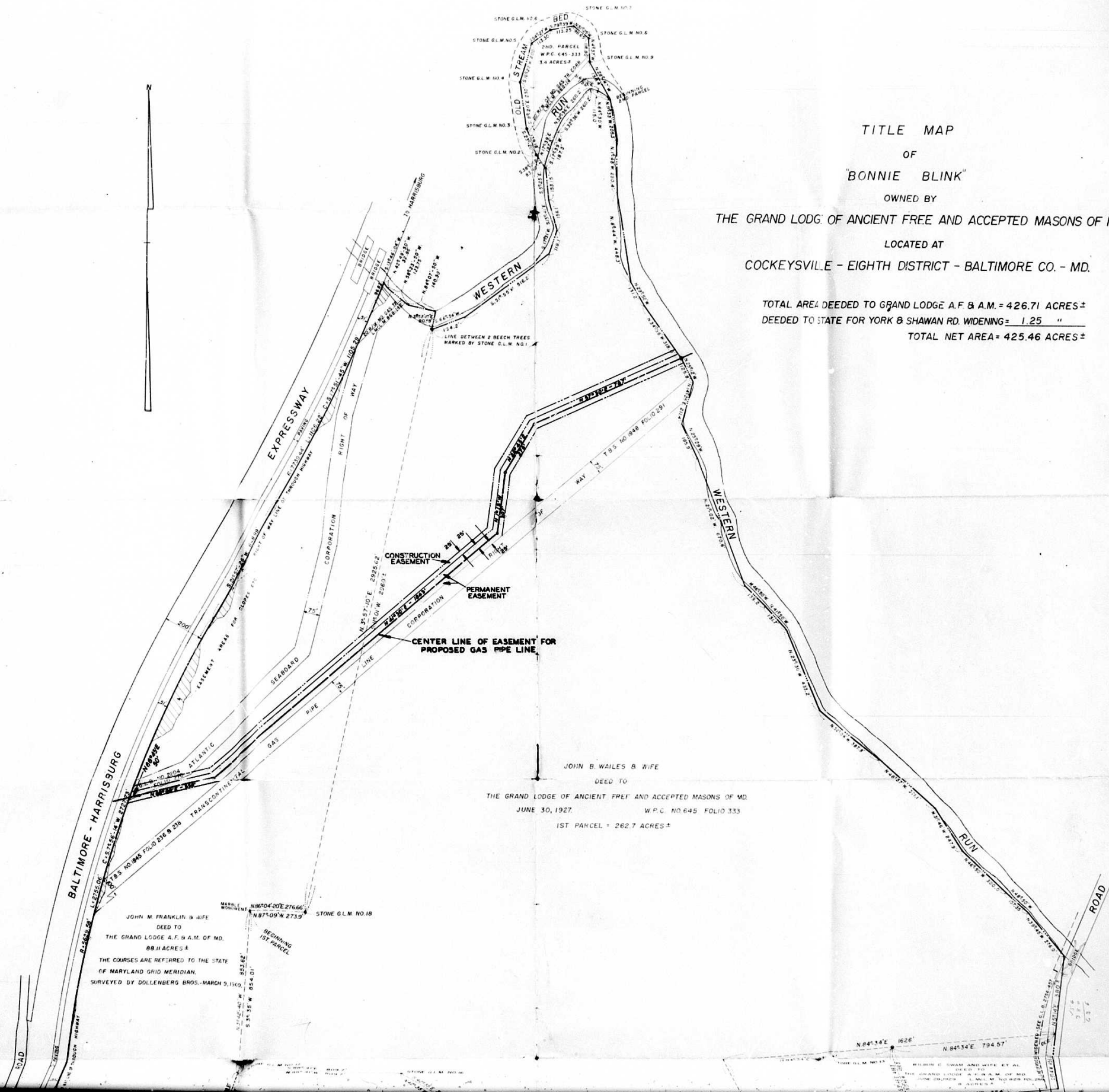
OWNED BY

LOCATED AT

TOTAL AREA DEEDED TO GRAND LODGE A.F. & A.M. = 426.71 ACRES±

DEEDED TO STATE FOR YORK & SHAWAN RD. WIDENING = 1.25 "

TOTAL NET AREA= 425.46 ACRES±



IST PARCEL = 262.7 ACRES ±

STONE G.L.M. NO.10

#69-61RXA

SCALE 1"=200' MARCH 9, 1960.  
DOLLENBERG BROTHERS  
SURVEYORS & CIVIL ENGINEERS  
709 WASHINGTON AVE. - TOWSON, MD.

9-10-68  
BA

69-61-RXA

U.S. GOVERNMENT  
PRINTING OFFICE  
1967 O - 345-000

69-61-RXA