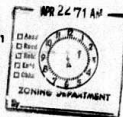


March 23, 1971



Ready Development Associates
217 Calverton Road
Baltimore, Maryland 21212

Gentlemen:

I have approved a development plan for a parcel of land on the northeast corner of the intersection of Washington Boulevard and Landonia Boulevard. The development plan is approved under the provisions of Section 103.1 of the Zoning Regulations and establishes "grandfathering" for commercial usage here, in an M.L. zone. The "grandfathering" for commercial usage continues to a date five years hence, but commercial development of the property must be completed or commenced and diligently pursued by that date if the "grandfathering" is to remain in effect. Approval of the development plan by the Office of Planning and Zoning is subject to modifications which may be required by State and County agencies as final plans are being reviewed at the building permit stage.

Approval of the development plan does not imply concurrence by this office with respect to the proposed service station. This aspect of the tract's development will be reviewed and commented upon in connection with our customary comments on special exceptions.

Sincerely,

CEG
George E. Gervelle
Director of Planning

CEG:msh

05-07-71

