

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, ELIZABETH A. HURLEY, 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 Section 238.2, 409 b (3), and 301.1

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

Narrowness of lot partly due to proposed widening of Rolling Mill Road causing a rearrangement of parking.

Sec. 238.2 To permit 11 foot side yard on west side instead of required 30 feet.

Sec. 409 b(3) To permit 10 parking spaces instead of the required 20.

Sec. 301.1 To permit canopy to extend 55% instead of the 25% into side yard.

See attached description

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.

FOODMAKER, INC.

Contact purchaser

Address 5035 Seminary Road #708

Alexandria, Virginia 22311

Elizabeth A. Hurley

Legal Owner

Address 2504 Gibbons Avenue

Baltimore, Maryland 21214

Address 202 Loyola Federal Bldg., Towson, Md.

Phone: 828-5688

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day

of July, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 3rd day of September, 1969, at 10:00 o'clock

John Rose
Zoning Commissioner of Baltimore County.

RE: PETITION FOR VARIANCES
from Sections 238.2, 409.2b(3)
and 301.1 of the Baltimore
County Zoning Regulations
NW corner Rolling Mill Road
and Eastern Avenue
15th District
Elizabeth A. Hurley,
Petitioner
Zoning File #70-39-A
Nationwide Motor Sales Co., Inc.
and William H. Schaefer,
Protestants

IN THE
CIRCUIT COURT FOR
BALTIMORE COUNTY
(At Law)
Docket No. 9
Folio 6
File No. 4458

ORDER OF SATISFACTION

Mr. Clerk:

Please enter the above-entitled case AGREED, SETTLED and SATISFIED, upon payment of costs by the Petitioner.

ROBERT PAUL MANN
400 Loyola Federal Building
22 W. Pennsylvania Avenue
Towson, Maryland 21204
823-4446
Attorney for Protestants

EDITH T. EISENHART
111 N. Gadsden Street
Baltimore, Maryland 21201
727-5788
Attorney for Petitioner

True Copy Test
ORVILLE T. GOSNELL, Clerk
By Edith T. Eisenhart
10-29-70
9:46 PM

RE: PETITION FOR VARIANCES
from Sections 238.2, 409.2b(3)
and 301.1 of the Baltimore
County Zoning Regulations
NW corner Rolling Mill Road
and Eastern Avenue
15th District
Elizabeth A. Hurley,
Petitioner
Zoning File #70-39-A
Nationwide Motor Sales Co., Inc.
and William H. Schaefer,
Protestants-Appellants

IN THE
CIRCUIT COURT
FOR
BALTIMORE COUNTY
AT LAW
Misc. Docket No. 9
Folio No. 6
File No. 4458

ANSWER TO ORDER OF APPEAL TO CIRCUIT
COURT FOR BALTIMORE COUNTY AND
CERTIFIED COPIES OF PROCEEDINGS BEFORE
THE ZONING COMMISSIONER AND BOARD
OF APPEALS OF BALTIMORE COUNTY

MR. CLERK:

Please file, & c.

Edith T. Eisenhart, Adm. Secretary
County Board of Appeals of Baltimore County

cc: Robert Paul Mann, Esq.
Fred E. Waldrop, Esq.
Zoning

JOSEPH D. THOMPSON, P.E., L.S.

CIVIL ENGINEERS & LAND SURVEYORS

1150
101 SHELL BUILDING • 200 EAST JOPPA ROAD
TOWSON, MARYLAND 21204 • VALLEY 3-8820

DESCRIPTION FOR ZONING VARIANCE
EASTERN AVENUE AND ROLLING MILL ROAD
15th DISTRICT, BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at the corner formed by the intersection of the northwest side of Eastern Avenue, of irregular width, and the southwest side of Rolling Mill Road, 50 feet wide, and running thence and binding on the northwest side of Eastern Avenue and re-ferring the courses of this description to the Baltimore County Grid Meridian South 70 degrees 20 minutes West 121.87 feet thence leaving Eastern Avenue and running North 19 degrees 40 minutes West 131.27 feet to the southeast side of a twenty foot alley there situate and running thence and binding thereon North 70 degrees 20 minutes East 74.92 feet to the southwest side of Rolling Mill Road herein referred to and running thence and binding thereon southeasterly by a curve to the left with a radius of 849.02 feet the distance of 139.57 feet to the place of beginning.

CONTAINING 0.29 acres of land more or less.

6-17-69



RE: PETITION FOR VARIANCES
from Sections 238.2, 409.2b(3)
and 301.1 of the Baltimore
County Zoning Regulations
NW corner Rolling Mill Road
and Eastern Avenue
15th District
Elizabeth A. Hurley,
Petitioner
Zoning File #70-39-A
Nationwide Motor Sales Co., Inc.
and William H. Schaefer,
Protestants-Appellants

BALTIMORE COUNTY

AT LAW

Misc. Docket No. 9

Folio No. 6

File No. 4458

TO THE HONORABLE, THE JUDGE OF SAID COURT:

And now come William S. Baldwin, John A. Slawik and W. Giles Parker, constituting the County Board of Appeals of Baltimore County, and in answer to the Order for Appeal directed against them in this case, herewith return the record of proceedings had in the above entitled matter, consisting of the following certified copies or original papers on file in the office of the Zoning Department of Baltimore County:

ZONING ENTRIES FROM DOCKET OF ZONING COMMISSIONER OF BALTIMORE COUNTY

No. 70-39-A

July 1, 1969 Petition of Elizabeth A. Hurley (Foodmaker, Inc., Contract Purchaser) for variances from Sections 238.2, 409.2b(3) and 301.1 of the Baltimore County Zoning Regulations on property located at the northwest corner of Rolling Mill Road and Eastern Avenue, 15th District - filed

" 1 Order of Zoning Commissioner directing advertisement and posting of property - date of hearing set for September 3, 1969 at 10:00 a.m.

Aug. 18 Certificate of Publication in newspaper - filed

" 20 Certificate of Posting of property - filed

Sept. 2 At 10:00 a.m. hearing held on petition by Zoning Commissioner - case held sub curia

" 10 Order of Zoning Commissioner granting variances

Oct. 2 Order of Appeal to County Board of Appeals from Order of Zoning Commissioner

Feb. 4, 1970 Hearing on appeal before County Board of Appeals - case held sub curia

Mar. 5

Apr. 22 Order of County Board of Appeals granting variances

May 20, 1970 Order for Appeal filed in the Circuit Court for Baltimore County

" 21 Certificate of Notice sent to all interested parties

June 19 Transcript of testimony filed - 1 volume

Petitioner's Exhibit No. 1 - Plot prepared by J. Thompson, revised 7/24/69

" 2 - Topo survey plot by J. Thompson, revised 10/21/69

June 19 Record of proceedings filed in the Circuit Court for Baltimore County

Record of proceedings pursuant to which said Order was entered and said Board acted are permanent records of the Zoning Department of Baltimore County, and are also the use district maps, and your Respondents respectively suggest that it would be inconvenient and inappropriate to file the same in this proceeding, but your Respondents will produce any and all such rules and regulations, together with the zoning use district maps, at the hearing on this petition or whenever directed to do so by this Court.

Respectfully submitted

Edith T. Eisenhart, Adm. Secretary
County Board of Appeals of Baltimore County

RE: PETITION FOR VARIANCES
from Sections 238.2, 409.2b(3)
and 301.1 of Baltimore Co. Zoning Regulations
Northwest corner of Rolling Mill Road and Eastern Avenue
15th District
Elizabeth A. Hurley
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 70-39-A

ORDER FOR APPEAL

The Protestants, NATIONWIDE MOTOR SALES CO., INC. and WILLIAM H. SCHAEFER, individually, by their attorney, Robert Paul Mann, request an appeal from the Opinion and Order passed on April 23, 1970, by the County Board of Appeals, to the Circuit Court for Baltimore County.

ROBERT PAUL MANN
400 Loyola Federal Building
22 W. Pennsylvania Avenue
Towson, Maryland 21204
823-4446
Attorney for Protestants

I HEREBY CERTIFY that on this 20th day of May, 1970, a copy of the foregoing Order for Appeal was mailed to Fred E. Waldrop, Esq., 22 W. Pennsylvania Avenue, Towson, Maryland.

ROBERT PAUL MANN

I HEREBY CERTIFY that on this 20th day of May, 1970, two copies of the foregoing Order for Appeal were delivered to the County Board of Appeals, 11 N. Chesapeake Avenue, Towson, Maryland 21204.

ROBERT PAUL MANN

Received by: Edith T. Eisenhart
County Board of Appeals

LAW OFFICES
ROBERT PAUL MANN
400 LOYOLA FEDERAL BUILDING
22 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
823-4446

October 1, 1969

John Rose, Esq.
Zoning Commissioner
Baltimore County Office of Planning and Zoning
County Office Building
Towson, Md. 21204

Re: Petition for Variances to
Zoning Regulations - NW
Cor. Rolling Mill Road and
Eastern Ave., 15th Dist.,
Elizabeth A. Hurley, Petitioner
No. 70-39-A

Dear Mr. Rose:

Please enter an Appeal from your Order dated September 10, 1969, in the above case on behalf of my clients, the Protestants-Wm. Schaefer, et al. Enclosed please find my check made payable to Baltimore County, Maryland, in the amount of \$40.00 for costs.

Very truly yours,

Robert Paul Mann

RM/tp
Encl.

11-25-70

RE: PETITION FOR VARIANCES
from Sections 238.2, 409.2b(3)
and 301.1 of the Baltimore
County Zoning Regulations
Northwest corner of Rolling
Mill Road and Eastern Avenue
15th District
Elizabeth A. Hurley
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 70-39-A

OPINION

The Petitioner in this case seeks a variance from Section 238.2 of the Zoning Regulations to permit an 11 foot side yard setback instead of the required 30 foot side yard setback; a variance from Section 409.2b(3) to permit 10 parking spaces instead of the required 20; and a variance from Section 301.1 to permit a canopy to extend 55 percent into the side yard instead of 25 percent as required under the Zoning Regulations.

The subject property is a small parcel of land consisting of .29 of an acre on the northwest corner of Rolling Mill Road and Eastern Avenue, in the 15th Election District of Baltimore County. The property is zoned P.R. (Business Roadside), as is all of the land from Rolling Mill Road westerly to a point some 200 feet west of the subject property where the B.L. (Business Local) zone begins. The subject property is immediately across from a large tract of Business Major zoning, which is developed with the Eastpoint Shopping Center. If the subject property were zoned B.L. instead of B.R., the only variance required would be that requested for parking. The Petitioner proposes to build neither a "sit-in" nor a "drive-in" restaurant, but a "drive-thru" restaurant, to be known as "Jack in the Box" restaurant.

A representative of Food Makers, Inc., the parent company, testified that there are now 450 "Jack in the Box" restaurants in the country, but that there are presently none in the Baltimore area. At the time of the hearing there was one such restaurant under construction in Baltimore City that has since opened. He testified at length as to the operation of the "Jack in the Box" restaurants.

The building will be a standard building used throughout the country and will have facilities for seating twenty-one persons on the premises. Their experience

Elizabeth A. Hurley - #70-39-A

2.

shows that most of the people using the seating facilities in the building are pedestrians; that experience proves that seventy to seventy-five percent of the business is done through the carport windows, and that very few persons park on the premises, and that in fact they discourage persons from parking on the premises; that during the normal business day the operation may have as many as fifteen employees throughout the day, with a maximum of six employees on the premises at any one time; that sixty to eighty percent of the time there are only two to three employees on the premises; that the operation will be a leased operation, and that the operator will own the business; that their contract requires the operator to be open fourteen hours a day, and that the normal business hours are 11:00 a.m. to 1:00 a.m. He testified that the second floor of the building will be used for storage, offices and dressing facilities for the employees, and will not be open to the general public. He stated that he has had considerable experience in operating and supervising "Jack in the Box" restaurants and that he has never seen an operation where traffic backed up on the streets; that the operation emphasizes the speed of service, and that experience has shown that a good operator can handle sixty drive-thru vehicles per hour maximum, and that the average is thirty to forty cars per hour; that most of the business is done with customers coming from within a one mile radius, and that any backup that occurs will be from the speaker (where one orders the food) to the food window, and not from the point where the speaker is located back to the street entrance. He stated that since the majority of the people using their restaurants are interested in rapid service, a person viewing a line of waiting cars would tend to go on to another type of fast service restaurant rather than wait for service.

George E. Gavrellis, Director of Planning for Baltimore County, testified that he is totally unfamiliar with a "drive-thru" restaurant and has never seen one in operation, and therefore questioned the parking variance and possible traffic backup. He did testify that in his opinion the setback variances requested are reasonable and necessary to be able to use the subject property for any reasonable use, and that due to the lot size and shape the only uses for the property would be a business requiring a minimal building; probably some type of drive-in or vehicular oriented business. He also stated that in

Elizabeth A. Hurley - #70-39-A

3.

his opinion Section 301.1 (canopy variance) was designed for residential uses and was not intended to apply to commercial buildings.

Strict compliance with the setback regulations required in the B.R. zone would allow a building on the property only 14 feet in width. The Board cannot visualize any reasonable use of the subject property without setback variances.

The sole protestant, William H. Schaefer, Jr., who rents the property immediately to the west of the subject property for a used car business, known as Nation-wide Motors, uses buildings existing on his property which do not comply with the present B.R. setback requirements. His main objection seemed to be that traffic might back up along Eastern Avenue seeking entrance to the property. However, there is no way this could affect Mr. Schaefer's business, as the median strip in Eastern Avenue along the subject property and Mr. Schaefer's property does not allow any left turns across the eastbound lanes of Eastern Avenue. Traffic on this side can travel eastbound only because of the median separating traffic east and west bound on Eastern Avenue, and hence any backup of traffic, if it should occur, would be east of the subject property and not in front of Mr. Schaefer's place of business.

For the reasons given above, the Board finds that there is both practical difficulty and unreasonable hardship on the property owner to attempt to develop his property and comply strictly with the setback requirements of the B.R. zone; in addition, it would be an unreasonable hardship to the property owner to require him to provide 20 on site parking spaces when the testimony indicates there is no need for on site parking due to the unique nature of the business to be conducted thereon. Therefore, the Order of the Zoning Commissioner will be affirmed.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 11th day of April, 1970, by the County Board of Appeals ORDERED, that the petition for the following variances should be and the same is GRANTED.

- Sec. 238.2 to permit 11 foot side yard on the west side instead of the required 30 feet;
Sec. 409.2b(3) to permit 10 parking spaces instead of the required 20; and

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. John G. Rowe, Zoning Commissioner Date: August 23, 1969

FROM: Mr. George E. Gavrellis, Director of Planning

SUBJECT: Petition #70-39-A. Variance to permit a 11 foot side yard on the west side instead of the required 30 feet; and to permit 10 parking spaces instead of the required 20; and to permit canopy to extend 55% instead of the 25% into side yard. Northwest corner of Rolling Mill Road and Eastern Ave. Elizabeth A. Hurley, Petitioner.

15th District

HEARING: Wednesday, September 3, 1969 (10:00 A.M.)

The Planning staff has insufficient information accompanying this petition with which to offer definitive comment on the variances requested. The site plan or the petition itself does not clarify the kind of restraint being proposed here nor its operational details. Certainly, the site plan indicates opportunities to move the proposed structure and not require a variance for a canopy. The circulation on the site is very jumbled and seems to get mixed-up with provision for parking.

What is the use of the second floor? Will customers be seated in interior space? Will customers consume food and be served in their cars? If so, Special Exception would be required.

CEG:bms

Elizabeth A. Hurley - #70-39-A

4.

Sec. 301.1 To permit canopy to extend 55 percent instead of 25 percent into side yard.

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

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

William S. Baldwin, Chairman

W. Giles Parker

John A. Slawik

Re: Petition for Variances
to Zoning Regulations
N/W Cor. Rolling Mill
Road and Eastern Ave.,
15th District
Elizabeth A. Hurley
Petitioners

Before
Zoning Commissioner
OF
Baltimore County
No. 70-39-A

The petitioner requested variances to Sections 238.2, 409.2b(3) and 301.1 of the Baltimore County Zoning Regulations, property located at the northwest corner of Rolling Mill Road and Eastern Avenue.

The petitioner is desirous of building a "Drive-Through" Restaurant which is something that has not existed in Baltimore County. There is no real precedent to go on but from the testimony given by the petitioner the request seems to be in order. To enable the petitioner to erect the proposed building and provide parking, the requested variances are necessary.

As strict compliance with the Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variances would give relief to the petitioner without substantial injury to the public health, safety or general welfare of the locality, the variances should be granted.

It is this 12th day of September, 1969, by the Zoning Commissioner of Baltimore County, ORDERED that the herein petition for the following variances should be and the same is granted from and after the date of this Order:

- Sec. 238.2 - To permit 11 foot side yard on the west side instead of the required 30 feet;
Sec. 409.2b(3) - To permit ten parking spaces instead of the required 20; and
Sec. 301.1 - To permit canopy to extend 55% instead of 25% into side yard.

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

Zoning Commissioner
of Baltimore County



THE CITY OF
SAN DIEGO

POLICE DEPARTMENT • 901 WEST MARKET STREET • SAN DIEGO • CALIFORNIA 92122

OFFICE OF
CHIEF OF POLICE
IN REPLYING
PLEASE GIVE
OUR REF. NO.

April 15, 1969

15.01

Mr. Lloyd Schunemann
President
Foodmaker Incorporated
9330 Balboa Avenue
San Diego, California 92123

Dear Mr. Schunemann:

As indicated in a previous letter to you dated January 14, 1964, the type of drive-thru restaurants operated by Foodmaker Incorporated did not present then, nor do they present now, any traffic problem.

This Department has not experienced any particular traffic congestion in connection with the unique type of restaurants you operate, and no special police control has had to be used.

I again commend you for your interest in traffic safety.

Sincerely,

O. J. ROED
Chief of Police

Please Address All Communications to Chief of Police, San Diego, California

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING
JEFFERSON BUILDING
TOWSON, MARYLAND 21204
INTER-OFFICE CORRESPONDENCE

TO: William S. Baldwin
Board of Appeals

FROM: Eugene J. Clifford

SUBJECT: Case No. 70-39-A - Elizabeth A. Hurley

Date: February 9, 1970

Attached are the traffic volumes to which I referred in recent testimony with regard to the above case.

EJC:
Attachment

Eugene J. Clifford
Director of Traffic Engineering

ORDER RECEIVED FOR FILING

DATE 4/20/70

BY J. H. HARRIS, JR.
ADMINISTRATIVE ASSISTANT

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

July 15, 1969

COUNTY OFFICE BLDG.
111 W. CHESAPEAKE AVE.
TOWSON, MARYLAND 21204Oliver L. Myers
CHAIRMAN

MEMBERS

BUREAU OF
ENGINEERINGBUREAU OF
TRAFFIC ENGINEERINGBUREAU OF
STATE ROADS COMMISSIONBUREAU OF
FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

ZONING ADMINISTRATION

RESIDENTIAL
DEVELOPMENTM's. Elizabeth A. Hurley
2504 Gibbons Avenue
Baltimore, Maryland 21214RE: Type of Hearing: Side yard Variance
Location: NW/Cor. Eastern Ave. &
Rolling Mill Rd.
Petitioner: Elizabeth A. Hurley
Committee Meeting of July 1, 1969
15th District
Item 307

Dear M's. Hurley:

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 improved with a building consisting of a closed fire center and combination gasoline station. The properties to the north are improved with a group home development with an alley separating the proposed restaurant and the existing group homes. The property to the west is improved with a used motor vehicle outdoor sales area; to the east with a new car agency, and to the south with the Eastpoint Shopping Center. Eastern Ave. end is improved as far as concrete curb and gutter are concerned; however, only a portion of Rolling Mill Road is improved with concrete curb and gutter.

BUREAU OF ENGINEERING:

Highways:

Rolling Mill Road is an existing County road which is proposed to be improved as a divided highway, consisting of 33-foot and 24-foot lanes separated by a 4-foot median, on a 77-foot right-of-way adjacent to the subject site. The subject plan reflects the proposed improvements correctly and construction of the improvements is predicated on the acquisition of highway widening from this property.

The entrance locations are subject to approval by the Department of Traffic Engineering.

M's. Elizabeth A. Hurley
2504 Gibbons Avenue
Baltimore, Maryland 21214
Item 307 Page 2

July 15, 1969

Highways: (Continued)

The alleyways adjacent to the site are for residential use only. Therefore, the Applicant shall provide means to prevent ingress or egress of vehicular traffic.

Eastern Avenue is a State Road; therefore, this site will be subject to State Roads Commission review and all street improvements and entrance locations on this road will be subject to State Roads Commission requirements.

Storm Drains:

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.

Eastern Avenue is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the Maryland State Roads Commission.

Sanitary Sewers:

Public sanitary sewerage is available to serve this property.

Water:

Public water supply is available to serve this property.

PROJECT PLANNING DIVISION:

The plan should be revised as per the proposal of the Bureau of Traffic Engineering prior to the hearing.

BUREAU OF TRAFFIC ENGINEERING:

Review of the subject petition indicates the parking and circulation shown to be inadequate. Before any revisions to this plan are made the petitioner or his engineer should contact C. Richard Moore, Department of Traffic Engineering.

BUILDING ENGINEER'S OFFICE:

Must meet all requirements of Baltimore County Building Code.

FIRE PREVENTION BUREAU:

Petitioner shall be required to comply with all Fire Department requirements when construction plans are submitted for approval.

M's. Elizabeth A. Hurley
2504 Gibbons Avenue
Baltimore, Maryland 21214
Item 307 Page 3

July 15, 1969

FIRE PREVENTION BUREAU: (Continued)

Water 50' Eastern Blvd.

BOARD OF EDUCATION:

No effect on student population.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Food Service Comments: Prior to construction, renovation and/or installation of equipment for this food service facility, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health for review and approval.

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.

STATE ROADS COMMISSION:

The entrances are to be of a depressed curb-type with transitions of from 24" to 36" width at the roadside curb. The 5' minimum from the West entrance to the West property line must be exclusive of the transition.

A concrete curb must be constructed between the entrances on Eastern Avenue as a barrier between the parking lot and the sidewalk.

The two parking spaces in back of the sidewalk between the entrances on Eastern Avenue will cause conflicts with vehicles entering and leaving the site. The spaces should be eliminated.

The plan must be revised prior to the hearing. The entrances will be subject to State Roads Commission approval and permit.

ZONING ADMINISTRATION DIVISION:

The petitioner will be required to provide evidence that the proposed restaurant is not the drive-in type; however, if the proposed restaurant is the drive-in type it is suggested that the petitioner's attorney revise his petition to ask for a special exception for the proposed drive-in.

M's. Elizabeth A. Hurley
2504 Gibbons Avenue
Baltimore, Maryland 21214
Item 307 Page 4

July 15, 1969

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)

OLM:JD
Enc.cc: Mr. Robert A. Farms
Foodmaker's, Inc.
5055 Seminary Rd. #708
Alexandria, Va. 22311TRAFFIC ENGINEERING DIVISION
BALTIMORE COUNTY, MARYLAND
SUMMARY FORM FOR VEHICULAR VOLUMES
MINOR CONTROL COUNTRolling Mill Rd
ON Rolling Mill Rd at Eastern Ave
DAY Friday DATE 7/30/69 CLASS 1466

TIME	TOTAL	% OF G.T.
7 AM - 8 AM	198	6.74
8 - 9	295	9.99
9 - 10	286	9.87
10 - 11	303	10.3
11 - 12	341	11.61
12 M - 1 PM	255	8.61
1 - 2	244	8.28
2 - 3	277	9.32
3 - 4	261	8.82
4 - 5	277	9.32
5 - 6	282	9.55
6 - 7	282	9.55
7 - 8	282	9.55
8 - 9	282	9.55
9 - 10	282	9.55
10 - 11	282	9.55
11 - 12	282	9.55
12 M - 1 PM	282	9.55
1 - 2	282	9.55
2 - 3	282	9.55
3 - 4	282	9.55
4 - 5	282	9.55
5 - 6	282	9.55
6 - 7	282	9.55

7391
GRAND TOTAL
6168

A.D.T. 6168

TRAFFIC ENGINEERING BUREAU
BALTIMORE COUNTY, MARYLAND
SUMMARY FORM FOR VEHICULAR VOLUMES
MINOR CONTROL COUNTON Rolling Mill Rd at Eastern Ave
DAY Friday DATE 7/30/69 CLASS 1466

TIME	TOTAL	% OF G.T.
7 AM - 8 AM	443	7.19
8 - 9	325	5.27
9 - 10	276	4.48
10 - 11	371	5.99
11 - 12	457	7.39
12 M - 1 PM	544	8.79
1 - 2	514	8.29
2 - 3	500	8.06
3 - 4	466	7.48
4 - 5	670	10.78
5 - 6	639	10.28
6 - 7	602	9.68
7 - 8	657	10.58
8 - 9	605	9.75
9 - 10	482	7.75
10 - 11	268	4.28
11 - 12	271	4.32
12 M - 1 PM	244	3.88
1 - 2	54	.85
2 - 3	28	.43
3 - 4	25	.39
4 - 5	27	.42
5 - 6	47	.74
6 - 7	297	4.73

Weekly Volume 950
Monthly Volume 955
Grand Total 8656Total Percentage
between
and
Grand TotalA.D.T.
7630

CERTIFICATE OF PUBLICATION

TOWSON, MD. AUG 14 1969

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., once in each of the following consecutive days before the 3rd day of September, 1969, the first publication appearing on the 14th day of August 1969.

THE JEFFERSONIAN

Manager.

Cost of Advertisement, \$.....

PETITION FOR A VARIANCE

COUNTY: Baltimore
LOCATION: Baltimore County, Maryland
DATE: August 14, 1969

The Petitioner, Elizabeth A. Hurley, of Baltimore County, Maryland, do hereby petition the Board of Zoning Appeals of Baltimore County, Maryland, for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 21-101, which requires that no building shall be erected or altered so as to be a hazard to the public safety.

The Petitioner, Elizabeth A. Hurley, of Baltimore County, Maryland, do hereby petition the Board of Zoning Appeals of Baltimore County, Maryland, for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 21-101, which requires that no building shall be erected or altered so as to be a hazard to the public safety.

The Petitioner, Elizabeth A. Hurley, of Baltimore County, Maryland, do hereby petition the Board of Zoning Appeals of Baltimore County, Maryland, for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 21-101, which requires that no building shall be erected or altered so as to be a hazard to the public safety.

The Petitioner, Elizabeth A. Hurley, of Baltimore County, Maryland, do hereby petition the Board of Zoning Appeals of Baltimore County, Maryland, for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 21-101, which requires that no building shall be erected or altered so as to be a hazard to the public safety.

The Petitioner, Elizabeth A. Hurley, of Baltimore County, Maryland, do hereby petition the Board of Zoning Appeals of Baltimore County, Maryland, for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 21-101, which requires that no building shall be erected or altered so as to be a hazard to the public safety.

The Petitioner, Elizabeth A. Hurley, of Baltimore County, Maryland, do hereby petition the Board of Zoning Appeals of Baltimore County, Maryland, for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 21-101, which requires that no building shall be erected or altered so as to be a hazard to the public safety.

The Petitioner, Elizabeth A. Hurley, of Baltimore County, Maryland, do hereby petition the Board of Zoning Appeals of Baltimore County, Maryland, for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 21-101, which requires that no building shall be erected or altered so as to be a hazard to the public safety.

The Petitioner, Elizabeth A. Hurley, of Baltimore County, Maryland, do hereby petition the Board of Zoning Appeals of Baltimore County, Maryland, for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 21-101, which requires that no building shall be erected or altered so as to be a hazard to the public safety.

The Petitioner, Elizabeth A. Hurley, of Baltimore County, Maryland, do hereby petition the Board of Zoning Appeals of Baltimore County, Maryland, for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 21-101, which requires that no building shall be erected or altered so as to be a hazard to the public safety.

The Petitioner, Elizabeth A. Hurley, of Baltimore County, Maryland, do hereby petition the Board of Zoning Appeals of Baltimore County, Maryland, for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 21-101, which requires that no building shall be erected or altered so as to be a hazard to the public safety.

The Petitioner, Elizabeth A. Hurley, of Baltimore County, Maryland, do hereby petition the Board of Zoning Appeals of Baltimore County, Maryland, for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 21-101, which requires that no building shall be erected or altered so as to be a hazard to the public safety.

The Petitioner, Elizabeth A. Hurley, of Baltimore County, Maryland, do hereby petition the Board of Zoning Appeals of Baltimore County, Maryland, for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 21-101, which requires that no building shall be erected or altered so as to be a hazard to the public safety.

The Petitioner, Elizabeth A. Hurley, of Baltimore County, Maryland, do hereby petition the Board of Zoning Appeals of Baltimore County, Maryland, for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 21-101, which requires that no building shall be erected or altered so as to be a hazard to the public safety.

The Petitioner, Elizabeth A. Hurley, of Baltimore County, Maryland, do hereby petition the Board of Zoning Appeals of Baltimore County, Maryland, for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 21-101, which requires that no building shall be erected or altered so as to be a hazard to the public safety.

The Petitioner, Elizabeth A. Hurley, of Baltimore County, Maryland, do hereby petition the Board of Zoning Appeals of Baltimore County, Maryland, for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 21-101, which requires that no building shall be erected or altered so as to be a hazard to the public safety.

The Petitioner, Elizabeth A. Hurley, of Baltimore County, Maryland, do hereby petition the Board of Zoning Appeals of Baltimore County, Maryland, for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 21-101, which requires that no building shall be erected or altered so as to be a hazard to the public safety.

The Petitioner, Elizabeth A. Hurley, of Baltimore County, Maryland, do hereby petition the Board of Zoning Appeals of Baltimore County, Maryland, for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 21-101, which requires that no building shall be erected or altered so as to be a hazard to the public safety.

The Petitioner, Elizabeth A. Hurley, of Baltimore County, Maryland, do hereby petition the Board of Zoning Appeals of Baltimore County, Maryland, for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 21-101, which requires that no building shall be erected or altered so as to be a hazard to the public safety.

The Petitioner, Elizabeth A. Hurley, of Baltimore County, Maryland, do hereby petition the Board of Zoning Appeals of Baltimore County, Maryland, for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 21-101, which requires that no building shall be erected or altered so as to be a hazard to the public safety.

The Petitioner, Elizabeth A. Hurley, of Baltimore County, Maryland, do hereby petition the Board of Zoning Appeals of Baltimore County, Maryland, for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 21-101, which requires that no building shall be erected or altered so as to be a hazard to the public safety.

The Petitioner, Elizabeth A. Hurley, of Baltimore County, Maryland, do hereby petition the Board of Zoning Appeals of Baltimore County, Maryland, for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 21-101, which requires that no building shall be erected or altered so as to be a hazard to the public safety.

The Petitioner, Elizabeth A. Hurley, of Baltimore County, Maryland, do hereby petition the Board of Zoning Appeals of Baltimore County, Maryland, for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 21-101, which requires that no building shall be erected or altered so as to be a hazard to the public safety.

The Petitioner, Elizabeth A. Hurley, of Baltimore County, Maryland, do hereby petition the Board of Zoning Appeals of Baltimore County, Maryland, for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 21-101, which requires that no building shall be erected or altered so as to be a hazard to the public safety.

The Petitioner, Elizabeth A. Hurley, of Baltimore County, Maryland, do hereby petition the Board of Zoning Appeals of Baltimore County, Maryland, for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 21-101, which requires that no building shall be erected or altered so as to be a hazard to the public safety.

The Petitioner, Elizabeth A. Hurley, of Baltimore County, Maryland, do hereby petition the Board of Zoning Appeals of Baltimore County, Maryland, for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 21-101, which requires that no building shall be erected or altered so as to be a hazard to the public safety.

The Petitioner, Elizabeth A. Hurley, of Baltimore County, Maryland, do hereby petition the Board of Zoning Appeals of Baltimore County, Maryland, for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 21-101, which requires that no building shall be erected or altered so as to be a hazard to the public safety.

The Petitioner, Elizabeth A. Hurley, of Baltimore County, Maryland, do hereby petition the Board of Zoning Appeals of Baltimore County, Maryland, for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 21-101, which requires that no building shall be erected or altered so as to be a hazard to the public safety.

The Petitioner, Elizabeth A. Hurley, of Baltimore County, Maryland, do hereby petition the Board of Zoning Appeals of Baltimore County, Maryland, for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 21-101, which requires that no building shall be erected or altered so as to be a hazard to the public safety.

The Petitioner, Elizabeth A. Hurley, of Baltimore County, Maryland, do hereby petition the Board of Zoning Appeals of Baltimore County, Maryland, for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 21-101, which requires that no building shall be erected or altered so as to be a hazard to the public safety.

The Petitioner, Elizabeth A. Hurley, of Baltimore County, Maryland, do hereby petition the Board of Zoning Appeals of Baltimore County, Maryland, for a variance from the provisions of the Zoning Ordinance of Baltimore County, Maryland, Chapter 21-1, Section 21-101, which requires that no building shall be erected or altered so as to be a hazard to the public safety.

OFFICE OF
THE ESSEX TIMES

ESSEX, MD. 21221 August 16, 1969

THIS IS TO CERTIFY, that the annexed advertisement of John W. Rose, Acting Commissioner of Baltimore County

was inserted in THE ESSEX TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for the consecutive week before the 18th day of August, 1969 that is to say, the same was inserted in the issue of August 16, 1969.

STROMBERG PUBLICATIONS, Inc.

By Richard MorganCERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#90-39-A

District: 15th Date of Posting: Aug 13, 1969

Posted for: Hearing Wed. Sept. 3, 1969, 8:00 a.m.

Petitioner: Elizabeth A. Hurley

Location of property: Rolling Mill Rd. at Eastern Ave.

Location of Signs: Rolling Mill Rd. at Eastern Ave.

Remarks: None

Posted by: Max H. Hise Date of return: Aug 20, 1969

11-25-70

TELEPHONE
823-3000
EXT. 287

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 64651

DATE August 7, 1969

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED BY

To: Joseph A. Thompson, Inc.
200 E. Joppa Road
Towson, Md. 21204

Issued Dept. of Baltimore County

REPORT TO ACCOUNT NO.	QUANTITY	DESCRIPTION	TOTAL AMOUNT
01-622		Petition for Variance for Elizabeth A. Hurley 770-29-A	25.00

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

TELEPHONE
823-3000
EXT. 287

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 64698

DATE 9/10/69

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

Office of Planning and Zoning
119 County Office Bldg.
Towson, Md. 21204

To: Mr. Robert A. Farns,
Baltimorean Foodmarket,
5695 Federal Road #706
Alemadrid, Va. 22311

REPORT TO ACCOUNT NO.	QUANTITY	DESCRIPTION	TOTAL AMOUNT
01-622		Advertising and posting Cost of landmarks - property of Elizabeth A. Hurley No. 70-29-A	\$82.00

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

Ms. Elizabeth A. Hurley
2300 Oldtown Avenue
Baltimore, Md. 21218

July 15, 1969

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

1st day of July, 1969.

JOHN G. ROSE,
Zoning Commissioner

Petitioner: Ms. Elizabeth A. Hurley

Petitioner's Attorney: _____

Reviewed by: _____

cc: Mr. Robert A. Farns,
Foodmarket, Inc.,
5695 Federal Road, #706
Alemadrid, Va. 22311

Chairman of
Advisory Committee

TELEPHONE
823-3000
EXT. 287

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 65664

DATE 4/20/70

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED BY

Robert Paul Mann, Esq.
400 Loyola Federal Building
Towson, Maryland 21204

To: Robert Paul Mann, Esq.
400 Loyola Federal Building
Towson, Maryland 21204

REPORT TO ACCOUNT NO.	QUANTITY	DESCRIPTION	TOTAL AMOUNT
01-712		Cost of certified documents - Case 770-29-A Elizabeth A. Hurley 100 corner Building Hill Rd. & Eastern Avenue 10th District	\$9.00

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

TELEPHONE
823-3000
EXT. 287

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 67006

DATE 10/8/69

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

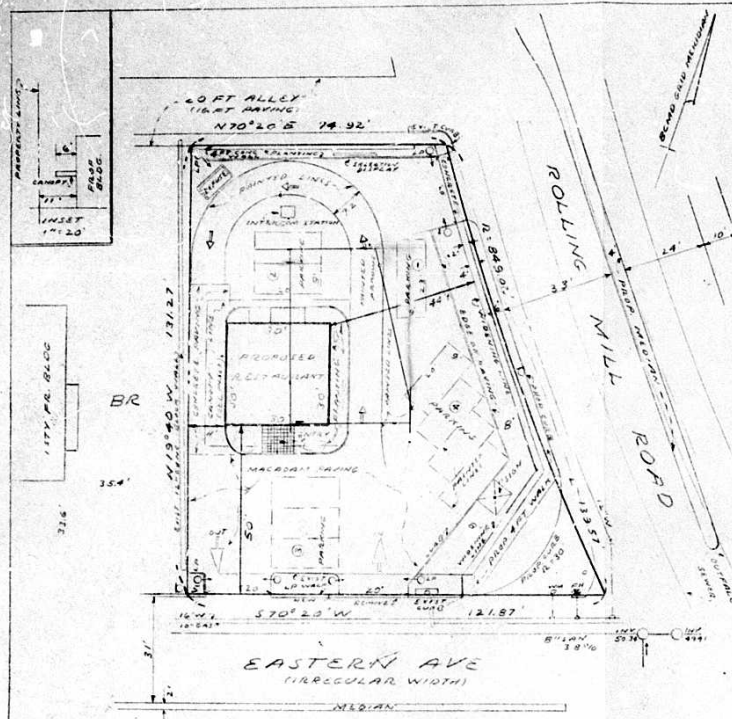
BILLED

Zoning Office
119 County Office Building
Towson, Md. 21204

To: Robert Paul Mann, Esq.,
Loyola Federal Building
Towson, Md. 21204

REPORT TO ACCOUNT NO.	QUANTITY	DESCRIPTION	TOTAL AMOUNT
01-622		Cost of appeal - Hurley property No. 70-29-A	35.00
		1 sign	5.00
			\$40.00

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



EXISTING ZONING: BR
PROPOSED ZONING: BR WITH VARIANCE
NET AREA: 0.29 AC
GROSS AREA: 0.47 AC
OFF-STREET PARKING
TOTAL 1ST FLOOR AREA: 700 SQ. FT.
NO. OF SPACES REQUIRED: 30 - 18
TOTAL 2ND FLOOR AREA: 700 SQ. FT.
NO. OF SPACES REQUIRED: 30 - 2
NUMBER OF SPACES REQUIRED: 20
NUMBER OF SPACES PROVIDED: 10
VARIANCE:
SEC. 239.2 TO PERMIT 11 FT SIDE YARD
ON WEST SIDE INSTEAD OF REQUIRED 30 FT.
SEC. 409.6(3) TO PERMIT 10 PARKING
SPACES INSTEAD OF THE REQUIRED 20
SEC. 301.1 TO PERMIT CANVARY TO EXTEND
55% INSTEAD OF 25% INTO SIDE YARD
(SEE INSET)

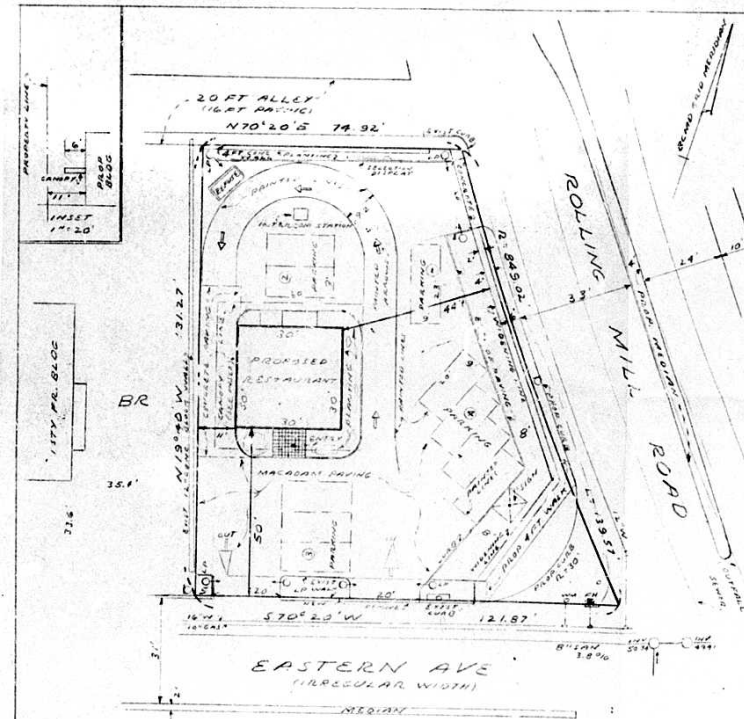
PLAT FOR ZONING VARIANCE

EASTERN AVE & ROLLING MILL RD.
15TH DISTRICT
BALTIMORE CO., MD.

FOODMAKER, INC.
9330 BALBOA AVE
SAN DIEGO, CALIF.



Robert E. Spellman
JULY 24, 1969
JOSEPH D. THOMPSON
ENGINEERS AND SURVEYORS
101 SMALL BLVD. 2015 JEFFERSON RD.
TOWSON, MD. JUNE 16, 1969
SCALE 1"=20'



EXISTING ZONING: BR
PROPOSED ZONING: BR WITH VARIANCE
NET AREA: 0.29 AC
GROSS AREA: 0.47 AC
OFF-STREET PARKING
TOTAL 1ST FLOOR AREA: 700 SQ. FT.
NO. OF SPACES REQUIRED: 30 - 18
TOTAL 2ND FLOOR AREA: 700 SQ. FT.
NO. OF SPACES REQUIRED: 30 - 2
NUMBER OF SPACES REQUIRED: 20
NUMBER OF SPACES PROVIDED: 10
VARIANCE:
SEC. 239.2 TO PERMIT 11 FT SIDE YARD
ON WEST SIDE INSTEAD OF REQUIRED 30 FT.
SEC. 409.6(3) TO PERMIT 10 PARKING
SPACES INSTEAD OF THE REQUIRED 20
SEC. 301.1 TO PERMIT CANVARY TO EXTEND
55% INSTEAD OF 25% INTO SIDE YARD
(SEE INSET)

PLAT FOR ZONING VARIANCE

EASTERN AVE & ROLLING MILL RD.
15TH DISTRICT
BALTIMORE CO., MD.

FOODMAKER, INC.
9330 BALBOA AVE
SAN DIEGO, CALIF.

OFFICE COPY #307
Elizabeth A. Hurley



Robert E. Spellman
JULY 24, 1969
JOSEPH D. THOMPSON
ENGINEERS AND SURVEYORS
101 SMALL BLVD. 2015 JEFFERSON RD.
TOWSON, MD. JUNE 16, 1969
SCALE 1"=20'



GENERAL NOTES:

1. AREA OF PROPERTY
2. EXISTING LINE
3. PROPOSED LINE
4. EXISTING ZONE

0.47461
VACANT
RESTAURANT
192 ZONE

PARKING NOTES:

AREA OF FIRST FLOOR
AREA OF SECOND FLOOR

SPACE	REAR	FRONT
1. 1st FLOOR 1700 SQ. FT.	1A	2
2. 2nd FLOOR 1700 SQ. FT.	1A	2
TOTAL	2A	4

VARIANCES GRANTED:

- BY DECREE N. 1, FOLLOWING FILE 4444
1. TO PERMIT 11' SIDE YARD AND 11' SIDE YARD TO BE GRANTED TO
 2. TO PERMIT 11' PARKING STRIPS IN REAR OF DECK 20.
 3. TO PERMIT CANOPY TO EXTEND 10' TO WEST SIDE YARD IN REAR OF DECK 20.



THIS PLAN WAS PREPARED BY
E.F. DAPHIEL & ASSOCIATES
 Registered Professional Land Surveyors
 201 COURTLAND AVENUE
 BALTIMORE, MARYLAND 21204

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY *[Signature]*
 DATE 3/18/71

PLAT TO ACCOMPANY BUILDING PERMIT
CHECKERBOARD PROPERTIES INC.
 15th ELECTION DISTRICT BALTIMORE COUNTY, MD
 SCALE 1"=10'
 NOVEMBER 20, 1970
 Rev. Light Screening 2-4-71

