

PETITION FOR ZONING RE-CLASSIFICATION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, The City Baking Company, 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 reclassified, pursuant to the Zoning Law of Baltimore County, from an B-L and R-6 zone to an B-M zone, for the following reasons:

1. That there has been a change in conditions and in the neighborhood.
2. That the comprehensive zoning map is in error.
3. That the zoning on the subject property is confisfactory.

See attached description

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 as applied pursuant to the Zoning Law for Baltimore County.

Dated this 21st day of September, 1968, at Baltimore, Maryland, 21234, The City Baking Company, by its duly authorized officer, Paul F. Healy, Legal Owner, Address: 301 N. Gay Street, Baltimore, Maryland 21202. Petitioner's Attorney: R.C. Murray, Address: 401 N. Gay Street, Baltimore, Maryland 21202. Protestor's Attorney: Joseph A. Bly, Address: 401 N. Gay Street, Baltimore, Maryland 21202.

ORDERED By The Zoning Commissioner of Baltimore County, this 20th day of August, 1968, 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 23th day of September, 1968, at 1:00 o'clock P.M.



(over)

100P
9/25/68
2000

Pursuant to the advertisement, posting of property, and public hearing on the above petition and supporting testimony, the petitioner requested a reclassification from B-L and R-6 Zones to B-M Zone. Sufficient testimony was produced at the time of the hearing to indicate that an error on the Zoning Map had occurred. Therefore, that portion of the property designated as Parcel No. 1, should be reclassified in B-M Zone. A decision as to Parcel No. 2 will be made at a later date. For the above reasons, reclassification of Parcel No. 1, should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 26th day of September, 1968, that the herein described property or area should be and the same is hereby reclassified, from a B-L & R-6 Zones, zone to a B-M Zone, effective from and after the date of this order, subject to approval of site plan by the State Roads Commission, Bureau of Public Services and the Office of Planning & Zoning, Zoning Commissioner of Baltimore County.

Pursuant to the advertisement, posting of property, and public hearing on the above petition and supporting testimony, the petitioner requested a use permit for Off-street parking on Parcel No. 2 of the property described in the within petition.

It is this 27th day of October, 1968, by the Zoning Commissioner of Baltimore County, ORDERED that the use permit requested for Off-street parking on Parcel No. 2, should be and the same is hereby granted, subject to compliance with plan approved by the Office of Planning on October 24, 1968, marked Exhibit "A" attached and made a part of this Order.

Zoning Commissioner of Baltimore County

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

Richard C. Murray, Esq.,
Loyola Federal Building
Towson, Maryland 21204
SUBJECT: Reclassification from an B-L and R-6 zone to an B-M zone, for The City Baking Company, located 301 N. Gay Street and 151 N. Gay Street, Baltimore County, 11th District (Item 44, August 20th, 1968)

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

BUREAU OF ENGINEERING:
Water - Existing 8" water in East Ave.
Sewer - Existing 8" sanitary sewer in East Ave.
Adequacy of existing utilities to be determined by developer or his engineer.
Road - East Ave. is to be developed as a minimum 30' road on a 50' R/W.

BUREAU OF TRAFFIC ENGINEERING:
The proposed plan is increasing the trip generation from the site; therefore, it is requested that the present R-6 zoning not be zoned B-M, but instead a Special Exception for parking in a residential zone should be requested.

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
Health Department
Bureau of Fire Prevention
State Roads Commission
Building Engineer
Board of Education
Industrial Development

Very truly yours,

James E. Dyer, Acting Supervisor
JAMES E. DYER, Acting Supervisor

JED:JD
cc: Carlyle Brown-Dur. of Engineering
C. Richard Moore-Dur. of Traffic Engineering

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: September 11, 1968

FROM: George E. Gavrelly, Director of Planning

SUBJECT: Petition 67-74-R. Reclassification from B-L and R-6 to B-M Zone, Southeast corner of Harford Road and East Avenue. The City Baking Company, Petitioners.

11th District

HEARING: Wednesday, September 25, 1968 (1:00 P.M.)

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

The southeasterly portion of the subject property is shown on the petitioner's plat as a customer parking area. This use is possible under the present R-6 zoning, and, with the Bureau of Traffic Engineering, we recommend that this portion not be reclassified and that a use permit for parking be considered instead. We believe that the Comprehensive Zoning Map for the Northeastern Planning Area was correct in its application of residential zoning here.

We have no comment with respect to reclassification of the remaining parcel as B-M.

GEG:cm

DESCRIPTION

TO ACCOMPANY APPLICATION FOR ZONING RE-CLASSIFICATION FROM R-6 TO B-M. FOR DOUG GRIFFITH CHRYSLER - PLYMOUTH, INC. ELEVENTH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at the corner formed by the intersection of the south-west side of East Avenue, 33 feet wide, and the southeast right of way line of through highway of the Baltimore Beltway, as shown on Plat No. 20761 of the State Roads Commission of Maryland, said point being on the First Line of that parcel of land thirdly described in a deed dated February 27, 1948 recorded among the Land Records of Baltimore County, Maryland in Liber J.W.B. No. 1638 at Folio 417 which was conveyed by The Title Holding Company to The City Baking Company and distant South 56° 09' 40" East 11.60 feet from the beginning thereof, and running thence binding along the southwest side of East Avenue, 33 feet wide, and also part of the First Line and along the Second line of that parcel of land thirdly described in the above mentioned deed and reversely along part of the First Line of that parcel of land secondly described in the above mentioned deed, as now surveyed, South 56° 09' 40" East 42.43 feet to a point thereon in line with the center line of East Avenue, relocated, if prolonged in a southwesterly direction, thence South 33° 50' 20" West along a prolongation of the center line of East Avenue, relocated, if extended in a southwesterly direction, 241.85 feet to a point on the northeast right of way line of through highway of the Baltimore Beltway, as shown on Plat Nos. 20762 and 26473 of the State Roads Commission of Maryland, thence binding along the northeast right of way line of through highway of the Baltimore Beltway the eleven following courses and distances, viz:

- (1) North 26° 48' 44" West 25.14 feet,
- (2) North 61° 48' 55" West 61.70 feet,
- (3) North 23° 48' 04" West 10.01 feet,
- (4) 153.56 feet in a northwesterly direction along the arc of a curve to the left having a radius of 439.44 feet and a long chord bearing of North 32° 47' 20" West and

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- a long chord distance of 152.93 feet.
- (5) North 41° 48' 35" West 116.33 feet,
 - (6) 4.87 feet in a northwesterly direction along the arc of a curve to the right having a radius of 118.22 feet and a long chord bearing of North 40° 35' 46" West and a long chord distance of 4.87 feet,
 - (7) North 12° 34' 02" East 24.28 feet,
 - (8) North 19° 50' 03" West 38.24 feet,
 - (9) North 04° 57' 57" West 39.51 feet,
 - (10) North 09° 0' 13" East 40.12 feet, and
 - (11) North 14° 15' 37" East 28.57 feet to the place of beginning, containing 1.70 acres of land more or less.

BEING all of the first parcel and being part of the second and third parcels of land described in a deed dated February 27, 1948 recorded among the aforesaid Land Records in Liber J.W.B. No. 1638 at Folio 417 which was conveyed by The Title Holding Company to The City Baking Company.

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BEGINNING for the same at a point on the southwest side of East Avenue, 33 feet wide, distant South 56° 09' 40" East 577.02 feet from the corner formed by the intersection of the southwest side of East Avenue and the northeast side of the right of way line of through highway of the Baltimore Beltway, as shown on Plat No. 20761 of the State Roads Commission of Maryland, said point being the beginning of that parcel of land secondly described in a deed dated February 27, 1948 recorded among the Land Records of Baltimore County, Maryland in Liber J.W.B. No. 1638 at Folio 417 which was conveyed by The Title Holding Company to The City Baking Company, and running thence binding reversely along part of the East Line of that parcel of land secondly described in the above mentioned deed, as now surveyed, South 32° 58' 50" West 289.48 feet to a point on the northeast right of way line of through highway of the Baltimore Beltway as shown on Plat No. 20761 of the State Roads Commission of Maryland, thence binding along the northeast right of way line of through highway of the Baltimore Beltway the two following courses and distances, viz:

- (1) North 46° 24' 46" West 78.44 feet and
- (2) North 36° 48' 46" West 69.95 feet to a point thereon in line with the center line of East Avenue, relocated, if prolonged in a southwesterly direction, thence North 33° 50' 20" East along a prolongation of the center line of East Avenue, relocated, if extended in a southwesterly direction, 241.85 feet to a point on the aforesaid southwest side of East Avenue, 33 feet wide, thence binding along said southwest side of East Avenue and reversely along part of the First Line of that parcel of land secondly described in the above mentioned deed South 56° 09' 40" East 133.59 feet to the place of beginning, containing 0.85 acres of land more or less.

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BEING part of that parcel of land secondly described in a deed dated February 27, 1948 recorded among the aforesaid Land Records in Liber J.W.B. No. 1638 at Folio 417 which was conveyed by The Title Holding Company to The City Baking Company.

October 21, 1968

Mr. John Wimbley
Zoning Department
Baltimore County Office Bldg.
Towson, Maryland 21204

RE: Doug Griffith
Chrysler-Plymouth
Harford Road

Dear Mr. Wimbley:

The planting screen for the proposed parking lot on the R-6 property shall be 4' - 6" high live or Austrian pine - 8' o.c.

The poles and lights shall be as shown on the enclosed sheet or equal.

The location to be as shown on the drawings.

Very truly yours,
JACK DAFT and ASSOCIATES

Jack R. Daft
Jack R. Daft

JD:act - encl.
cc: Mr. Griffith
Mr. Murray

MEMBER OF AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

Stoner
TYPE FLA

ALUMINUM FLOODLIGHT STANDARDS

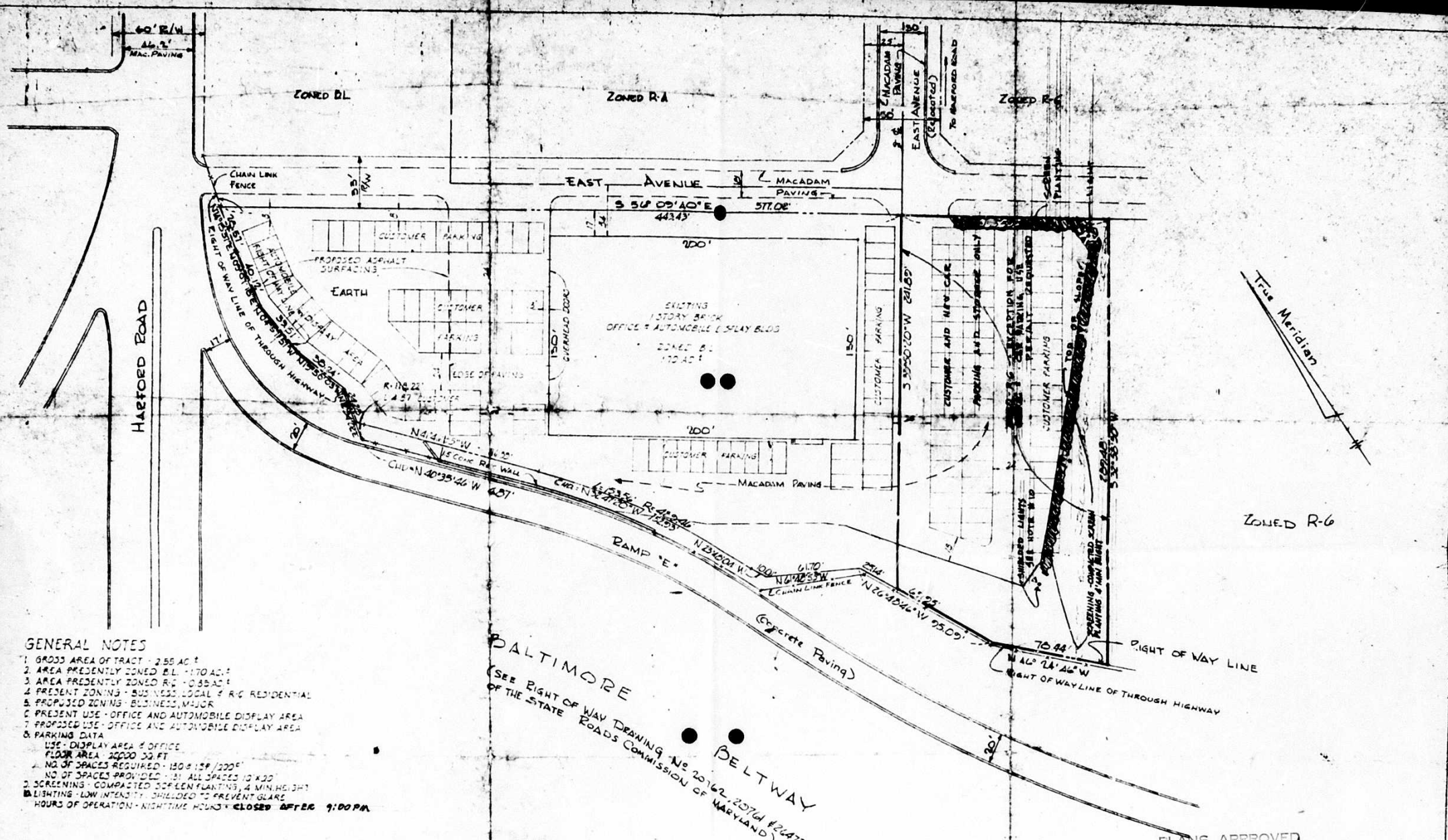
CATALOG NUMBERS SPECIFICALLY FOR 400 WATT RECTANGULAR FLOODLIGHT BY NUMBER OF FLOODLIGHTS

WTL. NO.	FL-1	FL-2	FL-3	FL-4	FL-5
20 SHAWT	FL-20-10 10'x10'x10'	FL-20-15 15'x15'x15'	FL-20-20 20'x20'x20'	FL-20-25 25'x25'x25'	FL-20-30 30'x30'x30'
25 SHAWT	FL-25-10 10'x10'x10'	FL-25-15 15'x15'x15'	FL-25-20 20'x20'x20'	FL-25-25 25'x25'x25'	FL-25-30 30'x30'x30'
30 SHAWT	FL-30-10 10'x10'x10'	FL-30-15 15'x15'x15'	FL-30-20 20'x20'x20'	FL-30-25 25'x25'x25'	FL-30-30 30'x30'x30'
40 SHAWT	FL-40-10 10'x10'x10'	FL-40-15 15'x15'x15'	FL-40-20 20'x20'x20'	FL-40-25 25'x25'x25'	FL-40-30 30'x30'x30'

CATALOG NUMBERS SPECIFICALLY FOR 1000 WATT RECTANGULAR FLOODLIGHT BY NUMBER OF FLOODLIGHTS

WTL. NO.	FL-1	FL-2	FL-3	FL-4	FL-5
20 SHAWT	FL-20-10 10'x10'x10'	FL-20-15 15'x15'x15'	FL-20-20 20'x20'x20'	FL-20-25 25'x25'x25'	FL-20-30 30'x30'x30'
25 SHAWT	FL-25-10 10'x10'x10'	FL-25-15 15'x15'x15'	FL-25-20 20'x20'x20'	FL-25-25 25'x25'x25'	FL-25-30 30'x30'x30'
30 SHAWT	FL-30-10 10'x10'x10'	FL-30-15 15'x15'x15'	FL-30-20 20'x20'x20'	FL-30-25 25'x25'x25'	FL-30-30 30'x30'x30'
40 SHAWT	FL-40-10 10'x10'x10'	FL-40-15 15'x15'x15'	FL-40-20 20'x20'x20'	FL-40-25 25'x25'x25'	FL-40-30 30'x30'x30'

Standard - with 1000 WATT Floodlight - 10'x10'x10' - 10'x15'x15' - 10'x20'x20' - 10'x25'x25' - 10'x30'x30' - 15'x15'x15' - 15'x20'x20' - 15'x25'x25' - 15'x30'x30' - 20'x20'x20' - 20'x25'x25' - 20'x30'x30' - 25'x25'x25' - 25'x30'x30' - 30'x30'x30' - 30'x35'x35' - 35'x35'x35' - 35'x40'x40' - 40'x40'x40' - 40'x45'x45' - 45'x45'x45' - 45'x50'x50' - 50'x50'x50' - 50'x55'x55' - 55'x55'x55' - 55'x60'x60' - 60'x60'x60' - 60'x65'x65' - 65'x65'x65' - 65'x70'x70' - 70'x70'x70' - 70'x75'x75' - 75'x75'x75' - 75'x80'x80' - 80'x80'x80' - 80'x85'x85' - 85'x85'x85' - 85'x90'x90' - 90'x90'x90' - 90'x95'x95' - 95'x95'x95' - 95'x100'x100' - 100'x100'x100' - 100'x105'x105' - 105'x105'x105' - 105'x110'x110' - 110'x110'x110' - 110'x115'x115' - 115'x115'x115' - 115'x120'x120' - 120'x120'x120' - 120'x125'x125' - 125'x125'x125' - 125'x130'x130' - 130'x130'x130' - 130'x135'x135' - 135'x135'x135' - 135'x140'x140' - 140'x140'x140' - 140'x145'x145' - 145'x145'x145' - 145'x150'x150' - 150'x150'x150' - 150'x155'x155' - 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890'x895'x895' - 895'x895'x895' - 895'x900'x900' - 900'x900'x900' - 900'x905'x905' - 905'x905'x905' - 905'x910'x910' - 910'x910'x910' - 910'x915'x915' - 915'x915'x915' - 915'x920'x920' - 920'x920'x920' - 920'x925'x925' - 925'x925'x925' - 925'x930'x930' - 930'x930'x930' - 930'x935'x935' - 935'x935'x935' - 935'x940'x940' - 940'x940'x940' - 940'x945'x945' - 945'x945'x945' - 945'x950'x950' - 950'x950'x950' - 950'x955'x955' - 955'x955'x955' - 955'x960'x960' - 960'x960'x960' - 960'x965'x965' - 965'x965'x965' - 965'x970'x970' - 970'x970'x970' - 970'x975'x975' - 975'x975'x975' - 975'x980'x980' - 980'x980'x980' - 980'x985'x985' - 985'x985'x985' - 985'x990'x990' - 990'x990'x990' - 990'x995'x995' - 995'x995'x995' - 995'x1000'x1000' - 1000'x1000'x1000' - 1000'x1005'x1005' - 1005'x1005'x1005' - 1005'x1010'x1010' - 1010'x1010'x1010' - 1010'x1015'x1015' - 1015'x1015'x1015' - 1015'x1020'x1020' - 1020'x1020'x1020' - 1020'x1025'x1025' - 1025'x1025'x1025' - 1025'x1030'x1030' - 1030'x1030'x1030' - 1030'x1035'x1035' - 1035'x1035'x1035' - 1035'x1040'x1040' - 1040'x1040'x1040' - 1040'x1045'x1045' - 1045'x1045'x1045' - 1045'x1050'x1050' - 1050'x1050'x1050' - 1050'x1055'x1055' - 1055'x1055'x1055' - 1055'x1060'x1060' - 1060'x1060'x1060' - 1060'x1065'x1065' - 1065'x1065'x1065' - 1065'x1070'x1070' - 1070'x1070'x1070' - 1070'x1075'x1075' - 1075'x1075'x1075' - 1075'x1080'x1080' - 1080'x1080'x1080' - 1080'x1085'x1085' - 1085'x1085'x1085' - 1085'x1090'x1090' - 1090'x1090'x1090' - 1090'x1095'x1095' - 1095'x1095'x1095' - 1095'x1100'x1100' - 1100'x1100'x1100' - 1100'x1105'x1105' - 1105'x1105'x1105' - 1105'x1110'x1110' - 1110'x1110'x1110' - 1110'x1115'x1115' - 1115'x1115'x1115' - 1115'x1120'x1120' - 1120'x1120'x1120' - 1120'x1125'x1125' - 1125'x1125'x1125' - 1125'x1130'x1130' - 1130'x1130'x1130' - 1130'x1135'x1135' - 1135'x1135'x1135' - 1135'x1140'x1140' - 1140'x1140'x1140' - 1140'x1145'x1145' - 1145'x1145'x1145' - 1145'x1150'x1150' - 1150'x1150'x1150' - 1150'x1155'x1155' - 1155'x1155'x1155' - 1155'x1160'x1160' - 1160'x1160'x1160' - 1160'x1165'x1165' - 1165'x1165'x1165' - 1165'x1170'x1170' - 1170'x1170'x1170' - 1170'x1175'x1175' - 1175'x1175'x1175' - 1175'x1180'x1180' - 1180'x1180'x1180' - 1180'x1185'x1185' - 1185'x1185'x1185' - 1185'x1190'x1190' - 1190'x1190'x1190' - 1190'x1195'x1195' - 1195'x1195'x1195' - 1195'x1200'x1200' - 1200'x1200'x1200' - 1200'x1205'x1205' - 1205'x1205'x1205' - 1205'x1210'x1210' - 1210'x1210'x1210' - 1210'x1215'x1215' - 1215'x1215'x1215' - 1215'x1220'x1220' - 1220'x1220'x1220' - 1220'x1225'x1225' - 1225'x1225'x1225' - 1225'x1230'x1230' - 1230'x1230'x1230' - 1230'x1235'x1235' - 1235'x1235'x1235' - 1235'x1240'x1240' - 1240'x1240'x1240' - 1240'x1245'x1245' - 1245'x1245'x1245' - 1245'x1250'x1250' - 1250'x1250'x1250' - 1250'x1255'x1255' - 1255'x1255'x1255' - 1255'x1260'x1260' - 1260'x1260'x1260' - 1260'x1265'x1265' - 1265'x1265'x1265' - 1265'x1270'x1270' - 1270'x1270'x1270' - 1270'x1275'x1275' - 1275'x1275'x1275' - 1275'x1280'x1280' - 1280'x1280'x1280' - 1280'x1285'x1285' - 1285'x1285'x1285' - 1285'x1290'x1290' - 1290'x1290'x1290' - 1290'x1295'x1295' - 1295'x1295'x1295' - 1295'x1300'x1300' - 1300'x1300'x1300' - 1300'x1305'x1305' - 1305'x1305'x1305' - 1305'x1310'x1310' - 1310'x1310'x1310' - 1310'x1315'x1315' - 1315'x1315'x1315' - 1315'x1320'x1320' - 1320'x1320'x1320' - 1320'x1325'x1325' - 1325'x1325'x1325' - 1325'x1330'x1330' - 1330'x1330'x1330' - 1330'x1335'x1335' - 1335'x1335'x1335' - 1335'x1340'x1340' - 1340'x1340'x1340' - 1340'x1345'x1345' - 1345'x1345'x1345' - 1345'x1350'x1350' - 1350'x1350'x1350' - 1350'x1355'x1355' - 1355'x1355'x1355' - 1355'x1360'x1360' - 1360'x1360'x1360' - 1360'x1365'x1365' - 1365'x1365'x1365' - 1365'x1370'x1370' - 1370'x1370'x1370' - 1370'x1375'x1375' - 1375'x1375'x1375' - 1375'x1380'x1380' - 1380'x1380'x1380' - 1380'x1385'x1385' - 1385'x1385'x1385' - 1385'x1390'x1390' - 1390'x1390'x1390' - 1390'x1395'x1395' - 1395'x1395'x1395' - 1395'x1400'x1400' - 1400'x1400'x1400' - 1400'x1405'x1405' - 1405'x1405'x1405' - 1405'x1410'x1410' - 1410'x1410'x1410' - 1410'x1415'x1415' - 1415'x1415'x1415' - 1415'x1420'x1420' - 1420'x1420'x1420' - 1420'x1425'x1425' - 1425'x1425'x1425' - 1425'x1430'x1430' - 1430'x1430'x1430' - 1430'x1435'x1435' - 1435'x1435'x1435' - 1435'x1440'x1440' - 1440'x1440'x1440' - 1440'x1445'x1445' - 1445'x1445'x1445' - 1445'x1450'x1450' - 1450'x1450'x1450' - 1450'x1455'x1455' - 1455'x1455'x1455' - 1455'x1460'x1460' - 1460'x1460'x1460' - 1460'x1465'x1465' - 1465'x1465'x1465' - 1465'x1470'x1470' - 1470'x1470'x1470' - 1470'x1475'x1475' - 1475'x1475'x1475' - 1475'x1480'x1480' - 1480'x1480'x1480' - 1480'x1485'x1485' - 1485'x1485'x1485' - 1485'x1490'x1490' - 1490'x1490'x1490' - 1490'x1495'x1495' - 1495'x1495'x1495' - 1495'x1500'x1500' - 1500'x1500'x1500' - 1500'x1505'x1505' - 1505'



GENERAL NOTES

1. GROSS AREA OF TRACT - 2.55 AC.
2. AREA PRESENTLY ZONED B.L. - 1170 AC.
3. AREA PRESENTLY ZONED R-6 - 10.55 AC.
4. PRESENT ZONING - BUSINESS LOCAL & R-6 RESIDENTIAL
5. PROPOSED ZONING - BUSINESS MAJOR
6. PRESENT USE - OFFICE AND AUTOMOBILE DISPLAY AREA
7. PROPOSED USE - OFFICE AND AUTOMOBILE DISPLAY AREA
8. PARKING DATA
 - USE - DISPLAY AREA & OFFICE
 - FLOOR AREA - 20000 SQ. FT.
 - NO. OF SPACES REQUIRED - 130 @ 150' / 2000'
 - NO. OF SPACES PROVIDED - 131 ALL SPACES 10' X 30'
 - SCREENING - COMPACTED SCREEN PLANTING, 4 MIN. HEIGHT
 - LIGHTING - LOW INTENSITY, SHIELDED TO PREVENT GLARE
 - HOURS OF OPERATION - NIGHTTIME HOURS - CLOSED AFTER 9:00 PM



PURDUM & JESCHKE
ENGINEERS & LAND SURVEYORS
1025 NORTH CALVERT STREET
BALTIMORE MARYLAND 21202



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *Gregory E. Jacobs*
DATE: 10-2-68

PLAN TO ACCOMPANY APPLICATION
FOR ZONING RECLASSIFICATION
FOR

DOUG GRIFFITH
CHRYSLER-PLYMOUTH INC.
11TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
JULY 1, 1968
SCALE 1" = 40'

