

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

George L. Hampshire, et al., legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an R-10 zone to an R-A zone, for the following reasons:

- Error in original zoning, as exemplified by
- Change in the neighborhood since the adoption of the 9th Electoral District Land Use Map.

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 Elevator Apartments.

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: Paul K. Hampshire, et al. Address: 200 Padonia Road, East Cockeysville, Maryland 21030

John T. Armiger, Petitioner's Attorney Address: 200 Padonia Road, East Cockeysville, Maryland 21030

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of January, 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

on the 19th day of February, 1969, at 9:00 o'clock

Edward D. Hinderley, Deputy Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Oliver L. Morris Date: December 10, 1969
FROM: Ian Forrest
SUBJECT: Item 109 - Zoning Advisory Committee Meeting, December 9, 1969

Health Department Comments:

109. Property Owner: Paul K. Hampshire, et al.
Location: W/S of Chesapeake Ave., 620' No. of Dixie Dr.
District: 9th
Present Zoning: R-10
Proposed Zoning: Rec'l. to RA, S.S. for elevator apt.
No. Acres: 4.7

Public water is available to the site. Public sewer is proposed. The present sewage disposal system consists of a cesspool which is uncovered. This cesspool must be covered immediately and filled before any further construction takes place.

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

John W. Armiger, Chief
Section of Recreational Services
BUREAU OF ENVIRONMENTAL HEALTH

IF/ca

RE: PETITION FOR RECLASSIFICATION from an R-10 zone to an R-A zone and SPECIAL EXCEPTION for Elevator Apartments S/S Chesapeake Avenue 620' W. of Dixie Drive 9th District Paul K. Hampshire, et al. Petitioners

BEFORE

COUNTY BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 70-160-RX

ORDER OF DISMISSAL

Petition of Paul K. Hampshire, et al., for reclassification from an R-10 zone to an R-A zone and a special exception for Elevator Apartments on property located on the south side of Chesapeake Avenue 620 feet west of Dixie Drive, in the Ninth Election District of Baltimore County.

WHEREAS, the Board of Appeals is in receipt of an Order of Dismissal of Appeal filed March 27, 1972 and a certified copy of same filed April 13, 1972 (copies of which are attached hereto and made a part hereof) from the attorney representing the petitioners-appellants in the above entitled matter; and

WHEREAS, the said attorney for the said petitioners-appellants requests that it's appeal filed on behalf of said appellants be dismissed and withdrawn as of March 27, 1972; and

WHEREAS, counsel for the protestants have received due notice thereof.

IT IS HEREBY ORDERED, this 14th day of May, 1972, that said appeal be and the same is hereby DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

John A. Slawik, Chairman

W. Giles Parker

Walter A. Keller, Jr.

RE: PETITION FOR RECLASSIFICATION from R-10 to R-A, with Special Exception for Elevator Apartments S/S Chesapeake Avenue, 620' W. of Dixie Drive- 9th District Paul K. Hampshire, et al. Petitioners-Appellants

BEFORE THE

BOARD OF APPEALS

OF

BALTIMORE COUNTY

No. 70-160-RX

MR. CLERK:

Please dismiss the within Appeal without prejudice.

John Warfield Armiger
Attorney for Petitioners-Appellants
200 Padonia Road East
Cockeysville, Maryland 21030
666-0440

Rec'd 3-27-72
12 Noon

PETITION for Reclassification from R-10 to R-A, with Special Exception for Elevator Apartments S/S Chesapeake Avenue, 620' W of Dixie Drive- 9th District Paul K. Hampshire, et al. Petitioners

BEFORE THE

ZONING COMMISSIONER

OF

BALTIMORE COUNTY

NO. 70-160-RX

ORDER OF APPEAL

MR. CLERK:

Please enter an Appeal, on behalf of the Petitioners, to the County Board of Appeals in the above-captioned case.

John Warfield Armiger
Attorney for Petitioners
200 Padonia Road East
Cockeysville, Maryland 21030
666-0440

I HEREBY CERTIFY THAT a copy of the foregoing Order of Appeal

was mailed on June 9, 1970 to the following: John T. Welsh, Esquire, Jenifer Building, 44 West Chesapeake Avenue, Towson, Maryland 21204; Harvey C. Jones, II, Esquire, 417 Alabama Road, Towson, Maryland 21204; Richard C. Murray, Esquire, Loyola Federal Building, 22 West Pennsylvania Avenue, Towson, Maryland 21204; Robert A. DiCicco, Esquire, 26 West Pennsylvania Avenue, Towson, Maryland 21204; Eugene Schmidt, Esquire, 303 Alabama Road, Towson, Maryland 21204; and Mr. Eugene L. Kibbe, Jr., 312 Alabama Road, Towson, Maryland 21204.

John Warfield Armiger

MEMORANDUM TO ACCOMPANY ZONING PETITION

Pursuant to the provisions of Bill No. 72 (1969) of the County Council of Baltimore County, the following reasons are assigned in support of the said petition:

The said property is abutted on its eastern boundary by the Mt. Moriah Lodge (Masonic Order) property, which has just been granted Special Exception for a community hall. Directly across Chesapeake Avenue, the YMCA, operating under a previously granted Special Exception, has erected a complex of buildings for institutional use. These two Special Exceptions, (one utilized and the other about to be utilized), have radically changed the character of the immediate neighborhood.

The subject property, because of its extreme grades (see topo) could be only developed in its present zoning category by extremely costly grading and other expensive work. Thus utilized, (if one did not regard cost), the property would yield 20 single family dwelling units with consequent burdensome traffic discharge into Chesapeake Avenue. Under the petition submitted, 18 apartment dwelling units are contemplated under a condominium plan. Historically, these units would be occupied by retired couples or executives whose children are beyond school age.

The use as proposed offers an excellent transitional buffer use of the property between the better type residences in Southland Hills, the institutional uses previously referred to, and the land recently reclassified for garden apartments on Chesapeake Avenue and Charles Street (Versailles Apartments). Additionally, the use here contemplated fits nicely with the proposed R, A, E-1 zone concept proposed by the Planning Office and provides in abundance the open space so necessary for acceptable land use.

John W. Armiger
Attorney for Petitioners

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

Description to Accompany Zoning Petition
Reclassification from R-10 to R-A with
Special Exception for Hi-Rise Apartments
509 W. Chesapeake Avenue

November 17, 1969

Beginning for the same at a point which is northeasterly 620 feet more or less measured from the intersection formed by the centerline of Chesapeake Avenue and the centerline of Dixie Drive, said point being on or near the center of Chesapeake Avenue at the end of the fourth line of that parcel of land described in a deed dated June 5, 1943 from Nellie L. Gessford, Executrix to Gaviord R. Auer, et ux and recorded among the Land Records of Baltimore County in Liber R.J.S. 1259, Folio 253, running thence binding reversely on the fourth through the first lines of said deed and binding in the bed of Chesapeake Avenue the four following courses viz: (1) North 19° 30' East 317 feet, (2) North 39° East 61.53 feet, (3) North 70° East 60 feet, and (4) North 72° 45' East 168 feet to the beginning of the first parcel of land as described in a deed dated June 5, 1943 from Nellie L. Gessford, unmarried to Gaviord R. Auer, et ux and recorded among the Land Records of Baltimore County in Liber R.J.S. 1289, Folio 255, running thence binding on the first through the third lines of said last mentioned deed and binding in the bed of Chesapeake Avenue the following courses viz: (5) North 74° 45' East 100 feet, (6) North 81° 45' East 65 feet, and (7) South 84° East 77 feet, running thence binding on the fourth and fifth lines of the second mentioned deed the 2 following courses, viz: (8) South 20° West 558 feet, and (9) along a curve to the right with a radius of 52 feet for 77 feet running thence (10) North 72° 15' West binding for part of the distance on all of the sixth line of said last mentioned deed and binding for the remainder on all of the third line of the second

Description to Accompany Zoning Petition
Reclassification from R-10 to R-A with
Special Exception for Hi-Rise Apartments
509 W. Chesapeake Avenue

November 17, 1969
Sheet 2

parcel of land described in the second mentioned deed, in all 357 feet to the place of beginning.

Containing 4.7 Acres of land more or less.



JUL 10 1972

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: February 13, 1970

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

SUBJECT: Petition #70-160-RX. South side of Chesapeake Avenue 620 feet west of Dixie Drive. Reclassification from R-10 to R.A. Special Exception for Elevator Apartments. Paul K. Hampshire, Petitioner.

9th District

HEARING: Thursday, February 19, 1970 (2:00 P.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to R.A. zoning together with a Special Exception for elevator apartments.

In making its recommendations for comprehensively rezoning this portion of the County, the Planning Board has chosen not to recommend any change in zoning or densities here. The Planning Board did choose to recommend extension of apartment zoning westerly to the eastern edge of the Y.M.C.A. tract and sought to use the "Y" as a stopping point for intensive residential or office use. With regard to the subject property, the Board felt that establishing apartment zoning here would create potentials for this tract which were not in harmony with those of immediately adjacent tracts. It was aware of the existence of both the "Y" and, in the future, the Masonic Temple. It recognized that both were covered by Special Exception which could be granted only on the basis of no adverse effect on adjoining properties. It felt no additional transition was needed for the more intensive uses which might occur in the Towson area beyond that previously mentioned.

GEG:bms



Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of

the above Reclassification should be had, and it further appearing that by reason of

a Special Exception for a should be granted

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of May, 1970, that the herein described property or area should be and the same is hereby reclassified, from none to a zone, and or a Special Exception for a should be and the same is granted, from and after the date of this order

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of failure to show error in the original zoning map, or substantial changes in the character of the neighborhood, and failure to meet the requirements of Section 502.1 of the Baltimore County Zoning Regulations, the above reclassification should NOT BE HAD, and the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this day of May, 1970, that the above reclassification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain as R-10, a zone, and the Special Exception for Elevator Apartments be and the same is hereby DENIED.

Edward D. Hardesty
Zoning Commissioner of Baltimore County

BUREAU OF ENGINEERING
Zoning Plat - Comments

109. Property Owner: Paul K. Hampshire, et ux
Location: W/S of Chesapeake Ave., 620' N. of Dixie Dr.
(1969-1970)

District: 9th
Present Zoning: R-10
Proposed Zoning: Recl. to RA, S.E. for elevator apt.
No Access: 4-7

Highways:

Chesapeake Avenue is an existing County road, functioning as a one-way (southwesterly) street along the frontage of this property, which will be improved as a 40-foot closed section on a 70-foot right-of-way. Highway right-of-way widening and highway improvements will be required in conjunction with any subsequent grading or building permit applications.

The status of the "70-foot avenue", shown on the submitted plan, is not known. Any use thereof, as a public road, should be discouraged.

Sediment Control:

Development of this property through stripping, grading and stabilization 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 recording of any record plat or the issuance of any grading or building permits.

Storm Drains:

The Applicant must provide necessary drainage facilities (temporary or otherwise) to prevent creating any nuisance 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.

Water:

Public water supply, although not available to serve this property, could be made available by extension of a public water main to and along the frontage of this property. The developer and/or his engineer shall submit design data and computations, including accurate and peak demands, fire demands, future requirements, probable pressure, losses, calculations, computations for determining pipe sizes and other data, in conjunction with any subsequent grading or building permit applications.

It appears that a public water main may be required to be constructed from the existing 12-inch water main in Chesapeake Street Avenue at Chesapeake Avenue to the existing 12-inch water main in Chesapeake Avenue (Drawing 25-21), 1-4-10.

109. Property Owner: Paul K. Hampshire et ux
(1969-1970)
Page 2

Water: (Cont'd)

The developer and/or his engineer is advised to refer to the Baltimore City Bureau of Water Supply for review and comment in regard to adequacy of water supply and pressure for the proposed high rise apartments and fire protection requirements.

Sanitary Sewer:

Public sanitary sewerage, although not available to serve this property, can be made available by constructing a public sanitary sewer extension from the existing 16-inch sanitary sewer at Chesapeake Avenue and Dixie Drive (Drawing 55-70), 1-4-10.

P.R.W:

N-W and O-W Key Sheets
37 A 38 NW 1 and 37 A 38 NW 1 Position Sheet
NW 104 and NW 10 A Topo
70 Tax

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 16, 1969

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Md. 21204OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE BOARD OF COMMISSIONERS
BUREAU OF PUBLIC PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

John W. Armiger, Esq.,
200 Padonia Road, East
Cockeysville, Maryland 21030

RE: Type of Hearing: Reclassification
from an R-10 zone to an R.A. zone
Location: W/S of Chesapeake Ave.,
620' N. of Dixie Dr.
Petitioner: Paul Hampshire, et ux
Committee Meeting of December 2, 1969
8th District
Item 109

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 improved with a large dwelling which is to be razed at the time of the construction of the proposed high rise apartment building. The property to the west was just zoned for a Masonic Temple building. The property to the north is the W/S of Towson. The properties to the south are improved with dwellings as well as the property to the west. Chesapeake Avenue is not improved as far as concrete curb and gutter are concerned.

BOARD OF EDUCATION:

Would have no great effect on student population since but 10 units are proposed.

BUILDING ENGINEERS' OFFICE:

No comment until plans are submitted.

DEPARTMENT OF TRAFFIC ENGINEERING:

As presently zoned, the subject site could generate 200 trips per day. However, as RA it would generate 600 trips

John W. Armiger, Esq.,
200 Padonia Road, East
Cockeysville, Maryland 21030
Item 109 Page 2
(see below for Project Planning Division)

December 16, 1969

DEPARTMENT OF TRAFFIC ENGINEERING (Continued)

per day. The proposed access to the subject site uses an existing 20 foot right of way. This is not satisfactory since it could create some problems of rights of way for vehicles internally, in the future.

HEALTH DEPARTMENT:

Public water is available to the site. Public sewer is proposed. The present sewage disposal system consists of a cesspool which is uncovered. This cesspool must be covered immediately and backfilled before any further construction takes place.

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

FIRE DEPARTMENT:

Owner shall be required to comply with all Fire Department requirements in accordance with Life Safety Code, 1967 edition, Chapter #11, "Residential Occupancies" when construction plans are submitted for approval.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as the Bureau of Engineering's comments are complied with as well as Project Planning's. The Zoning Administration Division requests that the petitioner add the following information to his revised site plan.

1. Height and dimensions of building.
2. Proper density calculations.
3. Means of properly providing sewerage and water to the property.

Very truly yours,

OLIVER L. MYERS, Chairman

OLM:JD

Enc
Project Planning Division: The site plans must be revised to show the following
a) The density calculations
b) Height of Building
c) Building Dimensions
d) Clarification of the 20 foot avenue

OFFICE OF
THE TOWSON TIMES
TOWSON, MD. 21204 February 2 - 1970

THIS IS TO CERTIFY, that the annexed advertisement of

Richard D. Hardesty
Deputy Zoning Commissioner of Baltimore County

was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 2nd day of Feb. 1970 that is to say, the same was inserted in the issue of January 29, 1970.

STROMBERG PUBLICATIONS, Inc.

By: Paul Morgan

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 29, 1970

"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 one week before the 29th day of January, 1970, the first publication appearing on the 29th day of January, 1970."

THE JEFFERSONIAN,

Manager

Cost of Advertisement \$

PETITION FOR RECLASSIFICATION AND SPECIAL EXCEPTION
ZONING: From R-10 to R.A. zone.
LOCATION: South side of Chesapeake Avenue, 620' N. of Dixie Drive.
DATE: 12/16/69.
PETITIONER: Paul Hampshire, et ux.
The Zoning Commissioner of Baltimore County, in accordance with the provisions of the Baltimore County Zoning Ordinance, has received and reviewed the petition for reclassification and special exception submitted by Paul Hampshire, et ux, for the rezoning of the above described property from R-10 to R.A. zone, and for the granting of a special exception for elevator apartments. The Zoning Commissioner has caused the petition to be published in the Towson Times, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 2nd day of February, 1970, that is to say, the same was inserted in the issue of January 29, 1970.

TELEPHONE 652-5000 EXT. 567

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
Selling Dept. of Baltimore County

No. 69257
DATE 12/19/70

To: John W. H. Anderson, Esq.
300 Federal Road,
Cockeysville, Md. 21030

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

PROPERTY
Description for Real Estate and Special Exception for Real Estate
No. 70-160-22

4

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

TELEPHONE 652-5000 EXT. 567

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
Selling Dept. of Baltimore County

No. 71278
DATE 12/19/70

To: John W. H. Anderson, Esq.
300 Federal Road,
Cockeysville, Md. 21030

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

PROPERTY
Description for Real Estate and Special Exception for Real Estate
No. 70-160-22

4

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

TELEPHONE 652-5000 EXT. 567

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
Selling Dept. of Baltimore County

No. 69331
DATE 12/19/70

To: Paul E. Hargrave
400 Federal Road,
Towson, Md. 21204

RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS

PROPERTY
Description for Real Estate and Special Exception for Real Estate
No. 70-160-22

4

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

25645

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 022
Date of Posting 12/19/1970

Posted for: Paul E. Hargrave

Petitioner: Paul E. Hargrave

Location of property: 500 E. CHESAPEAKE AVE. 630 FT. N. OF DINE DRIVE

Location of Sign: 500 E. CHESAPEAKE AVE.

Remarks: 70-160-22

Posted by: Charles W. Neal
Signature

Date of return: 12/19/1970

70-160-22

25645

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 022
Date of Posting 12/31/1970

Posted for: Paul E. Hargrave

Petitioner: Paul E. Hargrave

Location of property: 500 E. CHESAPEAKE AVE. 630 FT. N. OF DINE DRIVE

Location of Sign: 500 E. CHESAPEAKE AVE.

Remarks: 70-160-22

Posted by: Charles W. Neal
Signature

Date of return: 12/31/1970

70-160-22

John W. H. Anderson, Esq.
300 Federal Road,
Cockeysville, Maryland 21030

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

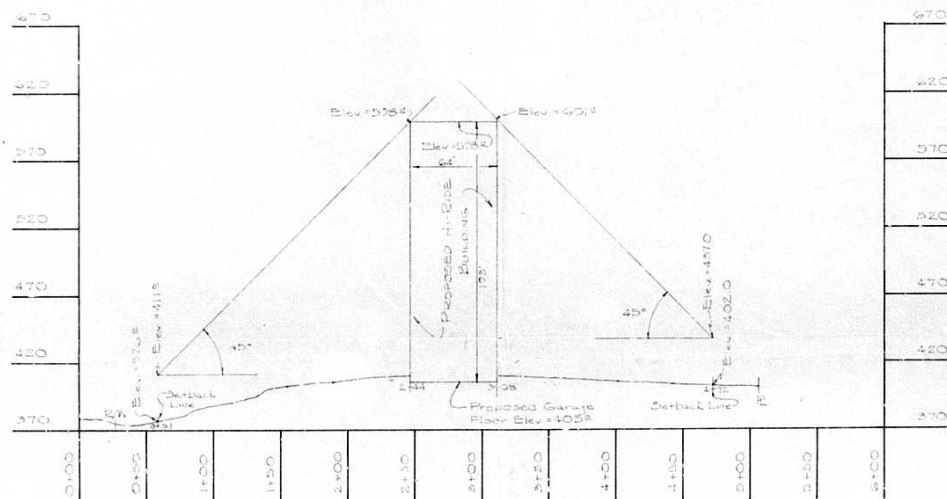
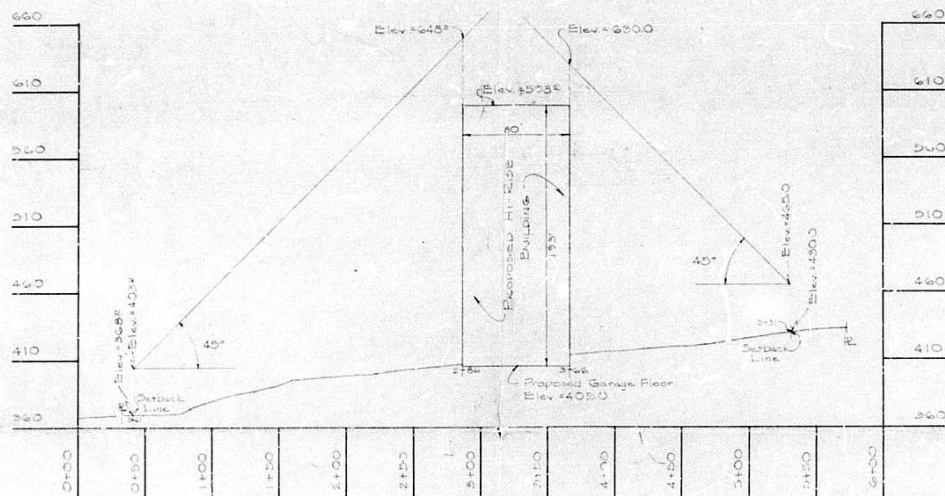
Your Petition has been received and accepted for filing this
12/19/70 day of December 1970

Chairman of Advisory Committee

Petitioner: Paul E. Hargrave, et al

Petitioner's Attorney: John W. H. Anderson, Esq.

70-160-22



OFFICE COPY

HEIGHT TENT PLAN FOR PROPOSED HI-RISE APARTMENTS AT 509 WEST CHESAPEAKE AVENUE

Prepared by: George William Stephens, Jr. and Associates, Inc.
305 ALLEGHENY AVE.
PITTSBURGH, PA. 15212

Scale: 1" = 10'-0"

DATE: 6/10/70

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
PITTSBURGH, PA.
305 ALLEGHENY AVE.
PITTSBURGH, PA. 15212

01/1/72