

70-174-A #151 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, SANFORD LAND COMPANY, 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 for a Variance from Section 234.1.1 - Rear Yard Depth in feet - Required 50 feet. Request Rear Yard Depth of 40 feet for #220, #257 and #1020 Stormont Circle, Huntwood Village North - Sect. 5, 13th Dist. Balto. Co., Md.

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

Surveyors Error

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 be and to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser _____ Legal Owner _____
Address _____ Address 235 Equitable Bldg.
Baltimore, Maryland 21202
Petitioner's Attorney _____ Protestant's Attorney _____
Address _____

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

February 11, 1970, 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 Commission in Room 108, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1970, at 12:30 o'clock.

Wood D. Hardisty
Zoning Commissioner of Baltimore County.

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

TO: Mr. Edward D. Hardesty
Actn: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 151 - 2AC - February 3, 1970
Property Owner: Sanford Land Company
5/5 Stormont Cir., 1631 W of W/S Chelwynd Road
W/S Stormont Cir., 287 W of W/S Chelwynd Road
W/S Stormont Cir., 738 W of W/S Chelwynd Road
Var. to Sec. 234.1 (rear yard in nc)

The subject variance should have no major effect on traffic.

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

JAMES E. SPANER & ASSOCIATES
PROFESSIONAL ENGINEERS & LAND SURVEYORS
8017 YORK ROAD - TOWSON, MD. 21204
BY: W.O.L.
DATE: 1-25-70
Huntwood Village North
Descriptions for Zoning Variance
SHEET 1 OF 1
FILE 1-123

- All those 3 parcels of land, situate, lying and being in the 13th Election District, Baltimore County, State of Maryland as shown on the Plat of Huntwood Village North, - S. 5, T. 2, R. - No. 32, folio 117 - as Lots 12 and 32 Block E and Lot 52, Block D.
- (1) No. 1020 Stormont Circle - Lot 12 E
Beginning for the same at a point on the south side of Stormont Circle distant 113 feet westerly from the west side of Chelwynd Road, and running thence binding on the west side of a 16 foot alley, (1) South 23° 52' 10" East 27.73 feet, (2) South 69° 13' 30" East 79.63 feet, (3) South 25° 13' 15" West 25.45 feet and (4) South 57° 12' West 6.34 feet, thence at a right angle, (5) North 32° 19' West 115.00 feet to Stormont Circle, thence binding thereon, (6) North 57° 12' East 20.00 feet and (7) by a line curving right with radius of 128.56 feet the distance of 47.12 feet to the place of beginning.
- (2) No. 920 Stormont Circle - Lot 32 E
Beginning for the same at a point on the north side of Stormont Circle distant 287 feet westerly from the west side of Chelwynd Road, and running thence binding on the north side of Stormont Circle, (1) South 57° 12' West 31.33 feet, thence (2) North 32° 19' West 61.00 feet and (3) North 12° 18' 10" West 52.60 feet to the south side of a 16 foot alley, thence binding thereon, (4) North 12° 18' East 16.00 feet, (6) thence South 32° 19' East 115.00 feet to the place of beginning.
- (3) No. 957 Stormont Circle - Lot 52 D
Beginning for the same at a point on the west side of Stormont Circle distant 738 feet westerly and southerly from the west side of Chelwynd Road and running thence binding on the west side of Stormont Circle, (1) South 32° 19' East 21.44 feet to the north side of a 20 foot path, thence binding thereon, (2) South 57° 12' West 115.06 feet to the east side of a 16 foot alley, thence binding thereon, (3) North 32° 21' 45" West 57.04 feet, (4) thence North 73° 29' 30" East 119.53 feet to the place of beginning.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

February 11, 1970

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF ENGINEERING

DEPARTMENT OF TRAFFIC ENGINEERING

STATE ROAD COMMISSIONER

BUREAU OF FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Sanford Land Company
235 Equitable Building
Baltimore, Maryland 21202

RE: Type of Hearing: Sideyard Variance
Location: 5/5 Stormont Circle, 113' W. of W/S Chelwynd Road, W/S Stormont Circle, 287' W. of W/S Chelwynd Road, W/S Stormont Circle, 738' W. of W/S Chelwynd Road
Petitioner: Sanford Land Company
Committee Meeting: February 3, 1970
Item 151
13th District

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 a sub-division which is under construction for group homes, with the surrounding property improved with an existing group home development known as Huntwood Village North Section 2 and Section 1. A portion of it is in existing Section 3 of Huntwood Village North. Stormont Circle is partially constructed but will be completed with concrete curb and gutters.

BUREAU OF ENGINEERING:

General:

Since all public improvements required in connection with the development of this subdivision are covered by Public Works Agreements #13553 and #135710, this office has no further comment.

PROJECT PLANNING DIVISION:

These plans have been reviewed and there are no site-planning factors requiring comment.

BUILDING DEPARTMENT DIVISION:

Petitioner to comply with Baltimore County Building Codes, Rules and Regulations.

Sanford Land Company
235 Equitable Building
Baltimore, Maryland 21202
Item 151 Page 2

February 11, 1970

HEALTH DEPARTMENT:

Since this is a sideyard variance and public water and sewers are available to the site, no health hazards are anticipated.

BOARD OF EDUCATION:

No bearing on student population.

FIRE DEPARTMENT:

The Fire Department has no comment at this time.

ZONING ADMINISTRATION DIVISION:

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30, nor more than 60 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Oliver L. Myers
Oliver L. Myers
Chairman

CLM:me

Enclosure

TELEPHONE 823-3000 EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 69296
DATE 2/25/70

TO: James E. Spaner
8017 York Road
Towson, Md. 21204

BILLED BY: _____

RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Variance for Variance for Sanford Land Company 70-174-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. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

No. 69351
DATE March 16, 1970

TO: James E. Spaner
8017 York Road
Towson, Md. 21204

BILLED BY: _____

RETURN THIS PORTION WITH YOUR REMITTANCE

QUANTITY	DESCRIPTION	TOTAL AMOUNT
1	Advertising and posting of property for Sanford Land Co. 70-174-A	45.25

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

Sanford Land Company
235 Equitable Bldg.
Baltimore, Maryland 21202

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 February, 1970

John C. Rose
John C. Rose
Zoning Commissioner

Petitioner: Sanford Land Company
Petitioner's Attorney: _____
Reviewed by: Oliver L. Myers
Chairman of Advisory Committee

3 5015

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th
Date of Posting: FEB 28 1970
Posted by: Sanford Land Company
Petitioner: Sanford Land Company
Location of property: 5/5 Stormont Circle, 113' W. of W/S Chelwynd Road, W/S Stormont Circle, 287' W. of W/S Chelwynd Road, W/S Stormont Circle, 738' W. of W/S Chelwynd Road
Location of Sign: at intersection of 5/5 Stormont Circle and Chelwynd Rd
Remarks: _____
Posted by: Sanford Land Company
Signature: _____
Date of return: MARCH 6 1970

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of ~~the above Variance should be granted~~ strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner and the requested variances would give relief without substantial injury to the public health, safety or general welfare, variances to permit rear yards for #920, #952 and #1020 Stormont Circle of 40 feet instead of the required 50' should be granted.

~~the above Variance should be granted and it further appearing of~~

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 16 day of March 1970, that the herein Petition for ~~a Variance~~ Variances should be and the same is granted, from and after the date of this order, to permit 40' setbacks instead of 50' for #920, #957 and #1020 Stormont Circle, subject to approval of the site plan by the Bureau of Public Services and Office of Planning and Zoning.

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

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 196, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

70-174-A
#151

SANFORD LAND COMPANY
S/S of Stormont Circle 143 1/2' W of
Chelwynd Rd, N/S of Stormont Circle 287
N of Chelwynd and N/S of Stormont Circle

PETITION FOR VARIANCE
13th DISTRICT
ZONING: Petition for Variance for Rear Yards.
LOCATION: South side of Stormont Circle 143 feet West of Chelwynd Road, North side of Stormont Circle 287 feet West of Chelwynd Road, West side of Stormont Circle 783 feet West of Chelwynd Road.
DATE: TIME, MONDAY, MARCH 16, 1970 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Variance from the Zoning Regulations of Baltimore County to permit rear yards of 40 feet for No. 920, No. 957 and No. 1020 Stormont Circle, Huntmoor Village North, instead of the required 50 feet.
The Zoning Regulation to be excepted as follows:
Section 214.1 b-Rear Yard-50 feet.
All that parcel of land in the Thirteenth District of Baltimore County (1) No. 1020 Stormont Circle-Lot 12E.
Beginning for the same at a point on the south side of Stormont Circle distant 143 feet westerly from the west side of Chelwynd Road, and running thence binding on the west side of a 16 foot alley, (1) South 23 degrees 52' 40" East 27.13 feet, (2) South 6 degrees 17' 30" East 79.63 feet, (3) South 25 degrees 43' 45" West 25.45 feet and (4) South 57 degrees 41' West 6.34 feet, thence at a right angle, (5) North 32 degrees 19' West 115.00 feet to Stormont Circle, thence binding thereon, (6) North 57 degrees 41' East 20.00 feet and (7) by a line curving right with radius of 428.56 feet the distance of 47.12 feet to the place of beginning.
(2) No. 920 Stormont Circle-Lot 32E.
Beginning for the same at a point on the north side of Stormont Circle distant 287 feet westerly from the west side of Chelwynd Road, and running thence binding on the north side of Stormont Circle, (1) South 57 degrees 41' West 32.33 feet, thence (2) North 32 degrees 19' West 61.00 feet and (3) North 12 degrees 18' 40" West 52.60 feet to the south side of a 16 foot alley, thence binding thereon, (4) North 11 degrees 05' East 16.00 feet, (5) thence South 32 degrees 19' East 115.00 feet to the place of beginning.
(3) No. 957 Stormont Circle-Lot 32D.
Beginning for the same at a point on the west side of Stormont Circle distant 738 feet westerly and southerly from the west side of Chelwynd Road and running thence binding on the west side of Stormont Circle, (1) South 32 degrees 19' East 24.44 feet to the north side of a 10 foot path, thence binding thereon, (2) South 57 degrees 41' West 115.06 feet to the east side of a 16 foot alley, thence binding thereon, (3) North 12 degrees 21' 45" West 57.04 feet, (4) thence North 73 degrees 29' 30" East 119.63 feet to the place of beginning.
Being the property of Sanford Land Company, as shown on plat plan filed with the Zoning Department.
Hearing Date: Monday, March 16, 1970 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Md.
BY ORDER OF
EDWARD D. HARDESTY
ZONING COMMISSIONER OF BALTIMORE COUNTY
Feb. 26, 1970

CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD March 5, 1970

THIS IS TO CERTIFY, That the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one successive weeks before the 16th day of March 1970, the first publication appearing on the 26th day of February 1970.

THE TIMES,

John M. Martin
Manager

Cost of Advertisement, \$31.50
Purchase Order G 7423
Requisition No. G 887

PETITION FOR VARIANCE
13th DISTRICT
ZONING: Petition for Variance for Rear Yards.
LOCATION: South side of Stormont Circle 143 feet West of Chelwynd Road, North side of Stormont Circle 287 feet West of Chelwynd Road, West side of Stormont Circle 783 feet West of Chelwynd Road.
DATE: TIME, MONDAY, MARCH 16, 1970 at 10:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing.
Petition for Variance from the Zoning Regulations of Baltimore County to permit rear yards of 40 feet for No. 920, No. 957 and No. 1020 Stormont Circle, Huntmoor Village North, instead of the required 50 feet.
The Zoning Regulation to be excepted as follows:
Section 214.1 b-Rear Yard-50 feet.
All that parcel of land in the Thirteenth District of Baltimore County (1) No. 1020 Stormont Circle-Lot 12 E.
Beginning for the same at a point on the south side of Stormont Circle distant 143 feet westerly from the west side of Chelwynd Road, and running thence binding on the west side of a 16 foot alley, (1) South 23 degrees 52' 40" East 27.13 feet, (2) South 6 degrees 17' 30" East 79.63 feet, (3) South 25 degrees 43' 45" West 25.45 feet and (4) South 57 degrees 41' West 6.34 feet, thence at a right angle, (5) North 32 degrees 19' West 115.00 feet to Stormont Circle, thence binding thereon, (6) North 57 degrees 41' East 20.00 feet and (7) by a line curving right with radius of 428.56 feet the distance of 47.12 feet to the place of beginning.
(2) No. 920 Stormont Circle-Lot 32 E.
Beginning for the same at a point on the north side of Stormont Circle distant 287 feet westerly from the west side of Chelwynd Road, and running thence binding on the north side of Stormont Circle, (1) South 57 degrees 41' West 32.33 feet, thence (2) North 32 degrees 19' West 61.00 feet and (3) North 12 degrees 18' 40" West 52.60 feet to the south side of a 16 foot alley, thence binding thereon, (4) North 11 degrees 05' East 16.00 feet, (5) thence South 32 degrees 19' East 115.00 feet to the place of beginning.
(3) No. 957 Stormont Circle-Lot 32 D.
Beginning for the same at a point on the west side of Stormont Circle distant 738 feet westerly and southerly from the west side of Chelwynd Road and running thence binding on the west side of Stormont Circle, (1) South 32 degrees 19' East 24.44 feet to the north side of a 10 foot path, thence binding thereon, (2) South 57 degrees 41' West 115.06 feet to the east side of a 16 foot alley, thence binding thereon, (3) North 12 degrees 21' 45" West 57.04 feet, (4) thence North 73 degrees 29' 30" East 119.63 feet to the place of beginning.
Being the property of Sanford Land Company, as shown on plat plan filed with the Zoning Department.
Hearing Date: Monday, March 16, 1970 at 10:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.
By order of
EDWARD D. HARDESTY
Zoning Commissioner of Baltimore County.
Feb. 26,

CERTIFICATE OF PUBLICATION

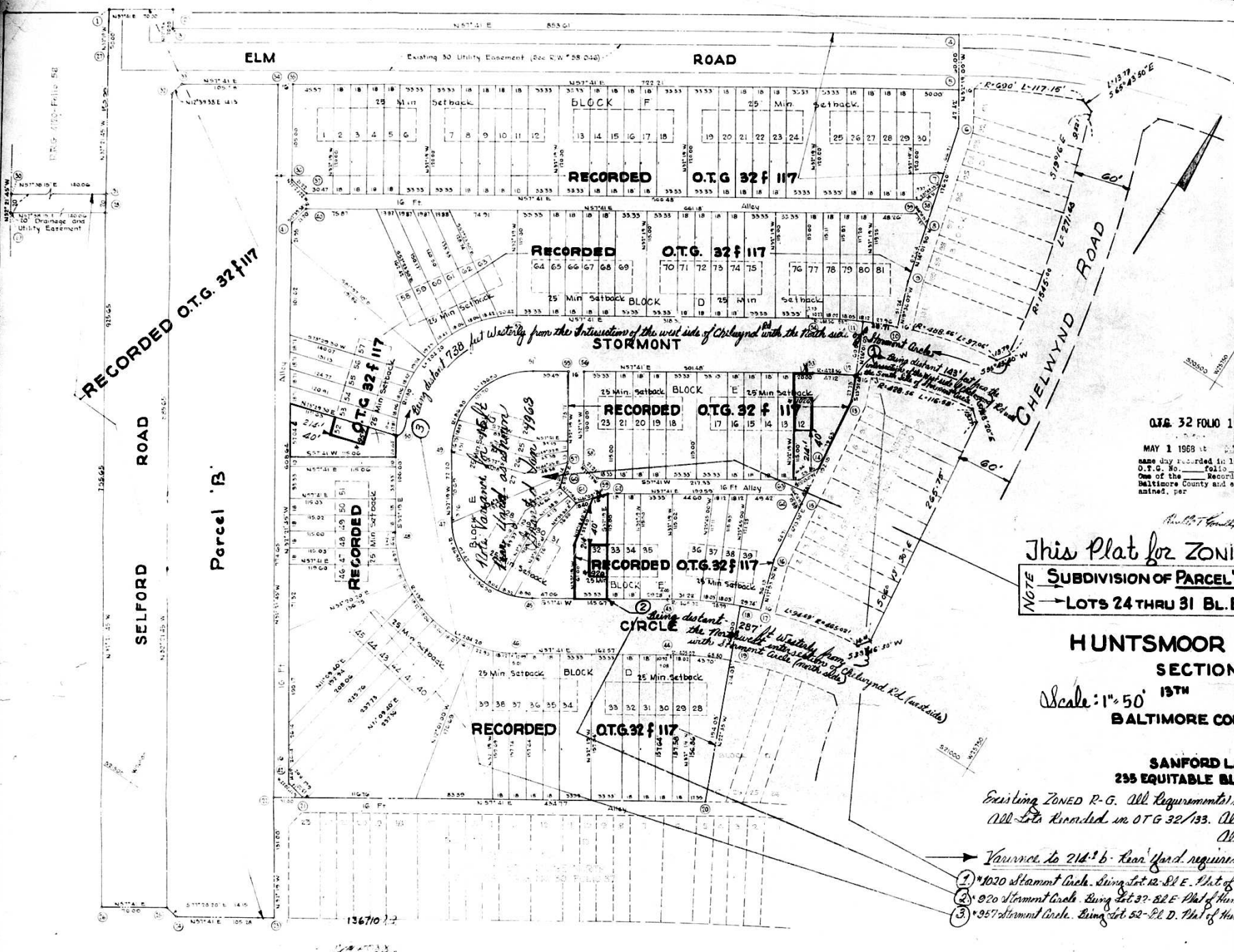
TOWSON, MD, February 26, 1970

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 successive weeks before the 16th day of March 1970, the first publication appearing on the 26th day of February 1970.

THE JEFFERSONIAN,

Manager

Cost of Advertisement, \$



COORDINATE TABLE					
NO.	WEST	SOUTH	NO.	WEST	SOUTH
1	26,970.20	23,807.16	33	26,865.80	20,831.98
2	26,910.03	23,769.74	34	26,778.74	20,775.65
3	26,906.35	20,786.64	35	26,763.22	20,767.09
4	26,84.96	20,730.30	36	26,707.02	20,695.79
5	26,152.88	20,581.01	37	26,686.31	20,680.44
6	26,150.20	20,416.86	38	26,173.07	20,574.15
7	26,114.03	20,481.58	39	26,118.98	20,520.49
8	26,102.67	20,527.05	40	26,677.75	20,873.96
9	26,087.48	20,587.80	41	26,687.40	20,896.65
10	26,070.29	20,636.07	42	26,556.61	21,148.76
11	26,105.72	20,651.67	43	26,120.69	21,019.73
12	26,079.40	20,705.58	44	26,088.61	21,070.44
13	26,068.17	20,780.94	45	26,143.80	21,097.61
14	26,059.54	20,810.10	46	26,226.00	21,157.35
15	26,054.22	20,857.53	47	26,565.69	21,070.62
16	26,041.11	20,921.96	48	26,405.32	21,116.98
17	26,030.11	20,975.37	49	26,402.29	21,009.61
18	26,017.67	20,983.36	50	26,462.03	21,027.40
19	26,027.63	21,038.76	51	26,375.91	20,889.71
20	25,968.47	21,180.98	52	26,421.67	20,848.04
21	26,335.90	21,413.41	53	26,170.92	20,728.54
22	26,352.10	21,429.98	54	26,152.60	20,677.85
23	26,297.02	21,540.68	55	26,341.94	20,824.60
24	26,581.03	21,596.97	56	26,328.41	20,860.05
25	26,594.84	21,599.87	57	26,289.70	20,951.17
26	26,455.99	21,651.28	58	26,274.95	20,944.56
27	26,349.47	21,689.42	59	26,254.26	20,949.21
28	26,350.65	20,933.00	60	26,289.56	20,978.10
29	26,976.18	21,067.97	61	26,259.94	20,985.37
30	26,987.48	21,051.09	62	26,237.34	20,957.44
31	26,969.18	20,976.12	63	26,070.59	20,833.03
32	26,868.90	20,845.78	64	26,068.66	20,850.74

CURVE TABLE					
FROM	TO	RADIUS	Δ	ARC	CHORD
18	45	400.00	0° 44'	76.99	567.55W
19	44	400.00	0° 44'	68.80	537.35W
45	47	86.00	90° 00'	136.90	177.18W
46	48	180.00	90° 00'	304.12	177.18W
49	51	86.00	90° 00'	136.90	177.18E
50	52	130.00	90° 00'	204.20	130.00
53	12	428.56	0° 17' 57"	47.15	13.58
54	11	488.56	0° 17' 57"	53.71	26.88

O.T.G. 32 FOLIO 133

MAY 1 1968
 Same day recorded in Liber
 O.T.G. No. 133
 One of the Records of
 Baltimore County and ex-
 amined, per

This Plat for ZONING Purposes - Variance Only
NOTE SUBDIVISION OF PARCEL 'A' - BL. E. RECORDED IN O.T.G. 32 f 117 Note: 214.1 b
 → LOTS 24 THRU 31 BL. E. STORMONT CIRCLE as shown (instead of 30) in plan 1963
Variance Granted for 15 ft. yards

HUNTSMOOR VILLAGE NORTH
SECTION FIVE
 Scale: 1"=50' 13TH DISTRICT Jan. 15th 1970
BALTIMORE COUNTY, MARYLAND

SANFORD LAND COMPANY
 235 EQUITABLE BLDG. BALTO, MD 21202

Existing ZONED R-G. All Requirements met. Cross Residential Density Allowed - 10.50 (214.5)
 All Lots Recorded in O.T.G. 32/133. All fees paid. All utilities in place. Roads ready.
 All Public Works requirements met.

- Variance to 214.1 b. Rear yard required - 50 feet. Request 40' due to surveyors error.
- ① 1020 Summit Circle, being Lot 12 - BL. E. Plat of Huntsmoor Village North, Section 5, recorded O.T.G. 32/133, 13th Dist. Balto Co. Md.
 - ② 920 Summit Circle, being Lot 37 - BL. E. Plat of Huntsmoor Village North, Section 5, recorded O.T.G. 32/133, 13th Dist. Balto Co. Md.
 - ③ 957 Summit Circle, being Lot 52 - BL. D. Plat of Huntsmoor Village North, Section 5, recorded O.T.G. 32/133, 13th Dist. Balto Co. Md.

BALTIMORE COUNTY HEALTH DEPARTMENT APPROVAL DEPUTY STATE & COUNTY HEALTH OFFICER DATE 1-29-68	APPROVED FOR BALTIMORE COUNTY PLANNING BOARD DIRECTOR DATE 1/24/68	APPROVED FOR STREET ALIGNMENT AND LOCATION ROADS ENGINEER OF BALTIMORE CO DATE	Coordinates and Bearings as shown hereon refer to the system established in the Baltimore County Metropolitan District and are coincident with values held for Section Three - Huntsmoor Village North (See Plat Book O.T.G. No 31 Folio 59) Mer. B 26906.35 20786.64 Mon. 3 26449.29 20497.72	The Streets and/or roads as shown hereon and the mention thereof in deeds are for the purpose of description only and the same are not intended to be dedicated to public use; the fee simple title to the land thereof is expressly reserved in the grantors of the deed to which this plat is attached; their heirs & assigns	OWNERS CERTIFICATE THE SANFORD LAND COMPANY	ENGINEER'S CERTIFICATE J. WILLIAM HETTE JR. DATE 1-29-68		JAMES S. SPAMER & ASSOCIATES ENGINEERS & SURVEYORS TOWSON, MD 21204 Scale: 1"=50'
---	---	--	---	--	--	--	--	--