

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Albert Kermisch and Jack Sobel, legal owners 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 or DR-3.5 zone to an R-3 zone, for the following reasons:

Error in original zoning.

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 expenses 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.

Contract purchaser: Albert Kermisch, Jack Sobel, Legal Owner
Address: 8317 Glen Michael Lane, Randallstown, Maryland
W. Lee Harrison, Petitioner's Attorney
Address: 306 W. Joppa Road, Towson, Maryland 21204 (823-1200)

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of April, 1972, 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 Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of September, 1971, at 11:00 o'clock.

John W. Harrison
Zoning Commissioner of Baltimore County

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
P.O. Box 6828, TOWSON, MD. 21204

Description to Accompany Zoning Petition
Reclassification from D.R. 3.5 (R-10) to B.R.
Chapman Road & Liberty Road
4.915 Acres more or less

April 12, 1971

Beginning for the same at the end of the two following courses from the intersection formed by the Centerline of Chapman Road and the southwest side of Liberty Road: first southwesterly along the centerline of said Chapman Road 480' more or less and second southeasterly at right angles to said Chapman Road 320' more or less, thence from the place of beginning the four following courses viz: (1) South 54° 27' East binding for part of the distance on the outline of a parcel of land heretofore zoned B.R. in all 604.48 feet, (2) South 42° 08' West 371.54 feet, (3) North 53° 45' West 566.35 feet and (4) North 36° 15' East 362.20 feet to the place of beginning.
Containing 4.915 acres of land more or less.

Re: Petition for Reclassification
from R-10 or DR-3.5
to B.R., Liberty and Chapman
Albert Kermisch and Jack Sobel,
Petitioners
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY

MEMORANDUM

Now comes Albert Kermisch and Jack Sobel, legal owners of the above captioned property, by W. Lee Harrison, their attorney, and in accordance with B.M. 72, Section 22, 22(b), states that the reclassification requested should be granted and for reasons says:

The County Council failed to recognize the overall need for such a community shopping center as proposed by the Petitioners. Therefore, they were in error by adopting the rear portion of the tract as DR-3.5. In order for the developer to utilize and provide facilities for shopping in this area the overall design must be allowed to continue. Access to Chapman Road for residential usage is not feasible due to a 20' right-of-way being the only access. Therefore, the DR-3.5 portion of the property must use Liberty Road for access. This would necessitate an access point through the proposed shopping center. The logical conclusion that must be reached is that the Dr-3.5 portion be rezoned to B-R as part of the overall shopping center complex.

W. Lee Harrison
306 W. Joppa Road
Towson, Maryland 21204
823-1200
Attorney for Petitioners

restaurant, said discontinuance to become effective on January 1, 1972, and further;

That the Party of the First Part will, upon the granting of the reclassification of the aforesaid parcel of land and the termination of the aforesaid lease, use the following described property:

Beginning for the same in the center of Chapman Road, 30 feet wide, at a point 554 feet, more or less, measured southwesterly along the center line of Chapman Road from the intersection of the center line of said road with the southwesterly side of Liberty Road, 66 feet wide, and running thence from said place of beginning the six following courses and distances, viz: first at right angles to the center line of Chapman Road South 53° 45' East 200.00 feet, second parallel to the center line of Chapman Road North 36° 15' East 77.26 feet, third South 54° 27' East 120.04 feet, fourth parallel to the center line of Chapman Road South 36° 15' West 242.20 feet, fifth at right angles to the center line of Chapman Road North 53° 45' East 320 feet, and the sixth binding on the center line of Chapman Road North 36° 15' West 163.08 feet to the place of beginning.

Containing 1.416 acres of land, more or less.
only for those uses as set forth under the DR 3.5 residential classification contained in the Baltimore County Zoning Regulations effective on the date of this Agreement.

THE PARTIES OF THE SECOND PART, ON BEHALF OF THEMSELVES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, AGREE AS FOLLOWS:

That they will not contest the granting of the requested reclassification of subject property from a DR 3.5 zone to a BR (Business Roadside) zone and upon the filing of an Order granting the requested reclassification, the Parties of the Second Part agree not to pursue any appeal therefrom and thereby allow the property to be reclassified to a BR classification. All the agreements, covenants, restrictions, and conditions contained in this instrument shall be binding upon the heirs to the benefit of the heirs, successors, and assigns of the parties hereto and shall run with the land and be binding upon the property hereinbefore referred to.



#72-75

AGREEMENT

This Agreement, made this 12th day of January, 1972, by and between Albert B. Kermisch, Party of the First Part, and Melvin A. Steinberg, as agent and attorney for William E. Poe, 3506 Chapman Road; Charles O. Hoffman, 3505 Chapman Road; Francis Stange, 3507 Chapman Road; A. Franklin Turner, 3508 Chapman Road; William Sutton, 3510 Chapman Road; Clement A. Scheper, 3504 Chapman Road; William D. Cosden, 3413 Chapman Road; William Grenwalt, 3430 Chapman Road; Frederick Schroeder, 3420 Chapman Road; Caroline Tribble, 3422 Chapman Road; and Harold Mayer, 3512 Chapman Road, Parties of the Second Part.

WHEREAS, the Party of the First Part is the owner of a parcel of land containing 6.33 acres of land more or less, located at or near the intersection of Liberty Road and Chapman Road, in the Second Election District of Baltimore County, Maryland; and

WHEREAS, the Party of the First Part filed a Petition with Baltimore County, Maryland requesting that the above described parcel of land be reclassified from a DR 3.5 classification to a BR (Business Roadside) classification; and

WHEREAS, the Parties of the Second Part have heretofore contested the granting of the requested zoning; and

WHEREAS, the Parties of the Second Part have agreed to terminate their objection to the granting of the reclassification upon the Party of the First Part agreeing to restrict the use of a portion of his property, and the filing of this Agreement among the Land Records of Baltimore County, Maryland; and

WHEREAS, the Parties hereto have agreed that this Agreement shall become effective when subject property is rezoned from a DR 3.5 zone to a BR zone by a final, unappealable order.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH:

That in consideration of the mutual agreement, covenant,

The failure to enforce any of the covenants, restrictions, and conditions herein contained in any instance shall in no event constitute a waiver or estoppel of the right to enforce the same or any other covenant, restriction, and condition in the event of any violation of the herein contained covenants. Moreover, in the event that any one or more of the covenants, restrictions, and conditions herein contained shall be for any reason declared invalid, the remaining covenants, restrictions, and conditions shall continue in full force and effect.

This Agreement shall become effective only upon the subject property being rezoned to a BR classification.

This Agreement contains the entire understanding of the parties and each of the parties hereto.

IN WITNESS WHEREOF, the Parties hereto affix their hands and seals the day and year first above written.

Witness

ALBERT B. KERMSCH

Party of the First Part

MELVIN A. STEINBERG
As Agent and Attorney for
William E. Poe
Charles O. Hoffman
Francis Stange
A. Franklin Turner
William Sutton
Clement A. Scheper
William D. Cosden
William Grenwalt
Frederick Schroeder
Caroline Tribble
Harold Mayer

Parties of the Second Part

STATE OF MARYLAND: TO WIT:
COUNTY OF BALTIMORE:

I HEREBY CERTIFY that on this 12th day of January, 1972,

restrictions, and conditions herein contained and the payment of the sum of Five Dollars (\$5.00) from each party to the other and for good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto hereby agree to enter into these presents which shall, upon the granting of the reclassification and the affirmative finalization of any appeals therefrom, become effective and further to have the same recorded among the Land Records of Baltimore County and that the covenants, restrictions, and conditions contained herein shall run with and be binding upon the above described tract and upon the present and/or future owners thereof and shall inure to the benefit of all the parties hereto, their heirs, successors, and assigns, as well as any purchaser at foreclosure, his, hers, or its heirs and assigns as follows:

THE PARTY OF THE FIRST PART, ON BEHALF OF HIMSELF, HIS HEIRS, SUCCESSORS, AND ASSIGNS, AGREES AS FOLLOWS:

That he will restrict the use of the aforesaid property in such a manner as to deny ingress or egress of traffic from said property, to Chapman Road, and further;

That he will plant and maintain evergreen trees not less than three (3) feet in height at the time of planting along the western boundary of the subject property, which trees shall be planted four (4) feet on center, said trees shall be furnished and installed at the cost and expense of the Party of the First Part, and further;

That the Party of the First Part will, upon the termination of the lease agreement by and between Albert B. Kermisch and Bessie T. Kermisch and Jack Sobel and Ann Sobel, dated the third day of March, 1970, discontinue the operation of the restaurant known as the Country Dining Room for all time; it being specifically understood that it is the intent and purpose of the parties hereto to forever discontinue the use of the property for a

before me, the subscriber, a Notary Public in and for the County and State aforesaid, personally appeared ALBERT B. KERMSCH and he acknowledged the foregoing Agreement to be his act.

AS WITNESS, my hand and Notarial Seal.

NOTARY PUBLIC

JAMES A. STEINBERG
Commission Expires July 1, 1974

STATE OF MARYLAND: TO WIT:
COUNTY OF BALTIMORE:

I HEREBY CERTIFY that on this 12th day of January, 1972, before me, the subscriber, a Notary Public in and for the County and State aforesaid, personally appeared MELVIN A. STEINBERG, as Agent and Attorney for William E. Poe, Charles O. Hoffman, Francis Stange, A. Franklin Turner, William Sutton, Clement A. Scheper, William D. Cosden, William Grenwalt, Frederick Schroeder, Caroline Tribble, and Harold Mayer, and he acknowledged the foregoing Agreement to be his act.

AS WITNESS, my hand and Notarial Seal.



Purport to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of error in the original zoning map.

the above Reclassification should be had; and that further appearing that by reason of error in the original zoning map.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22 day of FEBRUARY, 1972, that the herein described property or area should be and the same is hereby reclassified; from a D.R. 3.5 zone to a B.R. zone, and a Special Exception for the same should be granted.

and that the above described property or area be and the same is hereby continued as and to remain a B.R. zone; and/or the Special Exception for the same should be granted.

the above reclassification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1972, that the above reclassification 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 B.R. zone; and/or the Special Exception for the same should be DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 21, 1971

COUNTY OFFICE BLDG.
715 W. CHAPMAN RD.
TOWSON, MARYLAND 21204

OLIVER L. MYERS
Chairman

- MEMBERS
- DIRECTOR OF ENGINEERING
- DEPARTMENT OF TRAFFIC ENGINEERING
- STATE BOARDS COMMISSION
- BUREAU OF FIRE PREVENTION
- HEALTH DEPARTMENT
- PROJECT PLANNING
- BUILDING DEPARTMENT
- BOARD OF EDUCATION
- ZONING ADMINISTRATION
- INDUSTRIAL DEVELOPMENT

Mr. George E. Gavellis
Director
Office of Planning and Zoning
301 Jefferson Building
Towson, Maryland 21204

RE: Item #43 (April - October Cycle 1971)
Property Owner: Albert Kernisch and Jack Sobel
Location: S/W Liberty Rd., S75' S/E of Chapman
Present Zoning: D.R. 3.5
Proposed Zoning: Reclass. to B.R.
District: 222 Sector: Northwestern
Acres: 4.915

Dear Mr. Gavellis:

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 with the property to the north an additional piece owned by the Petitioner zoned business-roadside. The property to the south is vacant residential land as well as the property to the east. The property to the west is a non-conforming use restaurant and is developed with several dwellings ten to twenty years of age in excellent repair. Chapman Road is not improved as far as concrete curb and gutter are concerned. Liberty Road in this location is not improved as far as concrete curb and gutter are concerned.

BUREAU OF ENGINEERING:

The subject property constitutes the same property previously reviewed by the Zoning Advisory Committee and known as Item #228 (1969-1970). The comments furnished by this office in connection with Item #228 remain valid and in effect.

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

DEPARTMENT OF TRAFFIC ENGINEERING:

The subject petition is requesting a change from D.R. 3.5 to B.R. of 4.9 acres. This should increase the trip density from 175 to 2500 trips per day. However, combined with the existing 6.5 acres of B.R. along Liberty Road, the total site will generate 5700 trips per day.

Liberty Road exists as a two lane facility with a volume of 21,060 vehicles a day along the frontage of the subject property. This increased trip density will create serious capacity problems for Liberty Road.

STATE ROADS COMMISSION:

The subject plan indicates entrance channelization that is generally acceptable to the State Roads Commission. However, the plan indicates the existing and proposed Right of Way for Liberty Road as being on the same line. The proposed Right of Way line is 7' in back of the existing line.

The entrance to Liberty Rd. will be subject to State Roads Commission approval and permit.

BUREAU OF ENVIRONMENTAL HEALTH:

Public water and sewer are proposed for this site.

Food Control Comment: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Control, Baltimore County Department of Health for review and approval.

Air Pollution Comment: 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.

FIRE PREVENTION BUREAU:

Fire hydrants for the proposed site are required and shall be in accordance with Baltimore County Standards. The hydrants shall be located at intervals of 300 feet along an approved road.

The 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:

Would result in a loss of 8 pupils.

ZONING ADMINISTRATION DIVISION:

A site of this magnitude can be expected to generate a tremendous amount of volume trafficwise. This additional traffic volume on Liberty Road at this location can create major capacity problems as to traffic flow and create accident potential above and beyond what is presently existing.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS
Chairman

OLM:msh

cc: Mr. Edward D. Hardesty
Zoning Commissioner

W. Lee Harrison, Esquire
306 W. Joppa Road
Towson, Maryland 21204



STATE HIGHWAY ADMINISTRATION

300 WEST PRESTON STREET
BALTIMORE, MD. 21201

March 9, 1972

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

In reviewing the subject order, dated February 22, 1972, it was noted that the petition was granted but no mention was made to the reclassification being subject to the approval of a site plan by the State Highway Administration. Considering the facts that the site fronts on a State Highway and that we wrote comments to you dated May 4, 1971, it is requested that the order be amended.

Very truly yours,

Charles Lee, Chief
Development Engineering
Section
John E. Meyers
Asst. Development Engineer

CLJ:JF:4146



Re: Zoning Order 72-75
ALBERT KERNISCH & JACK SOBEL
Liberty Road (Route 26)
East of Chapman Road
D.R. 3.5 to B.R.
2nd District

Sanitary Sewer:

Public sanitary sewer is not presently available in the Potomac River drainage area, the natural drainage area in which this property lies. It will be possible to reach the Scotts Level Drainage Area by constructing a private sewage pumping station as indicated on the subject plan. The private pumping station must be constructed on site in accordance with Department of Health regulations and requirements, and will not be permitted to be constructed within any drainage and utility easement or flood plain reservation.

General:

Liberty Road is a State Road. Therefore, all street improvements, entrance locations, drainage requirements and utility construction within the State Road right-of-way come under the jurisdiction of the Maryland State Roads Commission and will be subject to the standards, specifications and approval of that agency.

Highways:

Chapman Road is an existing 18-foot wide macadam road proposed for improvement as a 40-foot closed roadway within a 60-foot right-of-way. Highway right-of-way widening and improvements would be required with any subsequent grading or building permit applications.

Wilbur Avenue may be terminated at the property line as indicated on the plot.

The status of the "20-foot road - Use in Common" extending into the site for Chapman Road must be clarified. Any access to Chapman Road must be approved by the Department of Traffic Engineering and the Office of Planning.

Storm Drains:

No provisions for accommodating storm water or drainage have been indicated on the subject plan; however, storm drain facilities and easements will be required in connection with the proposed development of this property.

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.

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 recording of any record plat or the issuance of any grading or building permits.

Water:

Public water supply is available to serve this property.

March 14, 1972

Mr. John E. Meyers
Assistant Development Engineer
State Highway Administration
P. O. Box 727
Baltimore, Maryland 21203

RE: Petition for Reclassification
S/S of Chapman Road, S34' SW
of Liberty Road - 2nd District
Albert Kernisch and Jack Sobel -
Petitioners
NO. 72-75-R (Item No. 43)

Dear Mr. Meyers:

Thank you for your letter of March 9, 1972, in which you note an omission in my Order dated February 22, 1972, concerning the above captioned matter.

In lieu of writing an Amended Order, I am notifying, by copy of this letter to Mr. Oliver L. Myers, Jr., Zoning Office, and Mr. John L. Wimbley, Project Planning Division, Office of Planning and Zoning, to cooperate with the State Highway Administration in the approval of this plan and, in particular, to the seven (7) foot widening of Liberty Road.

Very truly yours,

Eric D. Nenna
Eric D. Nenna
Zoning Commissioner

SED:erl

cc: W. Lee Harrison, Esquire
306 West Joppa Road
Towson, Maryland 21204

Malvin A. Steinberg, Esquire
202 Loyola Federal Building
22 West Pennsylvania Avenue
Towson, Maryland 21204

Mr. Oliver L. Myers, Jr.
Acting Zoning Supervisor
Zoning Office

Mr. John L. Wimbley
Project Planning Division
Office of Planning and Zoning
Zoning File

[illegible]

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 time, successive weeks before the 23rd day of September, 1911, the first publication appearing on the 2nd day of September, 1911.

L. Frank Smith
Manager.

Cost of Advertisement, \$.....

Pikesville, Md. September 2, 1971

THIS IS TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each of one time before the 23rd day of September, 19 71 the first publication appearing on the 2nd day of September, 19 71

THE NORTHWEST STAR

Arnold Landau
Manager

Cost of Advertisement, \$ 20.79

District: 34 Date of Posting: Sept 4-1971
 Posted for: RECLASSIFIED
 Petitioner: ALBERT KERNISCH & JACK SABLE
 Location of property: SS OF CHADMAN RD. 554 FT W. OF LIBERTY RD.
 Location of Sign: 0 1/2 MI. OF CHADMAN RD. 550 FT. W. OF LIBERTY RD.
0 1/2 MI. OF CHADMAN RD. 550 FT. W. OF LIBERTY RD.
 Remarks: SIGN HAVE FOOT ALONG ROAD TO BE MOVED SOUTH
 Posted by: Edward W. Beck Date of return: Sept. 7-1971

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: QJM

Revised Plans:
Change in outline or description Yes
_____ No

Previous case: 71-137-R

Map # 2-2C

TELEPHONE #	INVOICE	N ^O	78668
484-6473	BALTIMORE COUNTY, MARY AND OFFICE OF FINANCE	DATE	April 21, 1971
	Revenue Division COURT HOUSE TOWSON, MARYLAND 21204	PAID	
To:	V. Lee Harrison, Esq. 265 N. Joyce Road Worman, Md. 21550	Sending Dept. of Baltimore County	
PAYMENT TO ACCOUNT NO.	65-602	ESTATE THIS PORTION WITH YOUR REMITTANCE	TOTAL AMOUNT \$60.00
QUANTITY	DETACH ALONG PERFORATION AND KEEP THIS PORTION IF IT IS YOUR RECEIPT	COPY	
	Portion for Reimbursement for Harbush and Subel Liberty and Deputes		\$6.00
50 CENTS			

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

LIBERTY

ROAD

EX. ZONING - DR.1G (R.A.)
EX. USE - RESIDENCES

EX. USE - RESIDENCES

EXISTING ZONING - BR (B.R.)

EXISTING USE - VACANT

EXISTING ZONING
PROPOSED ZONING
AREA OF PARCEL TO BE REZONED
TOTAL AREA STORES AND SUPERMARKET
PARKING SPACES REQUIRED (1 per 200 SQ. FT.)
PARKING SPACES PROVIDED

DR 3.5 (R.10)
BR (B.R.)
4.915 AC. ±
76,540 SQ. FT.
562
536

EX. ZONING - DR 3.5 (R.10)
EX. USE - RESIDENCES

NOTES: PAVING SHALL BE OF DURABLE, DUST-FREE
MATERIAL AND PROPERLY DRAINED.
LIGHTS SHOWN THUS SHALL BE DIRECTED
AWAY FROM RESIDENTIAL PROPERTIES.

OFFICE COPY

EXISTING ZONING - DR. 3.5 (R.10)
4.915 ACRES ± THIS
AREA TO BE REZONED BR
EXISTING USE - RESTAURANT (NON-CONFORMING)

EX. USE - RESIDENCES

WILBUR AVENUE

PLAT TO ACCOMPANY ZONING PETITION
RECLASSIFICATION FROM DR 3.5 (R.10) TO B.R. (B.R.)

SECOND DISTRICT BALTIMORE COUNTY, MARYLAND
MARCH 26, 1970

SCALE: 1" = 50'
REVISED JUNE 19, 1970 (COUNTY COMMENTS)
REVISED OCT. 24, 1970 (COUNTY COMMENTS)
REVISED APRIL 13, 1971 (NEW ZONING MAPS)

GEORGE WILLIAM STEPHENS, JR.
AND ASSOCIATES, INC.
ENGINEERS
303 ALLEGHENY AVE.
TOWSON, MARYLAND

