

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Essex Memorial Post No. 2621 V.F.W., Inc., a body corporate of the State of Maryland, formerly known as, Sergeant Charles F. Illian, Post No. 2621, Veterans of Foreign Wars of the United States, Incorporated, is the owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, and hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ N/A _____ zone to an R-6-2-G _____ zone; for the following reasons:

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 a community building, swimming pool, or other structural or land use devoted to civic, social, recreational and educational activities in an R-6 Zone (V.F.W. Home).

Property is to be posted and advertised as prescribed by Zoning Regulations. I, we, agree to pay expenses of above re-classification 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.

Essex Memorial Post No. 2621
V.F.W., Inc.
By: Carl P. Scarpino, President
Legal Owner

Contract purchaser
Address 200 Easton Avenue
Baltimore, Maryland 21221

James D. Nolan, Petitioner's Attorney
Edward Paul Swiss, Petitioner's Attorney
Address 204 West Pennsylvania Avenue
Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 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 the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of July, 1970, at 1:00 o'clock.

Edward D. Hardesty
Zoning Commissioner of Baltimore County

(over)

DESCRIPTION

ESSEX MEMORIAL POST NO. 2621 V.F.W., Inc., a body corporate of the State of Maryland, formerly known as, Sergeant Charles F. Illian, Post No. 2621, Veterans of Foreign Wars of the United States, Incorporated.

BEGINNING for the same at a point on the West side of the proposed widening of Riverside Road (50 feet wide) as shown on a plat of Eula Court, recorded among the Land Records of Baltimore County in Plat Book C.L.B. 25 at Folio 26, said point being a point in the 71st or South 74° 51' 10" East 479.00 foot line of a parcel of land described in a deed dated May 1, 1969 and recorded among the Land Records of Baltimore County in Liber O.T.C. 4989 at Folio 238 was granted and conveyed by Jerry A. Barnhill and Josephine J. Barnhill, his wife, to the Sergeant Charles F. Illian Post No. 2621 Veterans of Foreign Wars of the United States, Inc. and being distant 25.33 feet from the end thereof, thence running and binding with the West side of the proposed widening of Riverside Road 209.50 feet along the arc of a curve to the left having a radius of 2725.00 feet, said arc being subtended by a long chord South 03° 41' 09" West and a long chord distance of 209.45 feet to fillet leading to Poplar Road as shown on the aforesaid plat thence binding along said fillet South 44° 55' 30" West 21.71 feet to a point on the North side of the proposed widening of Poplar Avenue (50' wide), thence binding on said North side of Poplar Road South 88° 40' 20" West 393.65 feet to a point in the Second or North 17° 20' 30" West 97.29 foot line of the aforementioned deed said point being distant 26.01 feet from the beginning thereof, thence binding along a part of the Second line, all of the Third and Fourth lines and part of the Fifth line of said deed the four (4) following courses and distances, viz.:

- (1) North 22° 30' 30" West 11.28 feet,
- (2) 116.50 feet by the arc of a curve to the right having a radius of 287.97 feet, said arc being subtended by a long chord of North 05° 45' 05" West and a long chord distance of 115.71 feet
- (3) North 05° 50' 20" East 169.77 feet and
- (4) South 74° 51' 10" East 453.47 feet to the point of beginning. Containing 2.925 acres more or less.

SUBJECT TO a 10 foot wide drainage easement, said easement lying adjacent, contiguous and parallel to the last or South 74° 51' 10" East 453.67 feet line of the above described parcel of land.

BEING all of lot 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and the bed of Eula Court as shown on a plat recorded among the Land Records of Baltimore County in Plat Book C.L.B. 25 at Folio 26.

PURDUM AND JESCHKE, ENGINEERS - 3707 Park Avenue, ELKTON CITY, MARYLAND 21042
January 14, 1970 Page 1

DESCRIPTION

ESSEX MEMORIAL POST NO. 2621 V.F.W., Inc., a body corporate of the State of Maryland, formerly known as, Sergeant Charles F. Illian, Post No. 2621, Veterans of Foreign Wars of the United States, Incorporated.

BEING also a part of a parcel of land described in a deed dated May 12, 1969, and recorded among the Land Records of Baltimore County in Liber O.T.C. 4989 at Folio 238, was granted and conveyed by Jerry A. Barnhill and Josephine J. Barnhill, his wife, to the Sergeant Charles F. Illian Post No. 2621 Veterans of Foreign Wars of the United States, Inc..

PURDUM AND JESCHKE, ENGINEERS - 3707 Park Avenue, ELKTON CITY, MARYLAND 21042
January 14, 1970 Page 2

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner Date: July 17, 1970

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

SUBJECT: Petition #71-B-X, Northwest corner of Riverside and Poplar Roads. Petition for Special Exception for a Community building and swimming pool or other structural or land use devoted to civic, social, recreational and educational activities. Essex Memorial Post No. 2621 V.F.W., Inc. - Petitioners

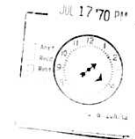
15th District

HEARING: Monday, July 20, 1970 (1:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for special exception for a V.F.W. Post under the provision in the Regulations dealing with community buildings.

We voice no objection to the petition if the petitioner can affirmatively show that it will not adversely affect the neighborhood and that the street system is sufficient to accommodate the traffic generated by the proposed use.

GEG:msb



60233
1/4c
4/28/70

PROPERTY OF ESSEX MEMORIAL POST NO. 2621,
V.F.W., INC.

(Riverside Road and Poplar Road, Essex, Maryland)

15th ELECTION DISTRICT OF BALTIMORE COUNTY

I. DESCRIPTION OF PROPERTY

This property consists of 3.0 acres more or less, which is roughly triangular in shape. The east boundary fronts along the west side of Riverside Road. The south boundary fronts on the north side of Poplar Road.

The property is situated just east of Northeast Creek, which is a tributary of Back River, and is located in the section of Essex known as "Back River Highlands."

The west boundary runs nearly due north, but with a slight arc, and the north boundary runs roughly northwest-southeast and is not parallel to the south boundary.

II. PRESENT ZONING

The property is presently zoned R-6.

III. REQUESTED ZONING

In light of the size of the parcel and the surrounding uses, it is requested that a special exception for a community building, swimming pool, or other structural or land use devoted to civic, social, recreation and educational activities (V.F.W. Home) in an R-6 zone be granted.

IV. BASIS FOR REQUESTED ZONING

This property is situated in a predominantly residential area, which has, particularly along the water front, light commercial uses. Along Back River and southeast of Eastern Boulevard are located several marinas and a public park. Along the southeast bank of Northeast Creek, which is a fringe of the Back River Highlands section, residential development has

been limited because of its proximity to the water. The proposed use of this tract by the Essex V.F.W. Post at the fringe of the nearby residential development will not detract from the residential area, but rather will add to the already existing park-like atmosphere along the shore of the creek.

It is anticipated that in addition to the use of the subject tract by the V.F.W. the community immediately adjacent to the property would also be able to use the building's facilities, on a rental basis, for public functions. In this sense the proposed V.F.W. home would be performing a public service in this location for the benefit of the nearby community.

The present plans for the V.F.W. Home show that this use can be easily accommodated on a tract of this size. In addition, it is planned that all parking areas be screened by evergreen plantings at least four feet high.

The proposed building will be limited to one story, and the exterior construction will be compatible with the exteriors of the nearby residences.

We, therefore, request that a special use exception be granted for this R-6 parcel in light of its location, the nature of the surrounding neighborhood, and the proposed plans for the development of this parcel.

Respectfully submitted,

James D. Nolan, of counsel
for the Petitioners, Essex
Memorial Post, No. 2621,
V.F.W., Inc.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 19, 1970

MEMBERS

CHIEF CLERK

MEMBERS

BUREAU OF ENGINEERING

PERMANENT PLANNING

STATE ROAD COMMISSION

BUREAU OF FIRE PROTECTION

HEALTH DEPARTMENT

PERMIT PLANNING

PLANNING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL DEVELOPMENT

Messrs. James D. Nolan
and Edward Paul Swiss
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearing: Special Exception for Community Bldg., Swimming Pool, in R6 zone
Location: NW Cor. of Riverside Rd. & Poplar Rd.
Petitioner: Sgt. Charles F. Illian, Post No. 2621 VFW of U.S., Inc.
Committee Meeting of May 12, 1970
15th District
Item 298

Gentlemen:

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 located on a vacant lot on the west side of Riverside Road across and adjacent from existing residential subdivision. To the rear of the property there are two small existing dwellings.

BUREAU OF ENGINEERING

Comments enclosed with our letter of December 2nd, 1969 under the above referenced subject remain valid and applicable for this office.

FIRE DEPARTMENT

Owner shall be required to comply with all applicable requirements of the 191 Life Safety Code, 1967 edition, and the Fire Prevention Code when construction plans are submitted for approval.

Fire hydrants for the proposed site are required and must be in accordance with the Baltimore County Standards.

Messrs. James D. Nolan
and Edward Paul Swiss
Item 298
Page 2

July 19, 1970

BOARD OF EDUCATION

No hearing on student population.

BUILDING ENGINEER'S OFFICE

Petitioner to comply with all applicable requirements of the Baltimore County Building Code and Regulations when plans are submitted. Also, see Parking Lots, Section 405.10H.

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 30 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

OLIVER L. MYERS, Chairman

OH:JD

Enc.

11-13-70

ORDER RECEIVED FOR FILING

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met

Special Exception for a community building, swimming pool or other structural or land use devoted to civic, social, recreational and educational activities should be granted. It is ORDERED by the Zoning Commissioner of Baltimore County this 15th day of July, 1970, that the above described property 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 a community building, swimming pool or other structural or land use devoted to civic, social, recreational and educational activities and the same is hereby DENIED.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met

the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of July, 1970, that the above re-classification 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 a community building, swimming pool or other structural or land use devoted to civic, social, recreational and educational activities and the same is hereby DENIED.

RECEIVED FOR PROCESSING
BY: JBL
DATE: 7/2/70
OFFICE OF PLANNING & ZONING

Zoning Commissioner of Baltimore County

MICROFILMED

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

TO: Mr. Edward D. Hardesty
Attn: Oliver L. Myers
FROM: C. Richard Moore
SUBJECT: Item 298 - YAC - May 12, 1970
Property Owner: Essex Memorial Post 2621, V.F.W., Inc.
NW Corner Riverside & Poplar Roads
Special Exception

The subject petition should not increase the average trip density to the subject property, although some traffic problems can be anticipated during periods when the assembly hall is in use.

C. Richard Moore
Assistant Traffic Engineer

CRM:mr

BUREAU OF ENGINEERING
Zoning Plat - Comments

95. Property Owner: Sgt. Charles F. Illian, Post No. 2621
VFW of U.S., Inc.
Location: NW cor. of Riverside Rd. & Poplar Rd.
District: 15th
Present Zoning: R-6
Proposed Zoning: S.R. for community bldg., swimming pool, in R-6 zone
No. Acres: 3.30

General:

This property comprises the entirety of the recorded subdivision "Whale Court" U.L.D. 25 Folio 26. Comments have previously been supplied in connection therewith.

Highways:

Riverside Road is an existing road which will be improved as a 36-foot closed section with flexible pavement within a 50-foot right-of-way.

Poplar Road is an unimproved road which will be improved as a 30-foot closed section with flexible pavement within a 50-foot right-of-way.

Highway improvements, including highway right-of-way widening will be required for both Riverside and Poplar Roads, in conjunction with any subsequent grading or building permit applications.

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

Entrances shall be a minimum of 24 feet and a maximum of 30 feet wide, shall have 5-foot minimum radius curb returns, shall be located a minimum of 75 feet from any property line, and shall be constructed in accordance with Baltimore County Standards for 7-inch concrete entrance.

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 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.

95. Property Owner: Sgt. Charles F. Illian, Post No. 2621
(1969-1970) VFW of U.S., Inc.
Page 2

Storm Drains (Cont'd)

The property to be developed is located adjacent to the water front. The Applicant is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential (Commercial) development and other special construction features are required.

Water:

Public water supply is available to serve this property.

Sanitary Sewer:

Public sanitary sewerage is available to serve this property.

Plat:

I-SW Key Sheet
6 NS 25 Position Sheet
NE 20 - Topo
97 Tax

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty
Attn: Oliver L. Myers
FROM: Ellsworth N. Diver, P.E.
SUBJECT: Item 298 (1969-1970)
Property Owner: Essex Memorial Post 2621, V.F.W., Inc.
NW corner, int. of Riverside and Poplar Roads
Present Zoning: R-6
Proposed Zoning: Special Exception
District: 15th
No. Acres: 3.30 Acres

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The comments supplied for this site in regard to Item 95 (1969-1970), copy attached, remain valid and applicable. This office has no additional comment.

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:KAR:PW:res

I-SW Key Sheet
6 NS 25 Position Sheet
NE 20 Topo
97 Tax

Attachment

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th
Posted for: Heavy, May 26, 1970, to 11:00 P.M.
Applicant: Essex Memorial Post No. 2621, V.F.W., Inc.
Location of property: NW cor. of Riverside & Poplar Rd.
Location of Sign: 1. Postal on Riverside, 2. Postal on Poplar Rd.
Remarks: Mail X Mass
Posted by: [Signature]
Date of return: July 2, 1970

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty
Zoning Commissioner
DATE: July 9, 1970
FROM: Richard B. Williams
Project Planning Division
SUBJECT: Zoning Advisory Age da Item 298

May 12, 1970
Essex Memorial Post 2621, V.F.W., Inc.
NW cor. int. of Riverside and Poplar Roads

This plan has been reviewed and there are no site-planning factors requiring comment.

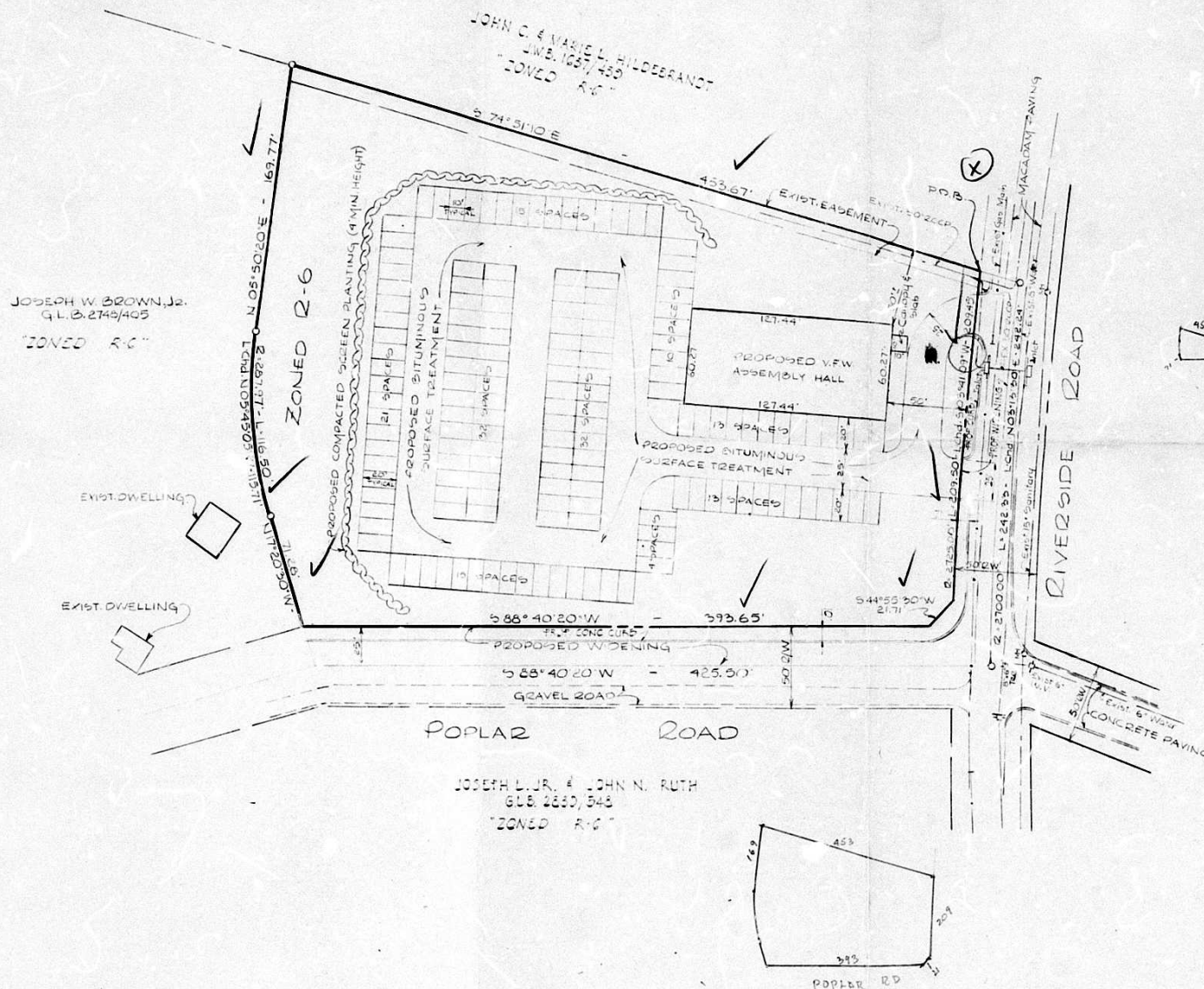
INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
Billed
Zoning Dept. of Baltimore County
TO: Mr. Edward D. Hardesty and Mr. Richard B. Williams
204 N. Penn. Ave.
Towson, Md. 21204
INVOICE NO. 71292
DATE: June 26, 1970
BILLED
RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD
QUANTITY
5000
TOTAL AMOUNT
\$0.00
COPIES
4
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE
Division of Collection and Receipts
COURT HOUSE
TOWSON, MARYLAND 21204
Billed
Zoning Dept. of Baltimore County
TO: Mr. Edward D. Hardesty and Mr. Richard B. Williams
204 N. Penn. Ave.
Towson, Md. 21204
INVOICE NO. 71335
DATE: July 26, 1970
BILLED
RETURN THIS PORTION WITH YOUR REMITTANCE
DETACH ALONG PERFORATION AND KEEP THIS PORTION FOR YOUR RECORD
QUANTITY
1
TOTAL AMOUNT
\$0.00
COPIES
4
IMPORTANT: MAKE CHECKS PAYABLE TO BALTIMORE COUNTY, MARYLAND
MAIL TO DIVISION OF COLLECTION & RECEIPTS, COURT HOUSE, TOWSON, MARYLAND 21204

11-13-70

GENERAL NOTES

1. GROSS ACRES OF TRACT: 3.30 AC.
2. AREA ZONING PARCEL: 2.925 AC.
3. PRESENT ZONING: R-6
4. PRESENT USE: VACANT
5. PROPOSED ZONING: R-6 WITH SPECIAL USE EXCEPTION
6. PROPOSED USE: 1 STORY ASSEMBLY HALL (V.F.W.)
7. PARKING DATA:
 - A. PROPOSED USE - ASSEMBLY HALL
 - B. TOTAL FLOOR AREA: 7635 SQ. FT.
 - C. NUMBER OF SPACES REQ'D @ 150/50' = 154
 - D. NUMBER OF SPACES PROVIDED = 135
8. SCREENING: COMPACTED EVERGREENS 4' MIN HEIGHT
9. LIGHTING: NONE
10. PAVING: BITUMINOUS SURFACE TREATMENT



OFFICE
COPY

71-8 X

MAP
A-B
EASTERN
AREA
NE-2-G
"X"

PLAN TO ACCOMPANY APPLICATION
FOR SPECIAL USE EXCEPTION

PROPERTY OF
ESSEX MEMORIAL
POST NO. 2621 V.F.W., INC.

A BODY CORPORATE OF THE STATE OF
MARYLAND, FORMERLY KNOWN AS
SERGEANT CHARLES F. ILLIAN,
POST NO. 2621, VETERANS OF FOREIGN WARS
OF THE UNITED STATES, INC. INCORPORATED.

15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 50'
OCTOBER 14, 1969



FURDUM & JESCHKE
CONSULTING ENGINEERS &
LAND SURVEYORS
1020 N. CALVERT STREET
BALTIMORE MARYLAND 21202



July 13, 1971

Mr. George A. Reiser
Mr. John L. Wimbley

Building app. # 766-70

Essex Memorial Post # 2621

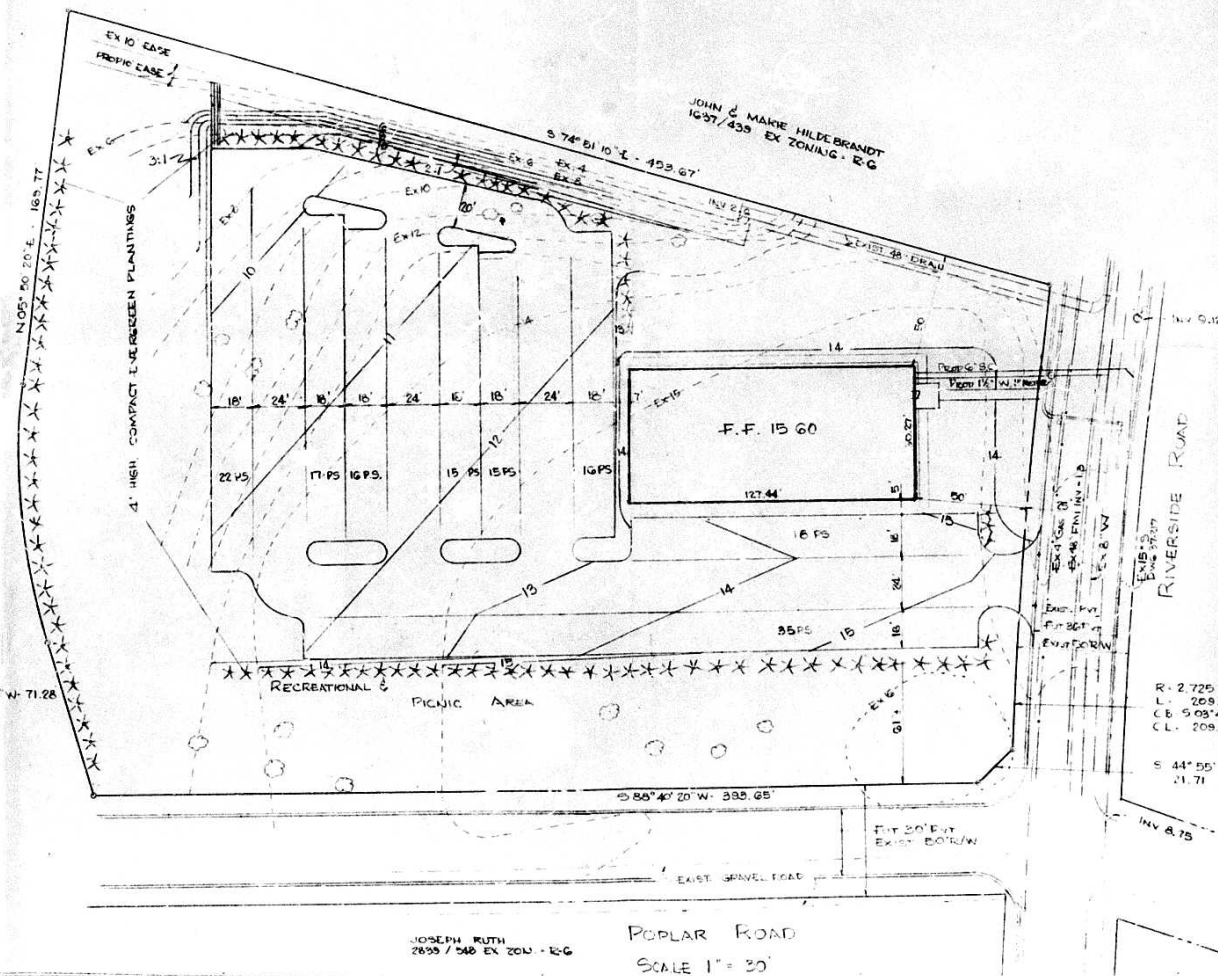
Revised site plan with
completely revised parking
area.

John S. Wile
Dra. C. Rigger Inc.,
10100 Mable Ct.,
Cockeysville, Md.

EXISTING ZONING - R-G WITH SPECIAL
EXCEPTION FOR COMMUNITY BUILDING
AND RECREATIONAL FACILITIES
PROPOSED USE - VFW ASSEMBLY HALL
AND RECREATIONAL FACILITIES
AREA OF TRACT - 2.9 AC.
AREA OF BUILDING - 76,800 S.F.
PARKING REQUIRED - 154 P.S.
PARKING PROVIDED - 154 P.S.
PROPOSED PAVEMENT - MACADAM
SCREENING SHALL CONSIST OF 4" HIGH, COMPACT
EVERGREENS
PUBLIC WATER & SEWER IS AVAILABLE



LOCATION PLAN
SCALE 1" = 500'



JERRY A. BARNHILL
7855/418 EX ZEN - R-G

R - 287.97'
L - 119.50'
C.B. - N 65° 45' E 1/4 W
C.L. - 115.71'

N 17° 20' 30" W - 71.28'

R - 2725.00'
L - 208.50'
C.B. - S 93° 41' 05" W
C.L. - 208.45'

OWNERS:
ESSEX MEMORIAL POST
NO. 2621 V.F.W., INC.
209 EASTERN BLVD.
BALTIMORE, MD. 21221

S 44° 55' 30" W
21.71'

SITE PLAN
ESSEX MEMORIAL POST
NO. 2621 V.F.W., INC.
RIVERSIDE & POPLAR RD.
15TH ELEC. DIST., BALTO CO., MD.
SCALE 1" = 30' APRIL, 1971
REV. 7.7.71

JOSEPH RUTH
2699 / 548 EX ZON - R-G

POPLAR ROAD
SCALE 1" = 30'



PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: 7/19/71

SMITH, TEACHER & ASSOCIATES
MUSIC FAIR ROAD
OWINGS MILLS, MD 21117
563-2100 F.N. 8-520

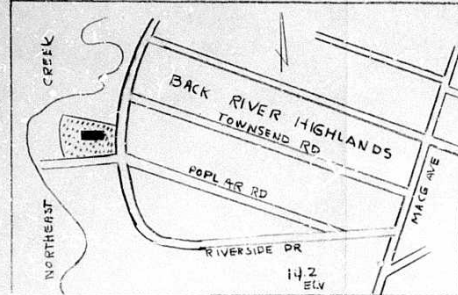
Mn George A Reier
Mr John L Wimbley Revised
Building app # 966-70 7/14/71
1238-76
Essex Memorial Post # 2621

Revised site plan with
completely revised parking
area.

ZONING - HEARING
71-8X

EXISTING ZONING DR 5.5 WITH SPECIAL
EXCEPTION FOR COMMUNITY BUILDING
AND RECREATIONAL FACILITIES
PROPOSED USE : VFW ASSEMBLY HALL
AND RECREATIONAL FACILITIES
AREA OF TRACT : 2.9 AC
AREA OF BUILDING : 76,800 SF
PARKING REQUIRED : 168 PS
PARKING PROVIDED : 168 PS
PROPOSED PAVEMENT : MACADAM
SCREENING SHALL CONSIST OF 4' HIGH COMPACT
EVERGREENS
PUBLIC WATER & SEWER IS AVAILABLE
CARRIER HEATER & AIR CONDITIONING UNIT
M&D SC 0016460 (2EA) 14 1/2" X 24" FENCED AREA
OPEN DEEP PIT 22' X 36' FENCED AREA 53' X

V.F.W. SIGN 8'X8'X8'



LOCATION PLAN
SCALE 1" = 500'

JERRY J. DARNHILL
2893/413 EX ZON = DR 5.5

R = 287.97'
L = 116.50'
CB = NO S 45 05' W
CL = 115.71'

N 17° 20' 30" W - 71.28

SMITH TEACHER & ASSOCIATES
MUSIC FAIR ROAD
OWINGS MILLS, MD 21117
363-2100 PNB-520

JOSEPH RUTH
2839/548 EX ZON. DR 5.5

POPLAR ROAD
SCALE 1" = 30'

PLANS APPROVED
OFFICE OF PLANNING & ZONING

BY *John L Wimbley*
DATE 7/27/71
BY *John L Wimbley*
ZONING COMMISSIONER
DATE 7/27/71

71-8-X
C-1079-82

OWNER:
ESSEX MEMORIAL POST
No 2621 V.F.W. INC
209 EASTERN BLVD
BALTIMORE MD 21221

SITE PLAN
ESSEX MEMORIAL POST
No 2621 V.F.W. INC
RIVERSIDE & POPLAR RDS
15TH ELEC DIST, BALTO CO, MD
SCALE 1" = 30' APRIL, 1971
REV. 7-7-71
REV. 8-30-82

#71-8