

70-1221X SPH **PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION AND SPECIAL HEARING**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Albert D. Hutzel, Jr., legal owner, of the property situated 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 here described property be reclassified from Unzoned, R-10 and R-20 to the B-L Zone and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Hotel, Motel and/or Motor Court use, for the following reasons:

There was a mistake in the original zoning and/or the character of the neighborhood has changed to such an extent that the reclassification requested is proper.

Special hearing for a use permit for off street parking in a residential zone as described in the description and plat attached hereto,

See attached description

and (3) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for Hotel, Motel and/or Motor Court use.

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

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

Contract purchaser
Address
James D. Niles
204 W. Pennsylvania Ave.
Towson, Md. 21204 - 823-7800

Legal Owner
Address
George W. Hutzel, Jr.
140 Maryland National Bank Bldg.
Baltimore, Maryland 21202

Attorney
Address
William L. Skelton
204 W. Pennsylvania Ave.
Towson, Md. 21204 - 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of December, 1967, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 100, County Office Building in Towson, Baltimore County, on the 5th day of January, 1968, at 10:00 o'clock A.M.

Edward D. Hardisty
 DEPUTY Zoning Commissioner of Baltimore County.



DESCRIPTION

0.5 ACRE PARCEL, MORE OR LESS, SOUTHWEST SIDE OF REISTERSTOWN ROAD, SOUTH OF BALTIMORE BELTWAY, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for B-L Zoning

PARCEL "B"

Beginning for the same at a point on the southwest side of Reisterstown Road, 400 feet, more or less, from its intersection with the Baltimore Beltway, where said Reisterstown Road is intersected by the "3R-10-3". Zoning Line, running thence binding on the area zoned "3R-10-3", three courses: (1) southwesterly, 128 feet, more or less, (2) northwesterly, 191 feet, more or less, (3) northeasterly, 87 feet, more or less, to the southwest side of said Reisterstown Road, thence binding on said Reisterstown Road three courses: (4) S 47° 09' 30" E - 99 feet, more or less, (5) N 47° 50' 30" E - 40.00 feet, and (6) S 42° 09' 30" E - 87 feet, more or less, to the place of beginning.

Containing 0.5 of an acre of land, more or less.

SAF:mp1

J.O. #66210



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DESCRIPTION

8.0 ACRE PARCEL, MORE OR LESS, SOUTHWEST SIDE OF REISTERSTOWN ROAD, SOUTH OF BALTIMORE BELTWAY, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for Special Exception

Beginning for the same at a point on the southwest side of Reisterstown Road, 106 feet, more or less, from its intersection with the Baltimore Beltway, running thence binding on said Reisterstown Road five courses: (1) S 42° 09' 30" E - 210.46 feet, (2) N 47° 50' 30" E - 40.00 feet, (3) S 42° 09' 30" E - 100.00 feet, (4) S 47° 54' 10" E - 118.00 feet, and (5) S 42° 05' 15" E - 286.77 feet, thence binding on the outlines of Albert D. Hutzel's property six courses: (6) S 47° 48' 50" W - 128.90 feet, (7) N 36° 16' 10" W - 89.34 feet, (8) S 48° 21' 50" W - 102.60 feet, (9) N 38° 17' 10" W - 104.80 feet, (10) S 43° 57' 50" W - 66.44 feet, (11) N 32° 45' 40" W - 3.27 feet, thence binding on a portion of Zoning Description 3R-20-7, (12) N 42° W - 87 feet, more or less, thence leaving said line, (13) S 68° 24' 00" W - 518 feet, more or less, (14) N 21° 36' 00" W - 345 feet to the south side of said Beltway, thence binding on said Beltway, three courses: (15) N 48° 03' 30" E - 60 feet, (16) N 47° 50' 30" E - 100.44 feet, and (17) N 39° 18' 40" E - 174.35 feet, thence binding on the northerly outline of said Hutzel's land two courses: (18) S 45° 18' 50" E - 93.16 feet.

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DESCRIPTION

5.2 ACRE PARCEL, MORE OR LESS, SOUTH OF BALTIMORE BELTWAY, SOUTHWEST OF REISTERSTOWN ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for B-L Zoning

PARCEL "C"

Beginning for the same at a point on the south side of the Baltimore Beltway, distant 350 feet, more or less, from its intersection with the centerline of Reisterstown Road, running thence binding on the outlines of the land owned by Pomona, Inc. two courses: (1) S 45° 18' 50" E - 93.16 feet, and (2) N 48° 27' 45" E - 168 feet, more or less, to a point on the existing "3R-20-7" zoning line, thence binding on said area zoned 3R-20-7, three courses: (3) S 42° E - 306 feet, more or less, (4) S 48° W - 153 feet, more or less, (5) S 42° E - 132 feet, more or less, thence (6) S 64° 24' 00" W - 518 feet, more or less, thence, (7) N 21° 36' 00" W - 345 feet, more or less, to the south side of said Beltway, thence binding on the south side of said Beltway, three courses: (8) N 48° 03' 30" E - 60 feet, more or less, (9) N 47° 50' 30" E - 100.44 feet, and (10) N 39° 18' 40" E - 174.35 feet to the place of beginning.

Containing 5.2 acres of land, more or less.

RWB:mp1

J.O. #66210



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and (19) N 48° 27' 45" E - 254.37 feet to the place of beginning. Containing 8.0 acres of land, more or less.

SAF:mp1

J.O. #66210

September 3, 1969



DESCRIPTION

1.8 ACRE PARCEL, MORE OR LESS, SOUTH OF BALTIMORE BELTWAY, SOUTHWEST OF REISTERSTOWN ROAD, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for a Parking Permit in A Residential Zone

PARCEL "D"

Beginning for the same at a point on the south side of the Baltimore Beltway, distant 635 feet, more or less, from its intersection with the center line of Reisterstown Road, said point being distant 335 feet, more or less, as measured southwesterly along said Beltway from the point of intersection thereof by the fifth line of the second parcel of land conveyed to Pomona, Inc. in Liber O.T.G., 4613 page 410, running thence binding on the south side of said Beltway (1) S 48° 03' 30" W 101 feet, more or less, thence (2) S 21° 36' 00" E 361.28 feet, thence (3) N 68° 24' 00" E 211.75 feet, thence (4) S 83° 47' 50" E 88.71 feet, thence (5) N 66° 22' 10" E 355.50 feet, to a point on the existing 3R-20-7 zoning line, thence binding on a part thereof, (6) N 42° W 87 feet, more or less, thence (7) S 68° 24' 00" W 518 feet, more or less, thence to a point 50 feet northwest of third line and 95 feet northeast of the second line of outline now being described, thence parallel and distant 95 feet northeast of said second line, (8) N 21° 36' 00" W 345 feet, more or less, to the place of beginning.

Containing 1.8 acres of land, more or less.

RWB:mp1

J.O. #66210

September 2, 1969

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DESCRIPTION

0.23 ACRE PARCEL, MORE OR LESS, SOUTHWEST SIDE OF REISTERSTOWN ROAD, SOUTH OF BALTIMORE BELTWAY, THIRD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND.

This Description is for B-L Zoning

PARCEL "A" UNZONED (Shown on Map as R-10 but excluded from Map and Sound description, Resolution of the County Commissioners of Baltimore County, dated January 16, 1957) Beginning for the same at a point on the southwest side of Reisterstown Road, 150 feet, more or less, from its intersection with the Baltimore Beltway, running thence binding on said Reisterstown Road, (1) S 42° 09' 30" E - 113 feet, more or less, to a point on the "3R-10-3" zoning line, thence binding on said zoning line, (2) southwesterly, 87 feet, more or less, to a point on the "3R-20-7" zoning line, thence binding on said zoning line, (3) northwesterly, 115 feet, more or less, thence (4) N 48° 27' 45" E 87 feet, more or less, to the place of beginning.

Containing 0.23 of an acre of land, more or less.

SAF:mp1

J.O. #66210

August 12, 1969



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BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardisty, Deputy Zoning Commissioner Date: January 2, 1970
 FROM: Mr. George E. Cavallis, Director of Planning

SUBJECT: Petition 70-1221XSPH, Reclassification from Unzoned (Shown on Map as R-10 but excluded from Map and Sound description, Resolution of the County Commissioners of Baltimore County, dated Jan. 16, 1957), R-10 and R-20 to B-L Zone. Special Exception for Hotel, Motel and/or Motor Court. Special hearing for off-street parking in a residential zone. Southwest side of Reisterstown Road 100 feet south of Balto. Beltway. Albert D. Hutzel, Jr., Petitioner

3rd District

HEARING: Monday, January 5, 1970 (1:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification, Special Exception for a Motor Inn, and a use permit for off-street parking in a residential zone. We note that the Planning Board has in fact recommended creation of commercial zoning in the manner requested by the petitioner as part of its tentative recommendations for comprehensively rezoning this portion of the County. We particularly like the concept of maintaining residentially-zoned buffers within the subject property.

We note also that additional takings are proposed by the State Roads Commission in connection with eventual widening and improvement of the Reisterstown Road interchange with the Beltway. This would have consequential effects on the location of buildings in the area of interior circulation here. Therefore, any granting of this petition should be conditioned upon compliance with development plans to be approved by this office. Such approval by us would require modification of the present development plan.

GEG:bms



11-10-70

70-122-RX
MAP #3
SEC. 2-C
NW-8-F
BL-X

RE: PETITION FOR RECLASSIFICATION from Unzoned, R-10 and R-20 zones to B.L. zone; SPECIAL EXCEPTION for Motel; and SPECIAL HEARING to permit off-street parking in residential zone SW/S Reisterstown Road 100 feet South of Beltway 3rd District

Albert D. Hutzler, Jr., et al
Petitioners
Pikesville Hotel Limited Partnership
Contract Purchaser

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 70-122-RX-SPH

ORDER OF DISMISSAL

Petition of Albert D. Hutzler, Jr., et al (Pikesville Hotel Limited Partnership, contract purchase), for reclassification from Unzoned, R-10 and R-20 zones to B.L. zone; special exception for motel; and special hearing to permit off-street parking in residential zone, on property located on the southwest side of Reisterstown Road 100 feet south of the Beltway, in the 3rd Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of appeal filed September 2, 1970 (a copy of which is attached hereto and made a part hereof), from the attorneys representing the Protestants-Appellants in the above entitled matter.

WHEREAS, the said attorneys for the said Protestants-Appellants request that the appeal filed on behalf of said Protestants be dismissed and withdrawn as of September 2, 1970.

IT IS HEREBY ORDERED, this 3 day of September, 1970, that said appeal be and the same is dismissed.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slawik, Chairman
W. Allen Parker
Walter A. Reiter, Jr.

Rec'd 9/10/70
8:20 AM

CLERK OFFICE
HOLM, PLUMMER & WILLIAMS
TOWSON, MD.

70-122-RX

APPEAL FROM PETITION FOR RECLASSIFICATION, SPECIAL EXCEPTION AND SPECIAL HEARING, SW/S OF REISTERSTOWN ROAD 100' S OF THE BALTIMORE BELTWAY - 2nd DISTRICT

ALBERT D. HUTZLER, JR. et al
Petitioners

BEFORE THE BALTIMORE
COUNTY BOARD OF APPEALS
Case No. 70-122-RX-SPH
(Item No. 60)

ORDER OF DISMISSAL WITH PREJUDICE

Mr. Clerk:

Please enter the above entitled matter "AGREED,

SETTLED, SATISFIED and DISMISSED WITH PREJUDICE" on behalf of the protestant-appellants Jerome Markman and Diane H. Markman.

Jerome Markman
George W. White, Jr.
Diane H. Markman
Buckmaster, White, Mindel and Clarke
Attorneys for Protestants-Appellants
305 W. Chesapeake Avenue
Towson, Maryland 21204
Telephone: 828-1050

ORDER RECEIVED FOR FILING

DATE 9/10/70
BY 224/122-RX
SUBMITTING AGENT

RE: PETITION FOR RECLASSIFICATION, SPECIAL EXCEPTION AND SPECIAL HEARING, SW/S OF REISTERSTOWN ROAD, 100' S OF THE BALTIMORE COUNTY BELTWAY - 2nd DISTRICT

Albert D. Hutzler, Jr., et al - Petitioners
No. 70-122-RXSPH (Item No. 60)

BEFORE THE
ZONING COMMISSIONER
OF
BALTIMORE COUNTY

The Petitioners request a Reclassification of their property from unzoned, R-10 and R-20 zones to a BL zone. They also seek a Special Exception to use their property for a motel. Permission to park automobiles in an R-20 zone is also requested.

The overall tract consists of 9.8 acres, 2.1 acres of which are already zoned BL. Parcel "A" consists of .23 of an acre and is unzoned. Parcel "B" consists of .5 of an acre and is now zoned R-10, while Parcel "C", consisting of 5.2 acres, is now zoned R-20. The remaining 1.8 acres is zoned R-20, and it is for this small tract that a special parking use permit is desired. The Special Exception for a motel will apply to eight acres of ground only and will not affect the area to be reserved for parking.

There was ample testimony offered in support of this Petition. The overall tract rolls in all directions and has an average grade of twelve per cent. Water and sewer facilities are available and adequate. There was testimony from a traffic expert that no traffic congestion would result from the proposed development.

The Petitioners desire to construct a small shopping area on the front portion facing Reisterstown Road and just south of this will be the situs of a gasoline service station. To the rear of the shopping area will be a motel complex providing for one hundred and seventy-four units. Also included in the complex will be a dining area, a cocktail lounge, a ballroom and an administration area as well as a swimming pool.

There was evidence of thirteen zoning changes in the immediate area. There was also evidence of road pattern changes affecting Old

Court Road as well as the Baltimore County Beltway Interchange.

It should be pointed out that the new zoning map proposes commercial zoning for the subject property and that the comments from the Director of the Office of Planning and Zoning for Baltimore County submitted in connection with this Petition are generally favorable.

Without further reviewing the evidence, the Zoning Commissioner feels that sufficient changes in the character of the neighborhood justify the granting of the Petition and likewise feels that the requirements of Section 502.1 of the Baltimore County Zoning Regulations have been met.

For the foregoing reasons, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 12 day of May, 1970, that the herein described property or area should be and the same is hereby reclassified; from an unzoned, R-10 and R-20 zones to a BL zone and a Special Exception for a motel should be and the same is GRANTED, from and after the date of this Order, subject to the approval of the site plan by the State Road Commission, the Bureau of Public Services and the Office of Planning and Zoning.

It is further ORDERED that permission to use the residential tract for parking in accordance with the plat dated August 7, 1969, revised November 3, 1969, December 10, 1969, and December 26, 1969, and approved April 9, 1970, by George E. Gavrelis, Director of the Office of Planning and Zoning for Baltimore County, said plat having been filed as Exhibit "A" in this proceeding, and which is incorporated by reference hereto as a part of this Order, is GRANTED.

Edward D. Hutzler, Jr.
Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
DATE 9/10/70
BY 224/122-RX
SUBMITTING AGENT

BUCKMASTER, WHITE, MINDEL & CLARKE
705 W. CHESAPEAKE AVENUE
BALTIMORE, MARYLAND 21204
TELEPHONE 828-1050

WY 22 70 1000
LAW OFFICES
HOLM, PLUMMER & WILLIAMS
TOWSON, MD.

May 20, 1970

Mr. Edward D. Hardesty
Zoning Commissioner
Baltimore County Office of Planning and Zoning
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

BUCKMASTER, WHITE, MINDEL & CLARKE
Mr. Edward D. Hardesty -2- May 20, 1970

Enclosed is check payable to Baltimore County in the amount of \$70.

Please acknowledge receipt of the Appeal and advise whether there is anything further needed to complete the Appeal.

Sincerely,
George W. White, Jr.

GWMJr./slg
Enc.
cc: James D. Nolan, Esquire

Re: Petition for Reclassification, Special Exception and Special Hearing SW/S of Reisterstown Rd., 100' S of the Baltimore Beltway-3rd District
Albert D. Hutzler, Jr., et al
Petitioners
No. 70-122-RXSPH (Item No. 60)

Dear Mr. Hardesty:

Please note an appeal to the County Board of Appeals from your Order of May 12, 1970 reclassifying property in the above matter from an unzoned, R-10 and R-20 zones to a BL zone and a Special Exception for a motel, and from your Order giving permission to use a residential tract for parking in accordance with the plat dated August 7, 1969, revised September 3, 1969, December 10, 1969 and December 26, 1969 and approved April 9, 1970.

The Appeal is on behalf of an adjoining property owner, Jerome Markman, of 1708-1/2 Reisterstown Road.

EWELL, BOMHARDT & ASSOCIATES
CONSULTING ENGINEERS
1828 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201

PROJECT: REISTERSTOWN RD.
SUBJECT: TRAFFIC STUDY
SHEET NO. 1 OF 1
DATE: 5/10/70

		VILLAGE GREEN 5000 SQ. FT.		PRIOR SHOPPING AREA 20,000 SQ. FT.	
DATE	TIME	IN	OUT	IN	OUT
FRIDAY JAN 2, 1970	3:30 PM-4:00 PM	28	76	39	138
	4:00 PM-4:30 PM	28	32	39	113
	4:30 PM-5:00 PM	36	40	127	220
	5:00 PM-5:30 PM	12	32	42	109
	5:30 PM-6:00 PM	24	30	85	127

		HOLIDAY INN 107 UNITS		PROD WILTON 174 UNITS	
DATE	TIME	IN	OUT	IN	OUT
FRIDAY JAN 2, 1970	3:30 PM-4:00 PM	8	20	20	42
	4:00 PM-4:30 PM	12	11	29	28
	4:30 PM-5:00 PM	8	9	20	40
	5:00 PM-5:30 PM	19	21	31	23
	5:30 PM-6:00 PM	10	23	24	55

Note:

From 4:00 P.M. to 5:00 P.M., 1510 cars on Reisterstown Rd. in both directions. Approximately 5 min. of free time to make left hand turn out towards Beltway (this is the most difficult turn) at the same hour.

FIGURES INCREASED 50% BECAUSE OF HOLIDAY

STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PASTOR STREET
BALTIMORE, MD. 21201
December 29, 1969

Mr. John G. Rose,
Zoning Commissioner
County Office Bldg.
Towson, Maryland 21204

Attn: Mr. O. L. Myers

Re: Zoning Advisory Comm.
Meeting - Sept. 23, 1969
ITEM 60, Property
Owner: Albert D. Hutzler, Jr.
Location: S.W. Corner of
Reisterstown Road & Baltimore
Beltway - Proposed Hotel

Dear Sir:

Subsequent to our comments of September 25, 1969, regarding the subject petition, the State Roads Commission has revised the plans for the improvements to the Baltimore-Reisterstown Road interchange. The revisions minimize the effects to the property.

Transmitted herewith is a copy of plan for your file, indicating the property and the right of way line for the proposed highway improvements. An additional copy of the plan is being sent to the petitioner's engineer.

It is our understanding the petitioner's plan will be revised prior to the hearing. In addition to the proposed right of way the plan must ultimately be revised to indicate the proposed entrance to the motel shopping center, as being located directly opposite the existing entrance to the Holiday Inn.

Very truly yours,
Charles Lee, Chief
Development Engineering
Section
by: John E. Meyers
Asst. Development Engineer

cc: Mr. Richard Smith
Natz, Architects & Associates
1020 Cromwell Bridge Road
Baltimore, Md. 21204

cc: Mr. Hugh Downs

Plat sent to
Re: 7/10/70

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

October 3, 1969

COUNTY OFFICE PLANS
1111 W. Pennsylvania Ave.
Towson, Maryland 21204COUNTY OFFICE PLANS
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1111 W. Pennsylvania Ave.
Towson, Maryland 21204James D. Nolan, Esq.
204 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 60 Page 2RE: Type of Hearings Reclassification
from an unincorporated R 10 and R 20 zone
to an R 1 zone
Location: 52 Cor. of Reisterstown Rd.
& Baltimore Beltway
Petitioner: Albert D. Hutzler, Jr., et al
Committee Meeting at September 23, 1969
3rd District
Item 60

Dear Sir:

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
dwellings and vacant land. The property to the south is
improved with a service station and Savings and Loan Association.
To the east lies a cabin, restaurant, bowling alley, and
service stations. The property is bounded on the north
by the Baltimore Beltway. The western property is owned by
the petitioner. Reisterstown Road is not improved with
concrete curb and gutter for a portion of the property.

BUREAU OF ENGINEERING:

Highways:

The Baltimore Beltway, Reisterstown Road and the service road
are State roads; therefore, this site will be subject to State
Roads Commission review and all street improvements and entrance
locations on these roads will be subject to State Roads Commission
requirements.

Storm Drains:

The Baltimore Beltway, Reisterstown Road and the service road
are State roads; therefore, drainage requirements as they affectJames D. Nolan, Esq.
204 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 60 Page 2

Storm Drains (Continued)

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.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.No provisions for accommodating storm water or drainage have been
indicated on the subject plan. However, a drainage study and storm
drainage plans will be required in connection with any subsequent
grading or building permit applications.

Sediment Controls:

Development of this property through stripping, grading, and
subdivision could result in a sediment pollution problem, damaging
private and public holdings downstream of the property. A grading
permit is, therefore, necessary for all grading, including the
stripping of top soil.Grading studies and sediment control drawings will be necessary
to be reviewed and approved prior to the issuance of any grading or
building permits.

Sanitary Sewers:

Public sanitary sewerage is available to serve this property as
shown on the subject plan. However, the proposed grading of the
subject site will be critical and the determining factor as to
whether gravity sewer flow can serve the buildings proposed in the
rear of the site.

Water:

Public water supply is available to serve this property.

BUREAU OF TRAFFIC ENGINEERING:

The subject site as presently zoned could generate approximately
1100 trips per day. However, as proposed, the subject site could generateJames D. Nolan, Esq.
204 W. Pennsylvania Avenue
Towson, Md. 21204
Item 60 Page 3

October 3, 1969

ZONING ADMINISTRATION DIVISION:

Revised plans must be submitted in accordance with the
foregoing comments by the State Roads Commission, the Bureau of
Engineering and the Zoning Office. Also, due to the fact that the
Planning Board is adopting new maps for the entire Baltimore
County Area, the petitioner will be required to submit a brief
explaining his reasons why this reclassification should be granted.
I am enclosing one copy of a marked up print by the State Roads
Commission showing the proposed taking for the Baltimore County
Beltway. The revised plans and brief should be submitted to this
office prior to a hearing date being assigned.

Very truly yours,

CLIFFER L. MYERS, Chairman

CLM:JD
Enc.cc: Stiskind & Taber
10 Light Street
Baltimore, Md. 21202JAMES D. NOLAN, ESQ.
204 W. PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204
ITEM 60 PAGE 3STATE OF MARYLAND
STATE ROADS COMMISSION
300 WEST PENNSYLVANIA STREET
BALTIMORE, MD. 21201
DECEMBER 29, 1969WALTER G. HOFFMAN, JR.
VICE PRESIDENT
BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
4-63211Mr. John G. Rose,
Zoning Commissioner
County Office Bldg.,
Towson, Maryland 21204

Attn: Mr. O. L. Myers

Re: Zoning Advisory Comm.
Meeting - Sept. 23, 1969
ITEM 60, Property
Owner: Albert D. Hutzler, Jr.
Location: S.W. Corner of
Reisterstown Road & Baltimore
Beltway - Proposed Motel

Dear Sir:

Subsequent to our comments of September 25, 1969, regarding
the subject petition, the State Roads Commission has revised the plans for
the improvements to the Baltimore-Reisterstown Road interchange. The revisions
minimize the effects to the property.Transmitted herewith is a copy of plan for your file, indicating
the property and the right of way line for the proposed highway improvements.
An additional copy of the plan is being sent to the petitioner's engineer.It is our understanding the petitioner's plan will be revised
prior to the hearing. In addition to the proposed right of way the plan
must ultimately be revised to indicate the proposed entrance to the motel-
shopping center, as being located directly opposite the existing entrance to
the Holiday Inn.

Very truly yours,

Charles Lee, Chief
Development Engineering
SectionBy: John L. Myers
Asst. Development Engineercc: Mr. Richard Smith
Maz, Shilds & Associates
1020 Cromwell Bridge Road
Baltimore, Md. 21204

cc: Mr. Hugh Downs

JD

James D. Nolan, Esq.
204 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 60 Page 3

October 3, 1969

BUREAU OF TRAFFIC ENGINEERING (Continued)

approximately 4000 trips per day. At the present time, there is a
problem existing at the interchange of Reisterstown Road and the
Baltimore Beltway, and commercial development of this site could only
increase this difficulty.

BOARD OF EDUCATION:

Purpose of change is to construct a motel and as such would
not affect student population.

FIRE DEPARTMENT:

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

PLANS REVIEW DIVISION:

No comment until construction drawings are submitted to this
office. Applicant shall abide by Baltimore County Building Codes.

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Public Swimming Pool Comments: Prior to approval of a public
pool on this site, two complete sets of plans and specifications
of the pool and bathhouse must be submitted to the 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.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.

Owner must comply with hotel and motel regulations.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

October 27, 1970

James D. Nolan, Esq.
204 W. Pennsylvania Ave.
Towson, Md. 21204Re: Petition for Reclassification,
Special Exception & Special Hearing
501/2 Reisterstown Rd. 100' E of
Beltway #7-122-0350

Dear Mr. Nolan:

The enclosed site plan approved by this office
is for parking only.This plan indicates the permitted uses,
recreational, landscaping and parking requirements.The site must be maintained in accordance with this
plan at all times.If you or the operator have any questions concerning
this matter, please feel free to contact us at any time.

Very truly yours,

James D. Nolan
Zoning Supervisor

Enclosure(s)

James D. Nolan, Esq.
204 W. Pennsylvania Avenue
Towson, Maryland 21204
Item 60 Page 4

October 3, 1969

HEALTH DEPARTMENT:

Public water and sewers are available to the site.

Public Swimming Pool Comments: Prior to approval of a public
pool on this site, two complete sets of plans and specifications of
the pool and bathhouse must be submitted to the 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.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.

Owner must comply with hotel and motel regulations.

STATE ROADS COMMISSION:

The site will be affected by the State Roads Commission's tentative
proposed improvements to the Baltimore Beltway - Reisterstown Road
interchange. Access to the site would be denied with the execution
of the southeast portion of the interchange. In spite of the foregoing,
it is our opinion that the site could still be developed utilizing
the remaining portion.Attached are two copies of the site plan on which has been indicated
the effects to the property.The plan must be revised to indicate the proposed Right of Way
prior to a hearing date being assigned.

PROJECT PLANNING DIVISION:

This plan does not recognize the State Roads Commission's proposal
for Reisterstown Road and the Beltway. This office will withhold
comment until such time as the plan has been revised as per State
Roads comment.CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, MarylandDistrict: 7th Date of Posting: Dec. 20, 1969
Posted for: RECLASSIFICATION, SPECIAL EXCEPTION AND SPECIAL HEARING
Petitioner: ALBERT D. HUTZLER, JR. SEE BACK OF CERTIFICATE
Location of property: S.W. CORNER OF REISTERSTOWN RD. 100' E OF
BALTIMORE BELTWAY
Location of signs: (1) S.W. CORNER OF REISTERSTOWN RD. 100' E OF BELTWAY
(2) S.W. CORNER OF REISTERSTOWN RD. 100' E OF BELTWAY
Remarks: 70-122-RXSPH
Posted by: John P. Plim Signature Date of return: Jan. 9, 1970FROM LINZNER (SHOW) ON MAPS R-10 OUT - INDEX FROM NOTES &
BOUNDARY DESCRIPTION - RESOLUTION FROM COUNTY COMMISSIONERS OF
BALTIMORE COUNTY, DATED JAN. 16, 1967 R-10 & R-20 TO R-1 ZONE
PETITION FOR SPECIAL EXCEPTION FOR HOTEL, MOTEL AND OR
MOTOR COURT.
PETITION FOR SPECIAL HEARING TO PERMIT OFF-STREET
PARKING IN A RESIDENTIAL ZONE

TELEPHONE 823-3000 EXT. 567		INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON, MARYLAND 21204		No. 67113 DATE <u>Jan. 26, 1959</u> BILLED BY	
To: General Sales, Fleetway and Uffman 224 N. Centre Ave. Towson, Md. 21204		Encls. Dept. of Baltimore County			
PAYMENT TO ACCOUNT NO. 67-422		RETURN THIS PORTION WITH YOUR REMITTANCE		TOTAL AMOUNT \$100.00	
DEBITTY		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD		CREDIT	
1 2 3 4 5 6 7 8 9 10 11 12		Description and posting of property for Albert S. Reister, Jr. 670-100-02570			
4		\$100.00			

TELEPHONE 623-3000 EXT. 267	INVOICE BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE <i>Division of Collection and Receipts</i> COURT HOUSE TOWSON, MARYLAND 21204	No. 67987 DATE Dec. 12, 1959 BILLED BY _____
To: James B. Eiden, City 280 S. Greenfield Ave. Wheaton, Md. 20859 Smoking Dept. of Baltimore County		
PAYMENT TO ACCOUNT NO. 65-028		TOTAL AMOUNT (\$6.00)
RETURN THIS PORTION WITH YOUR REMITTANCE DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS		COBT
QUANTITY 4 DEC 15 5 0 0 C M	Permit for Restaurant/Venue, Special Occupancy and Special Dining for Albert S. Entel, Jr. 620-225-2252	\$6.00
4		
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204		

John G. Schuler, Attorney
100 G. Pennsylvania Avenue
Baltimore, Md. 21201

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
____ day of _____, 1969.

John G. Schuler
JOHN G. SCHULER,
Zoning Commissioner

Petitioner: Albert G. Schuler, et al

Petitioner's Attorney: John G. Schuler, Esq. Reviewed by *John G. Schuler*
Chairman of
Advisory Committee

[illegible]

ORIGINAL

OFFICE OF

THE
COMMUNITY **TIMES**

LLSTOWN, MD. 21133 December 22, 1969

ERTIFY, that the annexed advertisement of
Hardesty, Deputy Acting Commissioner
Baltimore County

THE COMMUNITY TIMES, a weekly newspaper published
city, Maryland, once a week for One ~~year~~

22nd day of Dec., 19 69 that is to say, the same
be issued of December 18, 1969.

STROMBERG PUBLICATIONS, Inc.

THE COMMUNITY TIMES, a weekly newspaper published
Maryland, once a week for One ~~year~~
22nd day of Dec., 19 60 that is to say, the same
the issue of December 16, 1960.

[illegible]

DUPLICATE

CERTIFICATE OF PUBLICATION

TOWSON, MD., _____ December, 19____, 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 _____ 898 ~~114~~ _____ before the _____ 5th day of _____ January _____, 1970., the first publication appearing on the _____ 35th day of _____ December _____, 1969..

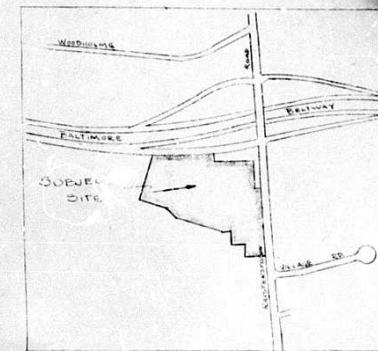
THE JEFFERSONIAN.

L. Leland Smith
Manager.

Cost of Advertisement, \$.....

BALTIMORE

BELTWAY



LOCATION PLAN
SCALE 1"=500'

GENERAL NOTES

1. Total Area of Tract Equals 380 Acres:
A. Area Under "B.L." Zoning 300 Acres
B. Area Under "Residential" Zoning 80 Acres
C. Area Under "Industrial" Zoning 100 Acres
D. Area Under "Office" Zoning 100 Acres
2. Existing Use of Tract "B.L." "R-10" "R-20" & "Industrial" (Under "B.L." Zoning) "R-10" "R-20" "Industrial" (Under "Residential" Zoning) "R-10" "R-20" "Industrial" (Under "Office" Zoning) "R-10" "R-20" "Industrial"
3. Proposed Use of Tract "B.L." With Special Exception "Office" "Industrial" "Residential" "Office" "Industrial" "Residential" "Office" "Industrial" "Residential"
4. Proposed Use of Tract "B.L." With Special Exception "Office" "Industrial" "Residential" "Office" "Industrial" "Residential" "Office" "Industrial" "Residential"
5. Note - Motel Data:
A. Total Number of Rooms Equals 174
B. Restaurant Building, Cocktail Lounge & Bar Shop Equals 12,421 Sq. Ft.
C. Required Parking Equals 417 Units
D. Proposed Parking Equals 423 Units
6. Shopping Area Data:
A. Total Retail Floor Area Equals 20,450 Sq. Ft.
B. Required Parking Equals 102 Units
C. Proposed Parking Equals 102 Units
7. Total Parking Required Equals 521 Units
8. Total Parking Provided Equals 525 Units
9. Proposed Landscaping - 5.0 Acres
10. Proposed Landscaping of Site Equals 1.18 Acres
11. Station Station Data:
A. Required Area For Site Equals 12,000 Sq. Ft.
B. Proposed Area For Site Equals 37,875 Sq. Ft.
C. Required Off-street Parking Equals 30 Units
D. Proposed Off-street Parking Equals 10 Units
12. Indicate If High Lighting Structures With 2' High Case Base (Should Contain 10' or Equal)
13. Proposed Vehicle Only W. Park In Parking Areas - Service Drives Are Within "B.L." Area
14. Lighting Will Be Operated During Periods of Low Visibility & At Night & Directed Away From Residential Properties
15. On-Site Storm Drainage Will Be Paved Up In An Enclosed System & Carried To A Suitable Outfall As Directed By City Of Bureau Of Engineering

#70-122 R X
SPH
MAP
#3
SEC. 2-C
NW-8P
BL-X

PLANS APPROVED
OFFICE OF PLANNING & ZONING

BY: [Signature]
DATE: 10/9/70
Subject to compliance with subsequent comments by other agencies or final plans and processed for building permits.

Plan To Accompany Application For
RECLASSIFICATION & SPECIAL EXCEPTION
OF PROPERTY
VICINITY

BALTIMORE BELTWAY & WESTTOWNSHIP RD.
Election District 3
Scale 1"=20'

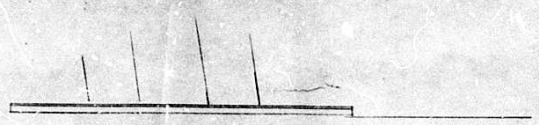
Baltimore Co., Md.
August 7, 1969
Revised: Sept. 9, 1969
Revised: Dec. 10, 1969
Revised: Dec. 20, 1969
Revised: March 13, 1970



MATZ, CHILDS & ASSOCIATES
1000 CHURCH ST., BALTIMORE, MD. 21202
PL



11-10-70



MD. 140

TO PARK HEIGHTS AVE

BALTIMORE BELTWAY

7. MI. 26'

PROPOSED 1/4" LINE OF THROUGH HIGHWAY

PROPOSED 1/4" LINE OF THROUGH HIGHWAY

PROPOSED 1/4" LINE OF THROUGH HIGHWAY

PROPOSED 1/4" LINE OF THROUGH HIGHWAY

PROPOSED 1/4" LINE OF THROUGH HIGHWAY

PROPOSED 1/4" LINE OF THROUGH HIGHWAY

ADMINISTRATION
DINING ROOM
CENTRAL LUNGEON
F. 2000

RESEARCH & DEV. HOTEL

RESEARCH & DEV. HOTEL

RESEARCH & DEV. HOTEL

RESEARCH & DEV. HOTEL

RESEARCH & DEV. HOTEL

PAPERS & BOOK STORE

PAPERS & BOOK STORE

PAPERS & BOOK STORE

PAPERS & BOOK STORE

PAPERS & BOOK STORE

PAPERS & BOOK STORE

PROPOSED END R/W LINE OF THROUGH HIGHWAY

THE PROPOSED 1/4" LINE OF THROUGH HIGHWAY
IS ESTABLISHED FROM THE PROPOSED GRADING
SCHEME 'A' ON THE HUTZLER PROPERTY

SCALE: 1" = 50'

HUTZLER PROPERTY

RECEIVED
DEC 22 1969
4th Div. Eng. Div.



11-10-70



THE PROPOSED R/W LINE OF THROUGH HIGHWAY WAS ESTABLISHED FROM THE PROPOSED GRADING (SCHEME "A") ON THE HUTZLER PROPERTY

SCALE: 1" = 50'

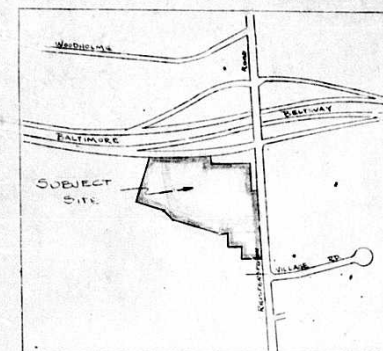
HUTZLER PROPERTY

MICROFILMED

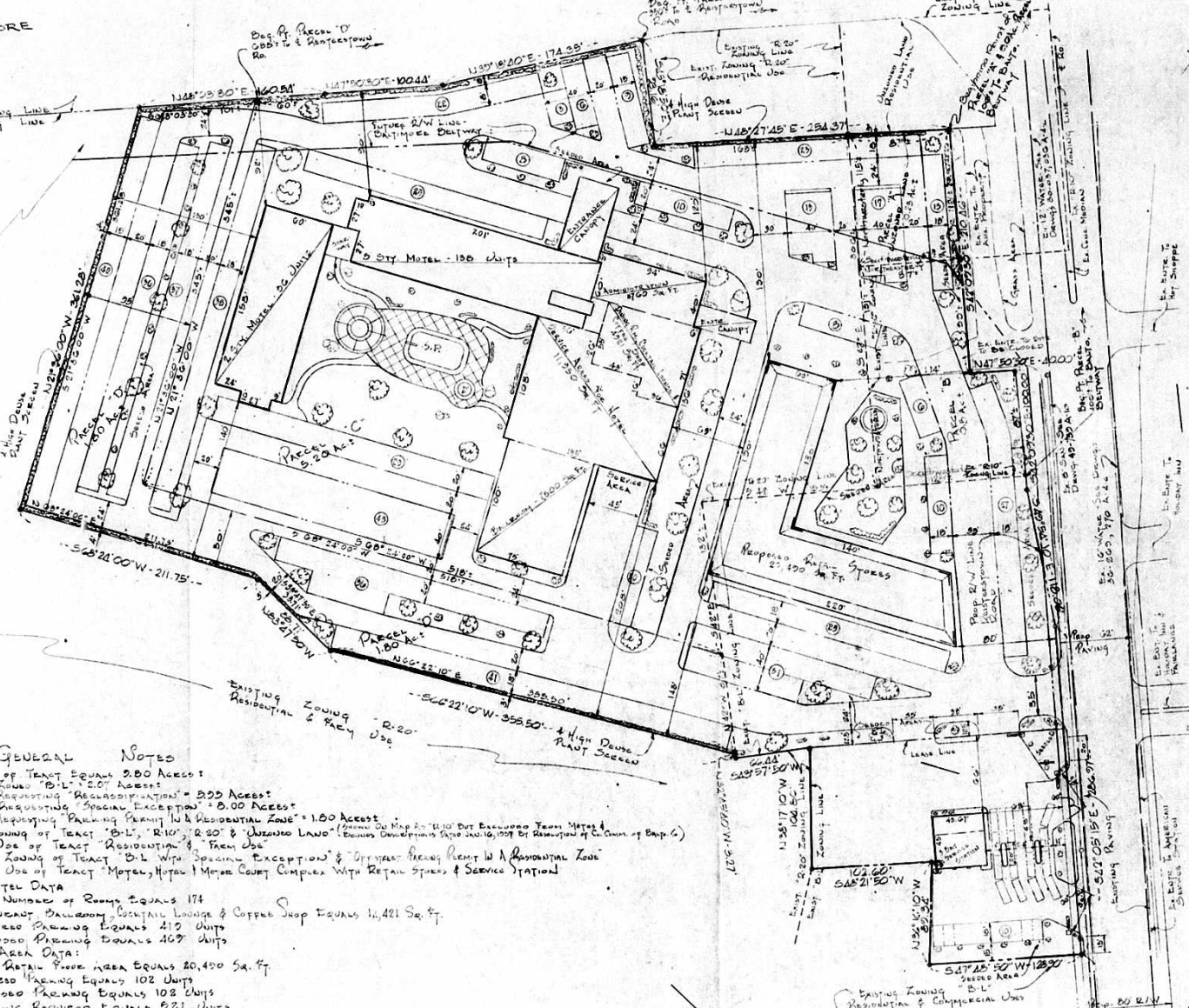


BALTIMORE

BELTWAY



LOCATION PLAN
SCALE 1"=500'



GENERAL NOTES

- TOTAL AREA OF TRACT EQUALS 9.00 ACRES:
A. AREA TRACT "B-L" = 2.00 ACRES
B. AREA REQUESTING "RECLASSIFICATION" = 5.00 ACRES
C. AREA REQUESTING "SPECIAL EXCEPTION" = 2.00 ACRES
D. AREA REQUESTING "PARKING PLANNING IN A RESIDENTIAL ZONE" = 1.00 ACRES
- EXISTING ZONING OF TRACT "B-L", "R-10", "R-20" & "JENNINGS LAND" (SEE MAP 2-10-100 BUT EXCLUDED FROM MAP 2-10-100 BY REVISION OF CITY CHARTER OF BALTIMORE)
- EXISTING ZONING OF TRACT "B-L" WITH "SPECIAL EXCEPTION" & "OFF-STREET PARKING PLANNING IN A RESIDENTIAL ZONE"
- PROPOSED USE OF TRACT "MOTOR HOTEL", "MOTOR HOTEL COMPLEX WITH RETAIL STORES & SERVICE STATION"
- NOTES - HOTEL DATA:
A. TOTAL NUMBER OF ROOMS EQUALS 174
B. RESTAURANT, BALLROOM, COFFEE LOUNGE & COFFEE SHOP EQUALS 12,421 SQ. FT.
C. REQUIRED PARKING EQUALS 412 UNITS
D. PROPOSED PARKING EQUALS 402 UNITS
- SHOPPING AREA DATA:
A. TOTAL RETAIL FLOOR AREA EQUALS 20,400 SQ. FT.
B. REQUIRED PARKING EQUALS 102 UNITS
C. PROPOSED PARKING EQUALS 102 UNITS
- TOTAL PARKING REQUIRED EQUALS 521 UNITS
TOTAL PARKING PROPOSED EQUALS 511 UNITS
- PROPOSED LANDSCAPING OF SITE EQUALS 0.50 ACRES
- PROPOSED LANDSCAPING OF SITE EQUALS 1.15 ACRES
- SERVICE STATION DATA:
A. REQUIRED AREA FOR SITE EQUALS 12,000 SQ. FT.
B. PROPOSED AREA FOR SITE EQUALS 27,278 SQ. FT.
C. REQUIRED OFF-STREET PARKING EQUALS 10 UNITS
D. PROPOSED OFF-STREET PARKING EQUALS 10 UNITS

#70-122RX SPH

#70-122RX SPH

OFFICE COPY

MAP
#3
SEC. 2-C
NW-8-F
BL-X

Item #60
OFFICE COPY
REVISED PLANS
NOV 29 1960

PLAT TO ACCOMPANY PETITION
FOR
RECLASSIFICATION & SPECIAL EXCEPTION
OF PROPERTY
IN VICINITY
BALTIMORE BELTWAY & REISTERSTOWN RD.
ELECTION DISTRICT 3 BALTIMORE CO., MD.
SCALE 1"=500'
REVISED: Sept 7, 1960
REVISED: Dec 10, 1960
REVISED: Dec 20, 1960

MATZ, CHILDS & ASSOCIATES
1050 ORCHARD DRIVE ROAD
BALTIMORE, MARYLAND 21204
DESIGNED BY: [Signature]
CHECKED BY: [Signature]

11-10-70