

PETITION FOR ZONING VARIANCE AND SPECIAL HEARING FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

I, or Jack L. Baylin, et al., 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,

herby petition for a Variance from Section 232.2b (208.3) to permit a side yard setback of 0 feet instead of the required 15 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for following reasons: (indicate hardship or practical difficulty)
Special Hearing to permit off-street parking in a (R40) residential zone.

A hardship exists because zoning line was arbitrarily set and blocks petitioners' property.

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.

George E. Woldrop,
Contract purchaser
Address: 1101 N. Carroll St.

Jack L. Baylin, et al.,
Legal Owner
Address: 216 E. Lombard St.

George E. Woldrop,
Petitioner's Attorney
Address: 306 W. Joppa Rd.

ORDERED By The Zoning Commissioner of Baltimore County, this 30th day of March, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County on the 7th day of May, 1970, at 10:00 o'clock.

Edward W. Hardisty,
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCE :
from Section 232.2b (208.3), and :
SPECIAL HEARING for Off-street :
Parking in a Residential Zone :
SE/5 of Slade Avenue, 201' :
E. of Reisterstown Road, :
3rd District :
Jack L. Baylin, et al., :
Petitioners :
Gern Brothers, :
Contract Purchasers :

BEFORE THE :
COUNTY BOARD OF APPEALS :
OF :
BALTIMORE COUNTY :
No. 70-208-A-SPH

OPINION

This case is a request for a variance and a special hearing for a permit for off-street parking in a residential zone.

Since this case was heard and decided by the Deputy Zoning Commissioner, the new zoning maps have been adopted and are now effective. As a result of the new maps the questions in the case are now moot.

The petitioner, in open hearing before the Board on May 11, 1971, explained the above situation to the Board and requested a withdrawal of his petition. Said request is hereby granted.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 13th day of August, 1971, by the County Board of Appeals, ORDERED that the petitioner's Motion to Withdraw his petition is hereby GRANTED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of Maryland Rules of Procedure, 1961 edition.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

John A. Slawik,
Chairman

Walter A. Keller, Jr.

John A. Miller

RE: PETITION FOR VARIANCE AND :
SPECIAL HEARING :
SE/5 of Slade Avenue, 201' W of :
Reisterstown Road - 3rd District :
Jack L. Baylin, et al - Petitioners :
NO. 70-208-ASPH (Item No. 180) :

BEFORE THE :
DEPUTY ZONING :
COMMISSIONER :
OF :
BALTIMORE COUNTY

The Petitioners seek a Variance from Section 232.2b (Section 208.3) to permit a side yard setback of zero (0) feet instead of the required fifteen (15) feet. The Petitioners further seek a permit for off-street parking in a residential zone.

Evidence submitted by the Petitioners proved that practical difficulty and unreasonable hardship would exist if the Baltimore County Zoning Regulations were strictly enforced.

The public health, safety and general welfare of the locality involved not being adversely affected, a use permit for parking in a residential zone should be granted.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 24th day of August, 1970, that a Variance from Section 232.2b (Section 208.3) to permit a side yard setback of zero (0) feet instead of the required fifteen (15) feet, is hereby GRANTED.

It is further ORDERED that permission to use the residential tract for parking in accordance with the plat dated March 26, 1970, and approved August 10, 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. This full Order is subject to the approval of the site plan by the State Roads Commission and the Bureau of Public Services.

George E. Woldrop,
Deputy Zoning Commissioner of Baltimore County

Frederic E. Woldrop,
Attorney at Law



September 15, 1970

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

RE: PETITION FOR VARIANCE AND SPECIAL HEARING
SE/5 of Slade Avenue, 201' West of
Reisterstown Road - 3rd District
Jack L. Baylin, et al - Petitioners NO. 70-208-ASPH (Item No. 180)

Dear Mr. Hardesty:

Please enter an Appeal on behalf of the Eleven Slade Apartment Corporation of the order of the Deputy Zoning Commissioner of Baltimore County granting a Variance from Section 232.2b (Section 208.3) to permit a side yard setback of zero (0) feet instead of the required fifteen (15) feet, dated the 24th of August.

Very truly yours,

Frederic E. Woldrop
Frederic E. Woldrop

FEW:cm

MALCOLM E. HUDKINS ASSOCIATES
SURVEYORS AND LAND DEVELOPERS
308 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
828-8060

January 28, 1970

Description of R-10 Area for Parking

Beginning for the same at a point in the southeast side of Slade Avenue said point being distant 201 feet plus or minus from the centerline of Reisterstown Road measured along said southeast side of Slade Avenue thence with the said southeast side of Slade Avenue the two following courses and distances viz: (1) by a curve to the right having a radius of 1220 feet an arc length of 13 feet plus or minus (2) N 53° 14' E 27.15 feet thence leaving the said southeast side of Slade Avenue S 36° 58' E 158.34 feet thence S 53° 02' W 40.85 feet thence N 36° 58' W 157 feet plus or minus to the place of beginning.

Containing 6441 Sq. Ft.



Malcolm E. Hudkins
Malcolm E. Hudkins, Reg. L.S.

MALCOLM E. HUDKINS ASSOCIATES
SURVEYORS AND LAND DEVELOPERS
308 W. CHESAPEAKE AVE.
TOWSON, MD. 21204
828-8060

February 3, 1970

Description for Sideyard Variance

Beginning for the same at a point in the southeast side of Slade Avenue as widened (see H.R.W. 65-209) said point of beginning being distant 132 feet more or less from the centerline of Reisterstown Road measured along the said southeast side of Slade Avenue thence binding on the said southeast side of Slade Avenue as widened the two following courses and distances viz: (1) by a curve to the right having a radius of 1280 feet for an arc distance of 39.16 feet (2) by another curve to the right having a radius of 1220 feet for an arc distance of 29 feet more or less thence leaving the said southeast side of Slade Avenue S 36° 58' E 157 feet more or less thence S 53° 02' W 67.00 feet thence N 36° 58' W 148.60 feet to the place of beginning.

Containing 10586 square feet more or less.



Malcolm E. Hudkins
Malcolm E. Hudkins, Reg. L.S.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 16, 1970

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

OLIVER L. WYERS
Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF
TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF
PUBLIC PLANNING
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

Mr. Lee Harrison, Esq.,
305 W. Joppa Road
Towson, Maryland 21204

RE: Type of Hearing: Variance to permit side yard setback and Special Hearing for off street parking
Location: SE/5 Slade Ave., 133' NE of Reisterstown Road
Petitioners: Jack L. Baylin
Committee Meeting of March 3, 1970
3rd District
Item 180

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 a vacant tract of land, with the property to the southwest improved with an Atlantic automotive service station, to the south with several buildings with a large parking area to the rear. The property to the northeast is improved with Eleven Slade Apartment buildings and the property to the northwest improved with a drive-in bank facility. Slade Avenue in this location is not improved as far as concrete curb and gutter are concerned.

PROJECT PLANNING DIVISION

As per Section 409.2 A (6) of the Baltimore County Zoning Regulations "Building devoted to retail trade requires 1 parking space for each 200 square feet of floor area." The plan must be revised to show a revised parking lot to conform to the number of parking spaces shown.

The use of the four (4) unmarked spaces must be shown.

The proposed side yard setback and parking permit should have a minimum setback of 10 feet.

Mr. Lee Harrison, Esq.

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March 16, 1970

BOARD OF EDUCATION

No bearing on student population.

FIRE DEPARTMENT

Owner shall be required to comply to all applicable requirements of the Fire Prevention Code and the 101 Life Safety Code, 1957 edition, for the proposed use.

OUTDOOR ENGINEERING OFFICE

Petitioner to meet requirements of Baltimore County Building Code, Rules and Regulations. See Section 409.10H.

HEALTH DEPARTMENT

Public water and sewers available to this site.

Mr. 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 of Health.

ZONING ADMINISTRATION DIVISION

Revised plans must be submitted to this office indicating the means for providing proper lighting to the subject property and a proper parking breakdown. This parking breakdown must include the total floor area of all the retail stores. This revised plan must be submitted prior to the hearing being assigned.

The petitioner indicates that there will be 3 wall mounted flood lights directed down to be operated between dusk and 10 PM. It is suggested that the petitioner give some thought as to providing free standing light fixtures along the northeastern property. The directed lights would be directed towards the adjoining residential property.

Very truly yours,

Oliver L. Wyers
Oliver L. Wyers, Chairman

10-20-7

BUREAU OF ENGINEERING

Zoning Plat - Comments

March 13, 1970

180. Property Owner: Jack L. Baylin
 Location: 5/8 S/S Slade Ave., 133' N/E of Reisterstown
 (1969-1970)
 District: 3rd
 Present Zoning: R-10 and BL
 Proposed Zoning: Var. Sec. 232.7b (208.3) side yard Var.
 No. Acres: 10,586 sq. ft.

General:

The comments supplied Gorn Brothers, Inc. in connection with Comm. Bldg. Appl. 879-69 by the Bureau of Public Services on November 24, 1969 and as supplemented on November 26, 1969 (copy of each attached), remain valid and applicable. This office has no further comment.

PDR:

0-SW Key Sheet
 26 and 17 NW 19 and 20
 NW 7E Topo
 78-742

Baltimore County Department Of Public Works

COUNTY OFFICE BUILDING
 TOWNSHIP, MARYLAND 21204

November 26, 1969

Gorn Brothers, Inc.
 1101 N. Calvert Street
 Baltimore, Maryland 21202

Re: Comm. Bldg. App. 879-69
 Sequoia Shopping Center
 5/8 S/S Slade Avenue
 District 3

Gentlemen:

The following comments are supplemental to the previous comments of November 24, 1969.

Highway Comments:

The Bureau of Engineering is currently in the process of establishing the road grade for Slade Avenue. The Developer's engineer should contact Mr. Childers in the Street, Road and Bridge Design Group to obtain the grade information.

The Developer shall grade the site to meet this proposed grade and the proposed site grading must be shown on the building application plan.

The Developer should contact the Office of Planning for any additional revisions prior to resubmitting the plan.

Very truly yours,

George A. Ruler
 George A. Ruler, Chief
 Bureau of Public Services

CAR:JMT:tas

cc: E.A. McDonough
 John Tresemer
 Appl. File

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3RD Date of Posting: APRIL 18-1970
 Posted for: S.E. OF SLADE AVE. 2.25 FT. N. OF REISTERSTOWN RD.
 Petitioner: JACK L. BAYLIN
 Location of property: 5/8 S/S OF SLADE AVE. 2.25 FT. N. OF REISTERSTOWN RD.
 Location of Sign: 5/8 S/S OF SLADE AVE. 2.25 FT. N. OF REISTERSTOWN RD.
 Remarks:
 Posted by: Charles H. Hark Date of return: APRIL 24-1970
 70-206-ASP

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3RD Date of Posting: SEPT. 26-1970
 Posted for: APPROX.
 Petitioner: JACK L. BAYLIN
 Location of property: 5/8 OF SLADE AVE. 201 FT. E OF REISTERSTOWN RD.
 Location of Sign: 5/8 OF SLADE AVE. 201 FT. E OF REISTERSTOWN RD.
 Remarks:
 Posted by: Charles H. Hark Date of return: OCT. 2-1970

OFFICE OF
THE
COMMUNITY TIMES

RANDALLSTOWN, MD. 21133 April 20 - 1970

THIS IS TO CERTIFY, that the annexed advertisement of Edward D. Hardesty, Zoning Commissioner of Baltimore County was inserted in THE COMMUNITY TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 20th day of April 1970, that is to say, the same was inserted in the issue of April 16, 1970.

STROMBERG PUBLICATIONS, Inc.

By: *David Morgan*

Baltimore County Department Of Public Works

COUNTY OFFICE BUILDING
 TOWNSHIP, MARYLAND 21204

November 24, 1969

NOV 25 1969

Gorn Bros., Inc.
 1101 N. Calvert St.
 Baltimore, Maryland 21202

Re: Comm. Bldg. App. 879-69 (13558)
 Sequoia Shopping Center
 5/8 S/S Slade Avenue
 District 3

Gentlemen:

The captioned application has been reviewed, and the following comments are offered.

BUREAU OF ENGINEERING

Highway Comments:

Access to this site shall be from Slade Avenue, an existing road which shall ultimately be improved with 12-foot curb and gutter and bituminous concrete paving construction on a 6-foot right-of-way. The improvements of the road in this area will be accomplished under the Capital Improvements Program.

Highway widening is required along Slade Avenue. The widening shall be dedicated to Baltimore County by the Developer at no cost to Baltimore County.

Proposed widening has been shown on the site plan; however, the Bureau of Engineering has established the need for additional widening from what shown. The extent of 1 acre in widening area is shown. This will require a shift of two feet in the building location and does not affect the valuable building. A copy of the site plan is enclosed with the required widening requirements. The plan must be revised to reflect the current widening requirements.

Baltimore County, in consideration for the granting of the road right-of-way will construct the curb and gutter and the required street paving along the affected widening.

After curb and gutter has been constructed, the Developer will be responsible for the construction of a 12-foot wide sidewalk and installed to conform with Baltimore County standards along the entire frontage of this site.

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

Entrances shall be a minimum of 24 feet and a maximum of 3 feet wide, shall have 5-foot minimum radius curb returns, shall be located a minimum of 7-1/2 feet from any property line, and shall be constructed in accordance with Baltimore County standards for 7-inch concrete curbs.

Gorn Bros., Inc.

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November 24, 1969

Re: Comm. Bldg. App. 879-69 (13558)
 Sequoia Shopping Center
 District 3

Highway Comments, Contd:

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said rights-of-way. The Developer shall be responsible for the acquisition of all necessary plans and for all costs of acquisition and/or abandonment of these rights-of-way.

Storm Drain Comments:

In accordance with the drainage policy for this type development, the Developer is responsible for the total actual cost of drainage facilities required to carry the storm water runoff through the property to be developed to a suitable outlet. The Developer's cost responsibilities include the acquisition of easements and rights-of-way - both on-site and off-site - including the dedication in fee to the County of the right-of-way, preparation of all construction, right-of-way and easement drawings including engineering and surveys, and payment of all actual construction costs, including the County overhead both within and outside the development, are also the responsibility of the Developer.

On-site drainage facilities serving only areas within the site do not require construction under a County contract. Such facilities are considered private. Therefore, construction and maintenance will be the Developer's responsibility. However, a drainage area may, under a County contract, include all facilities and drainage areas involved, shall be shown on the required construction plans.

Construction drawings concerning existing drainage facilities are on file in Room 210 of the Baltimore County Office Building, Towson, Maryland, 21204 and are available for your information and guidance.

The Developer must provide necessary drainage facilities (terraces or otherwise) to prevent erosion on any surface or damage 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 Developer.

Sediment Control Comments:

Development of this property through striping, 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.

Gorn Bros., Inc.

-3-

November 24, 1969

Re: Comm. Bldg. App. 879 (13558)
 Sequoia Shopping Center
 District 3

Sediment Control Comments:

Grading studies and sediment control drawings may be necessary to be reviewed and approved prior to the issuance of any grading or building permits.

Water Comments:

Public water is available to serve this property. There is an existing 20-inch water main in Slade Avenue, as shown on Drawing 56-1129 (3).

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance of his on-site water service system.

This property is located in the Third Zone of Water Service, subject to a System Connection Charge based on the size of the water meter to be used.

The total water system connection charge is determined, and payable, upon application for the plumbing permit. This charge is in addition to the normal front foot assessment and permit charges.

Sanitary Sewer Comments:

It is ordered by the Secretary of Health and Mental Hygiene, by virtue of the authority conferred upon him by the General Assembly of Maryland, that no additional building connections, and/or lateral increments or sewer flow or sewer extensions shall be made to this portion of the Jones Falls Interceptor System which lies within the boundaries of Baltimore County and of which the Jones Falls Interceptor Station is an integral part, nor shall permits be issued for such connections, increments or extensions within the limits of Baltimore County, until the pumping capacity of the Jones Falls Interceptor Station has been increased from the said station.

The Developer shall contact Mr. Towner, in the Bureau of Public Services, for direction in providing a waiver to the restriction. When these restrictions are lifted, and sewer service becomes available from the 12-inch sanitary sewer in Slade Avenue, as shown on Drawing 56-1129 (1), permission to connect to the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance, of his on-site private sanitary sewer, which must conform with the Baltimore County Plumbing Code.

Gorn Bros., Inc.

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November 24, 1969

Re: Comm. Bldg. App. 879 (13558)
 Sequoia Shopping Center
 District 3

Sanitary Sewer Comments, Contd:

It shall be unlawful for any person to deposit by any means into the building drainage system or sewer, any ash, cinders, saw, flammable, poisonous or explosive liquids, gases, oils, grease, or any other material which would or could obstruct, damage or overload such system or sewer.

This property is subject to a Sanitary Sewer System Connection Charge based on the size of the water meter used.

The total Public Sanitary Sewer System Connection Charge is determined, and payable, upon application for the plumbing permit. This charge is in addition to the normal front foot assessment and permit charges.

A Public Works Agreement must be executed by the owner and Baltimore County for the aforementioned improvements, after which a building permit may be approved.

A plan of this site has also been submitted to the Office of Planning for comments. When the aforementioned comments are received by this office, they will be forwarded.

Very truly yours,
George A. Ruler
 George A. Ruler, Chief
 Bureau of Public Services

CAR:JMT:tas

cc: Malcolm F. Hocking
 335 W. Chesapeake Ave. 21204

Morris Steinborn
 2617 Maryland Ave. 21210

Edward A. Heston
 Walter Green
 B.A.J.D.
 P.O. Box 2516
 File 879-69

M. Leo Harrison, Esquire
306 W. Joyce Blvd.
Towson, Maryland 21204

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 _____ 1970

Edward D. Hardesty
EDWARD D. HARDESTY,
Zoning Commissioner

Petitioner: Jack L. Baylin

Petitioner's Attorney: M. Leo Harrison Reviewed by: *Chas. F. Myers*
Chairman of
Advisory Committee

TELEPHONE
494-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 73862

DATE: 9/17/70

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED
Zoning Office
119 County Office Bldg.
Towson, Md. 21204

TO: Fred. E. Waldrop, Esq.
Lyola Federal Building
Towson, Md. 21204

REPORT TO ACCOUNT NO.	01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
790 SEP 17		Cost of appeal - Jack L. Baylin, et al, petitioners No. 70-204-ASPH	\$35.00
350 OCT 6			

IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE, REVENUE DIVISION
MAIL TO COURTHOUSE, TOWSON, MARYLAND 21204

TELEPHONE
823-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 69382

DATE: April 14, 1970

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED
BY:

Zoning Dept. of Baltimore County

TO: M. Leo Harrison, Esq.
306 W. Joyce Blvd.
Towson, Md. 21204

REPORT TO ACCOUNT NO.	01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
790 SEP 14		Petition for Variance and Special Hearing for Jack L. Baylin, et al 70-204-ASPH	\$25.00
350 OCT 6			

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

TELEPHONE
863-3000
EXT. 387

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 71213

DATE: May 7, 1970

Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED

Zoning Dept. of Baltimore County

TO: Mrs. Mrs. B. B.
1101 N. Calvert St.
Baltimore, Md. 21202

REPORT TO ACCOUNT NO.	01-622	RETURN THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT
QUANTITY		DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORDS	COST
790 MAY 7		Advertising and posting of property for Jack Baylin, et al 70-204-ASPH	\$66.25
350 OCT 6			

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

