

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers Date: March 19, 1969
 FROM: William M. Greenwalt
 SUBJECT: Item 215 - Zoning Advisory Committee Meeting, March 18, 1969

Health Department Comments:

215. Property Owner: John E. Hughes & Andrew W. Smith
 Location: S/S Leland Ave. opposite Greenbrier St. & W. of Duke St.
 District: 15th
 Present Zoning: R-6 and BL
 Proposed Zoning: RM
 No. Acres: 1.138 ±

Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

William M. Greenwalt
 Chief
 Water and Sewer Section
 BUREAU OF ENVIRONMENTAL HEALTH

WNG/ca

BUREAU OF ENGINEERING

Zoning Plat - Comment

215. Property Owner: John E. Hughes & Andrew W. Smith
 Location: S/S Leland Ave. opposite Greenbrier Street & W. of Duke Street

District: 15th
 Present Zoning: R-6 and BL
 Proposed Zoning: RM
 No. Acres: 1.138 ±

Highways:

Access to this site shall be from Leland Avenue, an existing road, which shall be improved to a width of 62 feet on a 60-foot right-of-way.

Storm Drains:

The Applicant is responsible for the total cost of drainage facilities required to carry the storm water run-off through the property to a suitable outfall.

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

A sediment control plan may be required for any regrading of this site.

Sanitary Sewer:

Public sanitary sewerage can be made available by the construction of a public sanitary sewer extension, approximately 350 feet in length, within the right-of-way in Greenbrier Street, from the existing 48-inch interceptor in P. Mella Avenue, as shown on Drawing 56-1240, File 1.

Water:

Public water can be made available to serve this property by the construction of a parallel service main off the existing 36-inch main in Leland Avenue for the full frontage of the property.

DFM:ew

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: 3/20/69
 ATTN: Mr. Oliver Myers
 FROM: Captain Charles F. Morris, Sr., Fire Department
 SUBJECT: Property Owner - John E. Hughes and Andrew W. Smith

Item # 215 Zoning Agenda, March 18, 1969

Location: S/S Leland Avenue, opposite Greenbrier St. and W of Duke St.

District: 15th

#1 Owner shall be required to comply to all fire department regulations, when plans are submitted for approval.

cc: Mr. Jay Hanna
 Fire Protection Engineer

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING

02 March 18, 1969

Petitioner: Hughes & Smith

Location: Leland Ave.

District: 15

Present Zoning: R-6 & BL

Proposed Zoning: RM

No. of Acres: 1.138 ±

Comments: MESSAGE TOO SMALL TO EFFECT STUDENT POPULATION

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: JOHN G. ROSE Date: March 27, 1969
 FROM: PROJECT PLANNING DIVISION
 SUBJECT: Zoning Advisory Agenda Item #215

March 18, 1969
 John E. Hughes & Andrew W. Smith
 S/S Leland Ave. opposite Greenbrier St. & W. of Duke St.

We will withhold comment pending the submittal of the revised plan.

Richard B. Williams
 RICHARD B. WILLIAMS
 Planner

RBW:vh

INTER-OFFICE CORRESPONDENCE

BUREAU OF TRAFFIC ENGINEERING

Baltimore County, Maryland

Towson, Maryland, 21204

TO: Mr. John G. Rose Date: March 20, 1969
 Attn: Oliver L. Myers
 FROM: C. Richard Moore
 SUBJECT: Item 215 - ZAC - March 18, 1969
 Property Owner: John E. Hughes & Andrew W. Smith
 S/S Leland Ave. opp. Greenbrier St. & W. of Duke Street
 R-6 & BL to RM

Leland Avenue presently is 16 feet wide and has a poor intersection with Middle River Road. Therefore, it is considered undesirable to increase the trip density along Leland Avenue until the street is improved sufficiently all the way to Middle River Road.

C. Richard Moore
 C. Richard Moore
 Engineer II

CRM:nr

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose Date: March 19, 1969
 Attention: Mr. C. L. Myers
 FROM: John France
 SUBJECT: 215 - John E. Hughes & Andrew W. Smith

Must meet all regulations of the Baltimore County Building Code.

John France
 John France
 Buildings Inspector

JF:gc

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

#69-226

District: 15th Date of Posting: Mar 21-69
 Posted for: Hearing 215 1969 C. L. Myers
 Petitioner: John E. Hughes
 Location of property: N.W. Cor. of Leland Ave. & Duke St.
 N.E. of Leland Ave. 161.33. West of Duke St.
 Location of Sign: D. L. Smith on Corner of Leland & Duke St.
 Remarks: In Part of old Foundation Building, Leland Ave.
 Posted by: *Michael H. New* Date of return: Mar 21-69
 Signature

TELEPHONE: 823-3000
 EXT. 287

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE

No. 62177

DATE April 23, 1969

Advertising and Storage
 TO: 1469 Clear View Road
 Edmond, Md. 21040

TOWSON, MARYLAND 21204
 Billing Dept. of Baltimore County

QUANTITY: 4
 TOTAL AMOUNT: \$2.00
 Advertisements and posting of property for John E. Hughes
 215-226-4 \$2.00

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

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, John E. Hughes, 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-6 zone to an NE-4-E zone, for the following reasons:

Warehouse

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.

Buyers James E. Bishop and John E. Hughes 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.

James E. Bishop Contract purchaser
Address: 1411 Clearview Road
Edgewood, Maryland

John E. Hughes Legal Owner
Address: 1723 Eastern Blvd.
Baltimore, Md. 21221

Robert J. Romadka Petitioner's Attorney
Address: 809 Eastern Blvd.
Baltimore, Md. 21221

R.C. Murray Protestants' Attorney
Address: 1723 Eastern Blvd.
Baltimore, Md. 21221

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of March, 1969, 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 18th day of April, 1969, at 11:00 o'clock.

John E. Hughes
Zoning Commissioner of Baltimore County.

(over)

MICROFILMED

PHONE: HAMILTON 6-0322

KELLER & KELLER

State Registered Land Surveyors

3914 WOODLEE AVENUE
BALTIMORE, MARYLAND 21206

DESCRIPTION OF 0.737 ACRES PARCEL

City, Town and
Topographical Survey
Land Subdivisions
Earthwork Computations

Municipal Engineering
Construction Supervision
Road Location, Report
Plans and Specifications

BEGINNING for the same at a point on the North side of Leland Avenue, 50' EASE, distant 133.53' Westerly, measured along the said North side of said Leland Avenue, from the corner formed by the intersection of the said North side of said Leland Avenue and the West side of Duke Street, 50' plus; as shown on the Plat of Middle River and which said Plat is recorded among the Land Records of Baltimore County in Plat Book #1 Folio 120; said place of beginning being also at the Southeasternmost corner of lot #1 Block 8 on said plat; said place of beginning being also at the corner formed by the intersection of the said North side of said Leland Avenue and the West side of a 10' alley; thence leaving the said North side of said Leland Avenue and heading on the said West side of said 10' alley, with the use thereof in common with others, thence North 15° West, with all bearings measured to the True Meridian, 150.71' to the dividing line between lots #3 and #4 Block 8 on said plat; thence heading on said dividing line and running South 68°05' West 145' to intersect the Eastern side of Greenbrier Street as shown on said Plat; thence heading on the said East side of said Greenbrier Street and running the two following courses: 1. thence North 15° West 91.17' and South 15° East 109.39' to intersect the said North side of said Leland Avenue; thence heading on the said North side of said Leland Avenue and running North 7° East, 121.34' more or less, to the line of beginning.

MICROFILMED

John E. Hughes

PHONE: HAMILTON 6-0322

KELLER & KELLER

State Registered Land Surveyors

3914 WOODLEE AVENUE
BALTIMORE, MARYLAND 21206

City, Town and
Topographical Survey
Land Subdivisions
Earthwork Computations

Municipal Engineering
Construction Supervision
Road Location, Report
Plans and Specifications

DESCRIPTION OF PARCEL AT NORTH-
WEST CORNER OF LELAND AVENUE AND
DUKE STREET.

BEGINNING for the same at the corner formed by the intersection of the West side of Leland Avenue, 50' side, and the West side of Duke Street, 50' side, as shown on the Plat of Middle River and which said Plat is recorded among the Land Records of Baltimore County in Plat Book #1 Folio 120; said place of beginning being also at the Southeasternmost corner of lot #9 Block 8 on said plat; and running thence from said place of beginning, heading on the said West side of said Duke Street, North 15° West, with all bearings referred to the True Meridian, 111.24' to the dividing line between lots #8 and #7 Block 8 on said plat; thence leaving the said West side of said Duke Street and heading on said dividing line between said lots #8 and #7 and running South 38°05' West 195' to the Eastern side of said 10' alley; thence heading on the said Eastern side of said 10' alley with the use thereof in common with others, said 10' alley thence running South 15° West 107.11' to intersect the said West side of said Leland Avenue; thence heading on the said West side of said Leland Avenue and running North 7° East 120.82' more or less, to the line of beginning.

CONTAINING 0.730 ACRES of land, more or less.

591

977

John E. Hughes

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: April 11, 1969
FROM: George E. Goveletti, Director of Planning
SUBJECT: Petitions Nos. 69-225-R and 69-226-R John E. Hughes, Et al - Petitioners.

15th District

The staff of the Office of Planning and Zoning has reviewed the subject petitions for reclassification from R-6 and R-4 to B.M. zoning. The Eastern Area Zoning Map carefully retained residential zoning along a portion of Leland Avenue between its contact with Martin Boulevard and a proposed road system linking the present Martin Company facilities with Windless Expressway. Pending implementation of the recommended road facilities for this area, the planning staff feels that additional industrial or high intensity use zoning should not be considered. In fact, such intensification of use potentials would be premature in light of the present quality of access to the subject properties via Leland Avenue.

GEG:cm

MICROFILMED

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

April 1, 1969

COUNTY OFFICE BLDG.
100 N. EUSTACE AVE.
TOWSON, MARYLAND 21204

Oliver L. Myers
Chairman

MEMBERS:
BUREAU OF ENGINEERING
BUREAU OF
STATE ROAD COMMISSION
BUREAU OF
FIRE DEPARTMENT
HEALTH DEPARTMENT
PLANNING DEPARTMENT
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL
DEVELOPMENT

Robert J. Romadka, Esq.
809 Eastern Blvd.
Baltimore, Maryland 21221

RE: Type of Hearing: Reclassification from an R-6 zone to an B.M. zone. Location: S/S Leland Ave. opposite Greenbrier St. & W. of Duke St. Petitioners: John E. Hughes & Andrew W. Smith. Committee Meeting of March 18, 1969. Item 215 - District: 15th

Dear Sirs:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on site field inspection of the property. The following comments are a result of this review and inspection.

The subject property is presently unimproved. The surroundings are improved with the exception of the railroad which runs parallel with north side of Eastern Blvd. The frontage along Leland Ave. at the present time is unimproved as far as curb and gutter are concerned. Leland Ave. exists as a 16 ft. wide macadam road which serves several small homes, and the Middle River Volunteer Ambulance Squad.

BUREAU OF ENGINEERING:

Highways:

Access to this site shall be from Leland Avenue, an existing road, which shall be improved to a width of 42 ft. on a 60 ft. right-of-way.

Storm Drains:

The Applicant is responsible for the total cost of drainage facilities required to carry the storm water run-off through the property to a suitable outfall.

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result,

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- Page 2 -

Robert J. Romadka, Esq.
809 Eastern Blvd.
Baltimore, Maryland 21221
Item 215

April 1, 1969

Storm Drains: (Continued)

due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

A sediment control plan may be required for any grading of this site.

Sanitary Sewer:

Public sanitary sewerage can be made available by the construction of a public sanitary sewer extension, approximately 350 ft. in length, within the right-of-way in Greenbrier Street, from the existing 48" interceptor in Magnolia Avenue, as shown on Drawing 56-1210, File 1.

Waters:

Public water can be made available to serve this property by the construction of a parallel service main off the existing 36" main in Leland Avenue for the full frontage of the property.

PROJECT PLANNING DIVISION:

We will withhold comment pending the submittal of the revised plan.

BUREAU OF TRAFFIC ENGINEERING:

Leland Avenue presently is 16 ft. wide and has a poor intersection with Middle River Road. Therefore, it is considered undesirable to increase the trip density along Leland Avenue until the street is improved sufficiently all the way to Middle River Road.

FIRE DEPARTMENT:

Owner shall be required to comply to all Fire Department regulations, when plans are submitted for approval.

BOARD OF EDUCATION:

Areaage too small to affect student population.

BUILDING ENGINEER'S OFFICE:

Must meet all regulations of the Baltimore County Building Code.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

- Page 3 -

Robert J. Romadka, Esq.
809 Eastern Blvd.
Baltimore, Maryland 21221
Item 215

April 1, 1969

HEALTH DEPARTMENT: (Continued)

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

OLIVER L. MYERS, Chairman

OLH:JD
Enc.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Myers Date: March 19, 1969
FROM: William M. Greenwalt
SUBJECT: Item 215 - Zoning Advisory Committee Meeting, March 18, 1969

Health Department Comments:

215. Property Owner: John E. Hughes & Andrew W. Smith
Location: S/S Leland Ave. opposite Greenbrier St. & W. of Duke St.
District: 15th
Present Zoning: R-6 and BL
Proposed Zoning: RM
No. Acres: 1.128

Public water and sewers are available to the site.

Air Pollution Comments: The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations. Additional information may be obtained from the Division of Air Pollution, Baltimore County Department of Health.

William M. Greenwalt
CHIEF
Water and Sewer Section
BUREAU OF ENVIRONMENTAL HEALTH

WMG/ca

MICROFILMED

BUREAU OF ENGINEERING
Zoning Plat - Comment

215. Property Owner: John E. Hughes & Andrew W. Smith
Location: S/S Leland Ave. opposite Greenbrier Street & W. of Duke Street

District: 15th
Present Zoning: R-6 and RL
Proposed Zoning: BM
No. Acres: 1.138

Highways:

Access to this site shall be from Leland Avenue, an existing road, which shall be improved to a width of 42 feet on a 60-foot right-of-way.

Sewer Drains:

The Applicant is responsible for the total cost of drainage facilities required to carry the storm water run-off through the property to a suitable outfall.

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or other drainage facilities, would be the full responsibility of the Applicant.

A sediment control plan may be required for any regrading of this site.

Sanitary Sewer:

Public sanitary sewerage can be made available by the construction of a public sanitary sewer extension, approximately 350 feet in length, within the right-of-way in Greenbrier Street, from the existing 48-inch interceptor in Magnolia Avenue, as shown on Drawing 58-1210, File 1.

Water:

Public water can be made available to serve this property by the construction of a parallel service main off the existing 36-inch main in Leland Avenue for the full frontage of the property.

DRM:ew

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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rose, Zoning Commissioner Date: 3/29/69
ATTN: Mr. Oliver Myers
FROM: Captain Charles J. Morris, Sr.
Fire Department
SUBJECT: Property Owner: John E. Hughes and Andrew W. Smith

Item # 215 Zoning Agenda, March 18, 1969

Location: 3/5 Leland Avenue, opposite Greenbrier St. and W of Duke St.

District: 15th

Pl. Owner shall be required to comply to all fire department regulations, when plans are submitted for approval.

cc: Mr. Jay Hanna
Fire Protection Engineer

MICROFILMED

BALTIMORE COUNTY BOARD OF EDUCATION

ZONING ADVISORY COMMITTEE MEETING
OF March 18, 1969

Petitioner: Hughes & Smith

Location: Leland Ave.

District: 15

Present Zoning: R-6 & RL

Proposed Zoning: BM

No. of Acres: 1.138

Comments: ACCESS TOO SMALL TO EFFECT STUDENT POPULATION

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: JOHN G. ROSE, Zoning Commissioner Date: March 27, 1969
FROM: PROJECT PLANNING DIVISION
SUBJECT: Zoning Advisory Agenda Item #215

March 18, 1969
John E. Hughes & Andrew W. Smith
3/5 Leland Ave. opposite Greenbrier St. & W. of Duke St.

We will withhold comment pending the submittal of the revised plan.

RBW:vh

RICHARD B. WILLIAMS
Planner

MICROFILMED

INTER-OFFICE CORRESPONDENCE
BUREAU OF TRAFFIC ENGINEERING
Baltimore County, Maryland
Towson, Maryland, 21204

Date: March 20, 1969

TO: Mr. John G. Rose
Attn: Oliver L. Myers
FROM: C. Richard Moore

SUBJECT: Item 215 - ZAC - March 18, 1969
Property Owner: John E. Hughes & Andrew W. Smith
3/5 Leland Ave. opp. Greenbrier St. & W. of Duke Street
R-6 & RL to BM

Leland Avenue presently is 16 feet wide and has a poor intersection with Middle River Road. Therefore, it is considered undesirable to increase the trip density along Leland Avenue until the street is improved sufficiently all the way to Middle River Road.

C. Richard Moore
Engineer II

CRM:np

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John Rose, Attention: Mr. C. L. Myers Date: March 12, 1969
FROM: JOHN FRANCE
SUBJECT: 215 - John E. Hughes & Andrew W. Smith

Must meet all regulations of the Baltimore County

Building Code.

John France
Building Inspector

JF:nc

MICROFILMED

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE		No. 62177
Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		DATE April 23, 1969
To: Safety Moving and Storage 1411 Clear View Road Edgewood, Md. 21040		PAID
Zoning Dept. of Baltimore County		
DEBIT TO ACCOUNT NO. 01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT \$0.00
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	CERT
Advertising and posting of property for John E. Hughes 215-216-2		\$0.00
4		
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

MICROFILMED

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE		No. 62122
Division of Collection and Receipts COURT HOUSE TOWSON, MARYLAND 21204		DATE March 20, 1969
To: James E. Bishop 1411 Clear View Road Edgewood, Md.		PAID
Zoning Dept. of Baltimore County		
DEBIT TO ACCOUNT NO. 01-622		RETURN THIS PORTION WITH YOUR REMITTANCE
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	TOTAL AMOUNT \$50.00
Petition for Reclassification for John E. Hughes 215-216-2		\$0.00
4		
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: March 11, 1969
Posted for: Planning Dept. - 215 1969 E. 11:00 A.M.
Petitioner: John E. Hughes
Location of property: N.W. Cor. of Leland Ave. & Duke St.
N.W. of Leland Ave. 161.33 West of Duke St.
Location of Sign: @ 1.1381 on Corner of Duke & Leland 1.1381
in East of old Greenbrier Building, Leland Ave.
Remarks:
Posted by: Oliver L. Myers Signature Date of Return: April 11, 1969

Robert J. Rumbold, Esq.
229 Eastern Boulevard
Baltimore, Md. 21221

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted for filing this

18th day of March, 1969

John G. Rose
Zoning Commissioner

Petitioner: John E. Hughes

Petitioner's Attorney: Robert J. Rumbold, Esq. reviewed by Oliver L. Myers
Chairman of Advisory Committee

MICROFILMED

**NO PLAT
IN
THIS FOLDER**