

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, LEE VINSON, INC., 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, 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 BL and RA, as described, for the following reasons:

There was an error in the original zoning and/or the character of the neighborhood has changed to such an extent that the reclassification requested is proper.

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:

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we, agree to pay a penalty 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.

LEE VINSON, INC.

by

Contract purchaser

Benjamin Levinson, Legal Owner

Agent, and Vice-president

Address: 107 N. 20th Street

Baltimore, Maryland 21218

James D. Nolan, Petitioner's Attorney

Nolan, Plunhoff & Williams

Address: 204 West Pennsylvania Avenue

Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 11th day of September, 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

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 11th day of September, 1970, at 11:00 o'clock

Edward D. Hardesty

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. Edward D. Hardesty, Zoning Commissioner
FROM: Mr. George F. Gervais, Director of Planning

SUBJECT: Petition #71-107-R, Southwest side of Reisterstown Road 155 feet north of Caraway Road.
Petition for Reclassification from R-10 to B.L. and R.A.
Lee Vinson, Inc. - Petitioners

4th District

HEARING: Wednesday, September 23, 1970 (1:00 p.m.)

The Staff of the Office of Planning and Zoning has reviewed the subject petition for reclassification from R-10 to B.L. and R.A. zoning and offers the following advisory comments:

In making its recommendations for comprehensively rezoning this portion of the County, the Planning Board proposed that the subject property remain R-10 on the map adopted February 11, 1970. This position was reaffirmed September 10, 1970, on maps approved for public hearing.

Since the subject property is surrounded by residential zoning and cottage development, the requested reclassification would constitute a spot zone. Intensified land use in this area would increase traffic volume and movement on Reisterstown Road which handles near capacity traffic at the present time. Bosley Road provides inadequate access to the site and no improvements are scheduled in the Capital Improvement Program. The State 20 Year Needs Program does not include improvements for Reisterstown Road.

GEG:SC:msh

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
from R-10 to B.L. and R.A. : COUNTY BOARD OF APPEALS
SW/S Reisterstown Road 155 feet :
N. of Caraway Road :
4th District : OF
Lee Vinson, Inc. : BALTIMORE COUNTY
Petitioner :
No. 71-107-R

ORDER OF DISMISSAL

Petition of Lee Vinson, Inc. for reclassification from R-10 to B.L. and R.A. on property located on the southwest side of Reisterstown Road 155 feet north of Caraway Road, in the Fourth Election District of Baltimore County.

WHEREAS, by letter dated April 1, 1974 the Board of Appeals notified the parties of record in the above entitled matter that the case is considered moot.

WHEREAS, this decision is based on an opinion dated November 10, 1971, which the Board received from the Baltimore County Solicitor, wherein he stated that any zoning case pending before the Board on the date the new zoning maps were adopted is moot.

WHEREAS, the Board has not received a letter or formal dismissal of the appeal, and the Board, on its own Motion, therefore will dismiss the within appeal.

IT IS HEREBY ORDERED, this 21st day of May, 1974, that said petition be and the same is declared moot and the petition dismissed.

COUNTY BOARD OF APPEALS

OF BALTIMORE COUNTY

Walter A. Reiter, Jr., Chairman

W. Giles Parker

Robert L. Gifford

RE: PETITION FOR RECLASSIFICATION : BEFORE THE
SW/S of Reisterstown Road, 155' :
N. of Caraway Road - 4th District : DEPUTY ZONING COMMISSIONER
Lee Vinson, Inc. - Petitioners :
NO. 71-107-R (Item No. 288) : OF
BALTIMORE COUNTY

The Petitioner seeks a Reclassification from a R-10 Zone to a R.A. Zone and B.L. Zone, consisting of 0.612 acres of land; it also requests a Reclassification from a B.L. Zone to a R.A. Zone for a parcel of property immediately to the rear of the aforesaid property, said property consisting of 1.875 acres of land, being a combination of properties located on the southwest side of Reisterstown Road, one hundred fifty-five (155) feet north of Caraway Road in the Fourth District of Baltimore County, Maryland.

The Petitioner indicated that the front portion of the property would be developed for retail sales, and that the rear portion of the property would be for R.A. zoning constituting a maximum of thirty (30) apartment units. The Petitioner cited various changes of a commercial nature in the immediate vicinity. Furthermore, residents of the area in protest to the Reclassification request, indicated they were not objecting to the request for the B.L. zoning.

The Petitioner showed that immediately to the south was a Petition for Reclassification to a R.A. Zone granted in 1966, and that beyond this property was a partially developed tract of land in apartment units.

Without reviewing the evidence further in detail, but based on all the evidence presented at the hearing, in the judgment of the Deputy Zoning Commissioner, the Petitioner presented evidence and showed substantial changes in the character of the area to warrant both requests for Reclassification. The peculiar shape of the property, which is the request for the R.A. classification would not be conducive to the development of individual homes.

For the foregoing reasons, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 5th day of February, 1971, that the herein described property or area should be and the same is hereby reclassified from a R-10 Zone to a B.L. and R.A. Zone, from and after the date of this Order, subject to the approval of the site plan by the State Roads Commission, Bureau of Public Services, and the Office of Planning and Zoning.

Harold I. Glaser
Deputy Zoning Commissioner of Baltimore County

Comprehensive Zoning Map, a Reisterstown realtor was quoted as having said that not one single new residence has been built anywhere along Reisterstown Road in the last ten years.

In addition to the rapidly expanding commercial activity along Reisterstown Road, there has been a shift from demand for individual cottages to apartments during this same ten year period.

The corporate property owner is advised that all public utilities are readily available to the property with an 8 inch water line in the bed of Reisterstown Road, and an 8 inch sewer line being available close to the rear of the property.

If the property were to be zoned as requested, it would allow an integrated retail and/or apartment complex to be built on the tract, with the apartments to the rear serving a transitional role buffering the traffic and activity along Reisterstown Road.

Both the apartments and the retail uses along Reisterstown Road would be a great economic boon to the area and a positive addition to the assessable base, without the usual drain upon public education and other services which cottages would represent. Furthermore, with apartments, more open or green areas can be maintained.

For these, and other reasons, the property owner respectfully requests BL on the front and BL or RA zoning on the rear as outlined hereinabove.

Respectfully submitted,

James D. Nolan
Attorney for Lee Vinson, Inc.

GLASER, KANTOR & WINEGRAD

SUITE 1004

ARLINGTON FEDERAL BUILDING

CHARLES AND L'ENVOY STREET

BALTIMORE, MARYLAND 21201

February 18, 1971

Zoning Commissioner
County Office Building
111 West Chester Avenue
Towson, Maryland 21204

Re: Petition for Reclassification
SW/S of Reisterstown Road,
155' N of Caraway Road -
4th District, Lee Vinson, Inc.
Petitioners
No. 71-107-R (Item No. 288)

Dear Sir:

Please note an Appeal to be taken on behalf of the following Protestants in the above captioned matter:

Mr. Joseph P. Manno, President
United Reisterstown Residents

Mr. Dallas Chaney
Hathaway Community Association

Mr. Burgess H. Hildreth, President
Westbury Community Association

I am enclosing my check in the amount of \$70.00 made payable to Baltimore County, Maryland for the cost of taking this Appeal.

Thank you for your cooperation in this matter.

Very truly yours,

Harold I. Glaser

HIG:ch
cc: James D. Nolan, Esquire

GLASER, KANTOR & WINEGRAD

SUITE 1004

ARLINGTON FEDERAL BUILDING

CHARLES AND L'ENVOY STREET

BALTIMORE, MARYLAND 21201

September 9, 1970

Mr. Edward D. Hardesty
Zoning Commissioner
County Office Building
111 West Chester Avenue
Towson, Maryland 21204

Re: Lee Vinson, Inc.
Number 71-107-R

Dear Mr. Hardesty:

Kindly enter the appearance of Harold I. Glaser as attorney for the following Protestants in the above Petition requesting reclassification from R-10 to BL & RA, said Protestants being:

Mrs. Solomon Rogers
Citizens Committee for Soldiers Delight

In the future, please send all notices concerning this case to this office, as well as to Mrs. Solomon Rogers, 7800 Seven Mile Lane, Baltimore, Maryland 21208.

Very truly yours,

Harold I. Glaser

HIG:ch

cc: Mrs. Solomon Rogers

HAROLD I. GLASER
STANLEY KANTOR
WINEGRAD & ASSOCIATES

ONE OFFICE
GLASER, KANTOR & WINEGRAD
SUITE 200
WASHINGTON FEDERAL BUILDING
111 WEST CHESTER AVENUE
BALTIMORE, MARYLAND 21204

September 4, 1970

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. Edward D. Hardesty
Zoning Commissioner
County Office Building
111 West Chester Avenue
Towson, Maryland 21204

Re: Lee Vinson, Inc.
Number 71-107-R

Dear Mr. Hardesty:

Kindly enclose the appearance of Harold I. Glaser, an attorney
for the following Protestants in the above Petition concerning
reclassification from R-10 to RL & RA, said Protestants being:

United Reisterstown Residents
Westbury Community Association of Reisterstown
Mr. and Mrs. Jerome J. Tirella
Mr. and Mrs. H. A. Lewis
Mr. Joseph P. Mann

It is our understanding that the Hearing is set for September
23, 1970 at 1:00 p.m. Kindly notify our office if there is any post-
ponement and send any future notices concerning this case to me.

Very truly yours,

Harold I. Glaser

HIG:ch

cc: James D. Nolan, Esquire

#71-107R



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Edward Hardesty
ATTN: Oliver L. Myers
FROM: Elsworth N. Myers, P.E.

Date: May 11, 1970

SUBJECT: Item 288 (1969-1970)
Property Owner: Lee Vinson, Inc.
S/W side of Reisterstown, 155th N. of Caraway Rd.
Present Zoning: R-10
Proposed Zoning: Reclassification to RL and RA
District: 4th
No. Acres: 0.612, 1.875

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.

Highways:

Reisterstown Road is a State Road; therefore, all improvements, inter-
sections, and entrances on this road will be subject to State Roads
Commission requirements.

Bosley Lane is proposed to be improved as a 40-foot curbed public
roadway on a 60-foot right-of-way. Highway right-of-way and improvements
will be required in connection with any subsequent building or grading
permit applications.

The interior roads are considered private.

Storm Drains:

The petitioner must provide necessary drainage facilities (temporary
or permanent) to prevent creating any nuisances or damages to adjacent
properties, especially by the concentration of surface waters. Correction
of any problem which may result, due to improper grading or improper
installation of drainage facilities, would be the full responsibility of
the petitioner.

Reisterstown Road is a State Road. Therefore, drainage requirements as
they affect the road come under the jurisdiction of the Maryland State Roads
Commission.

A study will be required at the time this site is developed to determine
the drainage easements and structures necessary.

James D. Nolan, Esq.
Nolan, Plunhoff & Williams
204 West Pennsylvania Avenue
Towson, Maryland 21204

- 2 - June 11, 1970

Storm Drains:

The petitioner must provide necessary drainage facilities
(temporary or permanent) to prevent creating any nuisances or damages to
adjacent properties, especially by the concentration of surface
waters. Correction of any problem which may result, due to improper
grading or improper installation of drainage facilities, would be the
full responsibility of the petitioner.

Reisterstown Road is a State road; therefore, drainage requirements
as they affect the road come under the jurisdiction of the Maryland
State Roads Commission.

A study will be required at the time this site is developed
to determine the drainage easements and structures necessary.

Sediment Control:

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 striping
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.

Water and Sanitary Sewers:

Public water and sewer are available to serve this site.

PROJECT PLANNING DIVISION:

This office has reviewed the subject site plan and offers the following
comments:

Bosley Lane may ultimately be used as a secondary means of
access. It must be improved as a 40' curb and gutter street
on a 60' right-of-way. The developer's responsibility will
be set by the Baltimore County Bureau of Engineering. The
plan must be revised to show these improvements.

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a change from R10 to RA & BL.
This should increase the trip density from 90 to 650 trips per day.

Item 288 (1969-1970)
Property Owner: Lee Vinson, Inc.
Page 2
May 11, 1970

Sediment Control:

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 striping 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.

Water and Sanitary Sewers:

Public water and sewer are available to serve this site.

Edward D. Hardesty
Edward D. Hardesty, P.E.
Chief, Bureau of Engineering

ENGINEERING DIVISION:

Revised May 11, 1970
T-44 Key Sheet
56 & 57 NW 39 Position Sheet

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. Edward D. Hardesty
TO: Zoning Commissioner

Date: May 6, 1970

FROM: Richard B. Williams
Project Planning Division
SUBJECT: Zoning Advisory Agenda Item #288

May 5, 1970
Lee Vinson, Inc.
S/W side of Reisterstown,
155th N. of Caraway Road

This Office has reviewed the subject site plan and offers the following comments:

Bosley Lane may ultimately be used as a secondary means of access. It must
be improved as a 40' curb and gutter street on a 60' right-of-way. The
developer's responsibility will be set by the Baltimore County Bureau of
Engineering. The plan must be revised to show these improvements.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

June 11, 1970

James D. Nolan, Esq.
Nolan, Plunhoff & Williams
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Type of Hearings Reclassification from
R-10 zone to an RL and RA
Location: S/W side of Reisterstown,
155th N. of Caraway Rd.
Petitioners: Lee Vinson, Inc.
Committee Meeting of May 5, 1970
4th District
Item 288

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 an unimproved
tract of land. The properties to the south are improved
with apartments. The property to the southwest, west and
northwest with dwellings. Reisterstown Road and Bosley Lane
in this location are not improved with concrete curb and
gutter.

BUREAU OF ENGINEERING:

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.

Highways:

Reisterstown Road is a State road; therefore, all
improvements, intersections, and entrances on this road will
be subject to State Roads Commission requirements.

Bosley Lane is proposed to be improved as a 40-foot curbed
public roadway on a 60-foot right-of-way. Highway right-of-way
and improvements will be required in connection with any
subsequent building or grading permit applications.

The interior roads are considered private.

James D. Nolan, Esq.
Nolan, Plunhoff & Williams
204 West Pennsylvania Avenue
Towson, Maryland 21204

- 3 - June 11, 1970

DEPARTMENT OF TRAFFIC ENGINEERING: (Continued)

Although this type of increase should create no major problem alone; if
the land surrounding this tract were also to be developed commercially, then
major problems can be anticipated.

BUILDING ENGINEER'S OFFICE:

Petitioner to comply with all applicable requirements of
Baltimore County Building Code and Regulations when plans are submitted.

FIRE DEPARTMENT:

Owner shall be required to comply with all applicable requirements
of the 101 Life Safety Code, 1967 edition, and the Fire Prevention
Code when construction plans are submitted for approval.

BOARD OF EDUCATION:

The Reisterstown Elementary School with a capacity of 735 and
an enrollment of 839 (as of Sept. 17) services this area. Cedarvale
Elementary School is scheduled for a Sept. '71 opening and will give the
school some much needed relief.

The area as currently zoned could ultimately yield approximately
four pupils, while a rezoning to apartments could yield as much as 24
pupils if the apartments were of the townhouse variety.

HEALTH DEPARTMENT:

Public water and sewers are available.

Swimming Pool Comments: Prior to approval of a public pool on this
site, two complete sets of plans and specifications of the pool and
bathhouse must be submitted to the Baltimore County Department of Health
for review and approval.

Air 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 Department
of Health.

STATE ROADS COMMISSION:

The road side face of curb at the subject site is to be 28' from the
center line of Reisterstown Road.

James D. Nolan, Esq.
Nolan, Plunhoff & Williams
204 West Pennsylvania Avenue
Towson, Maryland 21204
Item 288

- 4 - June 11, 1970

STATE ROADS COMMISSION:

The entrance must consist of a depressed curb type.

The plan must clearly indicate a minimum of 5' from the
property line to the beginning of the depression transition of the
entrance.

An entrance 33' in width will be sufficient to serve the site.

The plan must be revised prior to a hearing date being assigned.

ZONING ADMINISTRATION DIVISION:

This office is withholding a hearing date until such time as the
proposed improvements to Bosley Lane are shown on revised plans, and the
request by State Roads Commission is complied with.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

OLM:JD
Enc.

15160 71-107-R

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 47B Date of Posting: MARCH 2, 1971
 Posted for: APPEAL
 Petitioner: LEE VINSON
 Location of property: SALS OF REISTERSTOWN RD. 155 FT. N. OF
PARAWAY RD.
 Location of Signs: W. OF REISTERSTOWN RD. 125 FT. E. N. OF
PARAWAY RD.
 Remarks: ONLY THESE FOR ONE SIGN
 Posted by: Charles M. Neal Date w. return: MARCH 5, 1971

15160 71-107-R

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 47B Date of Posting: SEPT. 5, 1970
 Posted for: RECLASSIFICATION FROM R-10 TO B-1 AND R-2
 Petitioner: LEE VINSON, INC.
 Location of property: ST. OF REISTERSTOWN RD. 155 FT. N. OF PARAWAY RD.
 Location of Signs: W. OF REISTERSTOWN RD. 200 FT. E. N. OF PARAWAY RD.
 Remarks: NO BOSLEY LANE. JUST A PAPER STREET
 Posted by: Charles M. Neal Date of return: SEPT. 11, 1970

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

James B. Nelson, Esq.
County Office Building
111 N. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this

11th day of August, 1970

Edward D. Hardesty
EDWARD D. HARDESTY
Zoning Commissioner

Petitioner: Lee Vinson, Inc.Petitioner's Attorney: James B. Nelson, Esq.

Reviewed by Charles M. Neal
Chairman of the
Advisory Committee

TELEPHONE
434-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 73361

DATE: 2/22/71

TO: Harold L. Glaser, Esq.,
Suite 1504 Arlington Federal Building
Charles & Lexington Sts.
Baltimore, Md. 21201

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

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

DEPOSIT TO ACCOUNT NO. 01-622 RETURN THIS PORTION WITH YOUR REMITTANCE TOTAL AMOUNT \$70.00
 QUANTITY COST

Cost of appeal - property of Lee Vinson, Inc.

No. 71-107-R

\$70.00

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

TELEPHONE
434-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 73396

DATE: 3/18/71

TO: Harold L. Glaser, Esq.,
Suite 1504 Arlington Federal Bldg.,
Charles & Lexington Sts.,
Baltimore, Md. 21201

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

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

DEPOSIT TO ACCOUNT NO. 01-622 RETURN THIS PORTION WITH YOUR REMITTANCE TOTAL AMOUNT \$10.00
 QUANTITY COST

Cost of posting property of Lee Vinson, Inc. for appeal hearing
No. 71-107-R

\$10.00

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

TELEPHONE
434-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 73877

DATE: Sept. 24, 1970

TO: Barbara L. Lusk
107 N. 29th Street
Baltimore, Md. 21218

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED
Zoning Dept. of Baltimore County

DEPOSIT TO ACCOUNT NO. 01-622 RETURN THIS PORTION WITH YOUR REMITTANCE TOTAL AMOUNT \$5.00
 QUANTITY COST

Advertising and posting of property for Lee Vinson, Inc.
71-107-R

\$5.00

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

TELEPHONE
434-2413

INVOICE
BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE

No. 73801

DATE: Aug. 24, 1970

TO: Barbara L. Lusk
107 N. 29th Street
Baltimore, Md. 21218

Revenue Division
COURT HOUSE
TOWSON, MARYLAND 21204

BILLED
Zoning Dept. of Baltimore County

DEPOSIT TO ACCOUNT NO. 01-622 RETURN THIS PORTION WITH YOUR REMITTANCE TOTAL AMOUNT \$50.00
 QUANTITY COST

Petition for Reclassification for Lee Vinson, Inc.
71-107-R

\$50.00

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

