

# PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Tetrad, 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 for a Variance from Sections of Baltimore County Zoning Regulations as follows:

Section 255.1 (238.2) to permit side yard building setback of 6 feet instead of required 30 feet.

Of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

Topography and shape of lot require buildings to be so located in order to overcome practical difficulty and make use of land economically feasible.

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.

Tetrad, Inc.,

Contract purchase: By *Robert S. Davis* Legal Owner

Address: 350 S. Daboll Street, Baltimore, Maryland 21213

Address: 2913 Herbert Road, Baltimore, Md. 21234

Address: 402 W. Pennsylvania Ave., Towson, Md. 21204

Address: 402 W. Pennsylvania Ave., Towson, Md. 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 14th day of November, 1971, at 10:00 o'clock.

1971, 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 4th day of November, 1971, at 10:00 o'clock.

County, on the 4th day of November, 1971, at 10:00 o'clock.

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Baltimore County Department of Public Works  
COUNTY OFFICE BUILDING  
TOWSON, MARYLAND 21204  
April 22, 1968

RECEIVED  
APR 22 1968

Director of Public Services  
GEORGE A. REED, JR.  
PH 10-1111

John E. Harns, Jr. & Associates  
Governor Ritchie Highway  
P. O. Box 5  
Towson, Maryland 21202

Re: Comm. Prel. Plan  
Lithographing Plant  
District 13  
at Map to Baltimore  
District 13

Attention: Mr. John F. Winhold

Contents:

The preliminary plan for the proposed plant has been reviewed, and the contents are as follows:

## OFFICE OF PLANNING & ZONING COMMENTS:

1. A front yard set back of 75' is required or a variance may be applied for, from the Zoning Commissioner.
2. Driveway must be in accordance with Bureau of Engineering standards.

## BUREAU OF ENGINEERING COMMENTS:

### Highway Comments:

Access is proposed from relocated Sulphur Spring Road.

Revisions are currently under way for the entire frontage of this property for the relocation of Sulphur Spring Road, Baltimore County Job Code 5-2-313, as reflected on the plot plan submitted.

The Applicant shall be financially responsible for the following and the work shall be accomplished under a County contract:

1. The construction of reconstruction curb and gutter in its ultimate location and a machine of 18 feet of machine paving adjacent thereto within the limits of the property.
2. Where existing utilities or poles must be relocated due to road improvements, the Applicant shall be financially responsible for this work.

Intersecting shall be a minimum of 24 feet and a maximum of 30 feet wide, shall have 6-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 Standard Details R-33 and R-33-1.

BALTIMORE COUNTY, MARYLAND

No. 207

OFFICE OF FINANCE, REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE: Oct. 12, 1971 ACCOUNT: 01-662

AMOUNT: \$22.00

WHITE - CASHIER DISTRICTION PUR - AGENT YELLOW - CUSTOMER

RECEIVED: Harns, Harns, Harns and Dauch

407 W. Penna. Ave.

Towson, Md. 21206

Petition for Variance for Tetrad, Inc. #72-119-A

25.00 CASH

John E. Harns, Jr. & Associates

-2-

April 22, 1968

Re: Comm. Prel. Plan  
Lithographing Plant  
District 13

## Highway Comments, Cont'd:

The entrance locations are subject to approval by the Traffic Division.

The grading for entrance as shown on the plot plan does not reflect a concrete apron inclined to the property line so as to maintain full gutter depth for drainage control of about flow into abutting properties. Elevations at the property line through the entrance should be set at elevation equivalent to the top of curb elevation for the curb replaced.

The plot also indicates one driveway width less than the 7' not minimum as established by Baltimore County.

Grading for support of the driveway on the west side of the building encroaches within the right-of-way of the State Roads Commission, and reduces the cross-section of an existing drainage channel. This will be subject to review by the State Roads Commission. Alternate report such as a retaining wall would be possible within the site.

Grading for relocated Sulphur Spring Road immediately northwest of the site does not reflect proper grading of the sidewalk area with 2/1 supporting slopes outside the right-of-way. This results in grading for support of the 30-foot driveway being inconsistent with future grading for Sulphur Spring Road relocated.

Modification of the site grading should be possible to accommodate the proposed property improvements. Offsite rights for grading to support the west driveway outside those being acquired by the County for relocated Sulphur Spring Road appear to be necessary.

## Storm Drain Comments:

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

Open storm drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 50-year design storm. However, a minimum width of 50 feet is required.

BALTIMORE COUNTY, MARYLAND

No. 268

OFFICE OF FINANCE, REVENUE DIVISION

MISCELLANEOUS CASH RECEIPT

DATE: Nov. 2, 1971 ACCOUNT: 01-662

AMOUNT: \$50.00

WHITE - CASHIER DISTRICTION PUR - AGENT YELLOW - CUSTOMER

RECEIVED: Tetrad, Inc.

407 W. Penna. Ave.

Towson, Md. 21206

Advertising and posting of property -- 72-119-A, 0.5 CASH

25.00 CASH

## PARCEL 1

Beginning at a point, said point being measured 250' westerly from the intersection of Lawson Avenue and Sulphur Spring Road. Thence the following 13 courses and distances:

- S 25 degrees 09' 10" W 228.34'
- S 63 degrees 45' 21" E 67.00'
- S 64 degrees 20' 52" E 78.03'
- S 59 degrees 38' 48" E 164.96'
- S 27 degrees 17' 19" W 36.51'
- N 59 degrees 27' 00" W 250.03'
- N 0 degrees 42' 46" E 10.45'
- S 22 degrees 13' 30" W 3.10'
- S 13 degrees 41' 10" W 155.40'
- N 15 degrees 26' 50" W 399.02'
- N 51 degrees 28' 41" E 67.72'
- N 89 degrees 50' 10" E 67.02'

Containing 2.662 acres, more or less

John E. Harns, Jr. & Associates

-6-

April 22, 1968

Re: Comm. Prel. Plan  
Lithographing Plant  
District 13

## STATE ROADS COMMISSION COMMENTS:

This office has reviewed the subject plot plan which indicates proposed grading within the right-of-way of the Baltimore Highway. Grading of the highway or any Interstate Route is not normally permitted. However, in some cases permission is granted through approval of the Federal Bureau of Public Roads. It is recommended that the developer contact the State Roads Commission District Engineer at Joppa Road and Falls Road, Franklandville, Maryland - 21062.

## TRAFFIC IMPROVEMENTS COMMENTS:

The entrance entrance is only 20 feet wide. If two-way traffic is desired necessary, the entrance width must be minimum 24 feet.

The proposed grading outside this property appears to be within the right-of-way of 1-665; therefore, this work is subject to approval by the State Roads Commission.

## PLANNING BOARD COMMENTS:

The preliminary site plan concerning the reference subject is approved by the Baltimore County Planning Board, subject to the requirements of the Baltimore County Standard Form 1000.

Very truly yours,

*George A. Reed, Jr.*  
George A. Reed, Jr., Chief  
Bureau of Public Services

Submitted:

Inc.

See 72-119-A, 1st page

72-119-A

72-119-A

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72-119-A

Pursuant to the advertisement, posting of property, and public hearing on the above petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardships upon the Petitioners and the Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved,

the above Variance should be had; and it is hereby ordered that the Variance requested be granted.

a Variance to permit a side yard setback of six (6) feet instead of the required thirty (30) feet

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 28th day of November, 1971, that the herein Petition for a Variance should be and the same is hereby DENIED.

and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardships upon the Petitioners and the Variance requested would grant relief without substantial injury to the public health, safety and general welfare of the locality involved,

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 28th day of November, 1971, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

# BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

September 28, 1971

Thomas L. Hennessy, Esq.,  
607 W. Pennsylvania Avenue  
Towson, Maryland 21204

RE: Type of Hearing: Variance  
Locations: S/S Relocated Sulphur Spring Rd.,  
Opp. Old Sulphur Spring Rd.  
Petitioner: Tetrad, Inc.  
Committee Meeting of September 14, 1971  
13th District  
Item 46

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 located on the south side of relocated Sulphur Spring Road just west of the intersection of Old Sulphur Spring Road. It is bounded on the west side by the right of way of the Baltimore Beltway, and to the east by residential properties. There is a curb and gutter existing at this location. The property is currently a vacant lot and has some rather rough topography.

## BUREAU OF ENGINEERING

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.

## General

A commercial preliminary plan entitled "Tin-Har Litho. Co., legal owner 'Tetrad, Inc.' dated March 1968 and printed April 1, 1968 was reviewed by this office and formal comments dated April 11, 1968 were forwarded to the Bureau of Public Services. That office furnished the Developer's Engineer, John E. Harris, Jr. and Associates with written comments dated April 22, 1968. A copy of those comments is attached for your consideration as they remain generally applicable.

## CERTIFICATE OF PUBLICATION

BALTIMORE COUNTY, MD. Oct. 21, 1971

THIS IS TO CERTIFY, that the annexed advertisement was published in THE TIMES, a weekly newspaper printed and published in Baltimore County, Md. once in each of one successive weeks before the 4th day of November, 1971, the first publication appearing on the 14th day of October, 1971.

THE TIMES

John A. Martin  
Manager

Cost of Advertisement \$ 21.00

PG J 4460

Req. No. A 7946

Thomas L. Hennessy, Esq.,  
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Item 46  
September 28, 1971

## Highways

The relocated portion of Sulphur Spring Road has been constructed as a 36-foot closed type highway cross section on a 50 foot right-of-way. However, sidewalk will be required to be constructed along the entire frontage of this property in connection with any grading or building permit applications.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards.

## 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.

Drainage 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

Provisions for accommodating on site storm water or drainage have not been indicated on the submitted plan. It is noted that a drainage study is still required.

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 temporary grading or temporary installation of drainage facilities, would be the full responsibility of the petitioner.

Tin Baltimore Beltway (I-295) is a state road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

It shall be the responsibility of the petitioner's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, add or extend said rights-of-way.

Off site rights-of-way are required for site grading and channel relocation as proposed. Building permits shall be withheld until such time all rights-of-way have been cleared and the contract for the utilities is awarded.

## CERTIFICATE OF PUBLICATION

TOWSON, MD. October 14, 1971

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 successive weeks before the 4th day of November, 1971, the first publication appearing on the 14th day of October, 1971.

THE JEFFERSONIAN

B. L. Smith  
Manager

Cost of Advertisement, \$

Thomas L. Hennessy, Esq.,  
Page 4  
Item 46  
September 28, 1971

## HEALTH DEPARTMENT (Continued)

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.

## BOARD OF EDUCATION

No bearing on student population.

## FIRE DEPARTMENT

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

## STATE HIGHWAY ADMINISTRATION

The subject plan indicates a proposed retaining wall along the Right of Way line and supporting slope of a ramp of the Baltimore Beltway.

At such time as the site is developed the design of the wall would have to be reviewed and approved by the State Highway Administration.

## ZONING ADMINISTRATION DIVISION

This petition is the subject of a Variance for a proposed shop area in the northeast section of the property. If granted, this building will be located 6 feet from the adjoining residential properties. Although we will accept the subject petition for filing, we will require that revised plot plans be submitted prior to the hearing indicating the location of all adjacent dwellings of all property owned by the petitioners, and the information requested by the Bureau of Engineering should also be added to these plans. Also, the adjacent zoning should be shown on these properties.

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

Very truly yours,

Oliver L. Myers, Chairman

OLM:JD  
Enc.

## PETITION MAKING PROGRESS SHEET

| FUNCTION                                        | Wall Map |    | Original |    | Duplicate |    | Tracing |    | GDS Sheet |    |
|-------------------------------------------------|----------|----|----------|----|-----------|----|---------|----|-----------|----|
|                                                 | date     | by | date     | by | date      | by | date    | by | date      | by |
| Descriptions checked and outline plotted on map |          |    |          |    |           |    |         |    |           |    |
| Petition number added to outline                |          |    |          |    |           |    |         |    |           |    |
| Desired                                         |          |    |          |    |           |    |         |    |           |    |
| Granted by                                      |          |    |          |    |           |    |         |    |           |    |
| ZC, BA, CC, CA                                  |          |    |          |    |           |    |         |    |           |    |
| Reviewed by: <i>OLM</i>                         |          |    |          |    |           |    |         |    |           |    |
| Previous case: <i>64-165-RA</i>                 |          |    |          |    |           |    |         |    |           |    |
| Revised Plans:                                  |          |    |          |    |           |    |         |    |           |    |
| Change in outline or description                |          |    |          |    |           |    |         |    |           |    |
| Map # <i>13-1A</i>                              |          |    |          |    |           |    |         |    |           |    |

Thomas L. Hennessy, Esq.,  
Page 3  
Item 46  
September 28, 1971

## Water

Public water supply is available to serve this property.

## Sanitary Sewer

Public sanitary sewer exists in Sulphur Spring Road; however, this sewerage is located in exactly on the submitted plan, see Draw. g 849-715, A-10.

The petitioner's engineer indicates a private on site sewage pumping facility to serve this property. Such an install on may require duplex equipment, and does require Health Department approval. Further, construction of approximately an additional 100 feet of public gravity sanitary sewer, with a manhole at the terminus, is required within the relocated Sulphur Spring Road to provide for connecting this property to the existing public sanitary sewerage. In addition, it appears possible to serve this site without pumping, by reconstruction of the existing 23 feet of sanitary sewer between Manholes 8975 and 8976, provided that the proposed basement floor elevations can be slightly increased.

## PROJECT PLANNING DIVISION

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

The plan must be revised to show the adjacent buildings.

## TRAFFIC ENGINEERING

Subject variance should have no effect on traffic.

## BUILDINGS ENGINEER OFFICE

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

## HEALTH DEPARTMENT

Public water is available to this site. Public sewer system must be extended to accommodate this structure before hearing date.

The building or buildings on this site may be subject to registration and compliance with the Maryland State Health Air Pollution Control Regulations.

Thomas L. Hennessy, Esq.,  
Page 4  
Item 46  
September 28, 1971

## 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 14th day of October, 1971

Eric S. Harris  
Chairman of Advisory Committee

Petitioner: Tetrad, Inc.

Petitioner's Attorney: E. Hennessy, Esq. Reviewed by: *Oliver L. Myers*  
Chairman of Advisory Committee

## CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: *13th* Date of Posting: *OCT. 16-1971*

Posted for: *VARIANCE*

Petitioner: *TETRAD, INC.*

Location of property: *250 FT. N. FROM THE INTERSECTION OF*

*OF 14500 AVE. & SULPHUR SPRING RD.*

Location of Signs: *14000 Sulphur Spring Road*

Remarks:

Posted by: *Charles M. Mead*

Date of return: *OCT. 22-1971*



# PARKING DATA

- THE LAND SHOWN HEREON IS TO BE ACROSS AN ALLEY OR STREET FROM THE BUSINESS OR INDUSTRY INVOLVED.
- ONLY PASSENGER VEHICLES, INCLUDING BUSES, MAY USE THE PARKING AREA.
- NO LOADING UNLOADING, OR ANY USE OTHER THAN PARKING SHALL BE PERMITTED.
- LIGHTING SHALL BE REGULATED AS TO LOCATION, DIRECTION, HOURS OF ILLUMINATION, GLARE, AND INTENSITY, AS REQUIRED.
- SCREENING BY A WALL, FENCE, PLANTING, AND/OR OTHERWISE, SHALL BE REQUIRED AS DEEMED ADVISABLE BY THE OFFICE OF PLANNING.
- A PAVED SURFACE, PROPERLY DRAINED, SHALL BE REQUIRED.
- A SATISFACTORY PLAN SHOWING PARKING ARRANGEMENT AND VEHICULAR ACCESS, BE PROVIDED.
- METHOD AND AREA OF OPERATION, PROVISION FOR MAINTENANCE AND TENDED WORK, OR USE SHALL BE SPECIFIED, AND REGULATED AS REQUIRED.

## OFF STREET PARKING

ON RESIDENTIAL ZONE, GRANTED - SEE FILE 64-166-RA  
SET BACK OF 100 FEET GRANTED BY PETITION  
FILE 64-166-RA

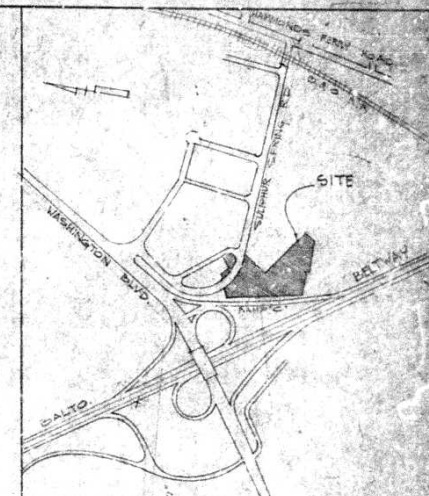
BALTO CO. METROPOLITAN DISTRICT

DRAWING No. 2-1-2  
JOB 4-855-2  
201-45  
FILE A-4

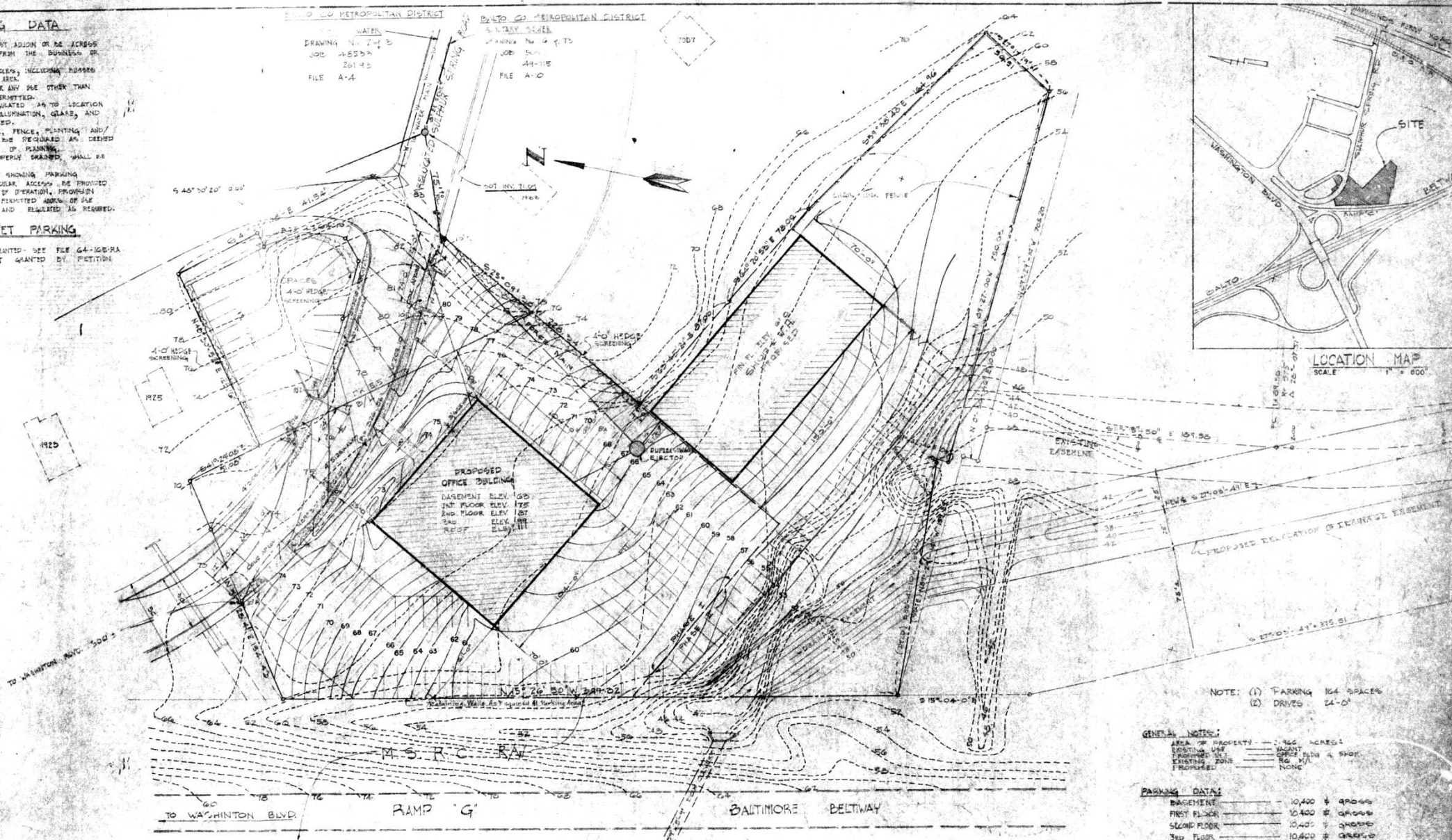
BALTO CO. METROPOLITAN DISTRICT

DRAWING No. 2-1-2  
JOB 4-855-2  
201-45  
FILE A-4

1007



LOCATION MAP  
SCALE 1" = 600'



SITE PLAN  
SCALE 1" = 10'

NOTE: (1) PARKING 164 SPACES  
(2) DRIVES 24'-0"

### GENERAL NOTES:

AREA OF PROPERTY - 1.466 ACRES  
EXISTING USE - 10400 S.F. 4 SHOPS  
EXISTING ZONE - NO. 10  
PROPOSED ZONE - NONE

### PARKING DATA:

BASEMENT - 10400 S.F. 40000  
FIRST FLOOR - 10400 S.F. 40000  
SECOND FLOOR - 10400 S.F. 40000  
THIRD FLOOR - 10400 S.F. 40000

### PARKING SPACES:

PHASE I  
BASEMENT @ 1 SPACE PER 300' - 35  
FIRST FLOOR @ 1 SPACE PER 300' - 35  
SECOND FLOOR @ 1 SPACE PER 300' - 35  
THIRD FLOOR @ 1 SPACE PER 300' - 35  
PHASE II  
SHOP @ 1 SPACE PER 300' - 1  
TOTAL 115

115

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| DATE    | NO. | REVISIONS                               | BY   | CHKD. |
|---------|-----|-----------------------------------------|------|-------|
| 10/2/51 | 1   | REVISED AS DIRECTED - BALTO. CO. OFFICE | J.S. |       |
|         | 2   |                                         |      |       |
|         | 3   |                                         |      |       |
|         | 4   |                                         |      |       |
|         | 5   |                                         |      |       |
|         | 6   |                                         |      |       |

Industrial Engineering Co., Inc.



100 S. HUNTER STREET  
BALTIMORE, MD. 21201

DATE JUNE 25, 51  
DRAWN BY J. S. O'BRIEN  
CHECKED  
APPROVED

PROPOSED LOCATION OF NEW BUILDING  
1900 SULPHUR SPRING ROAD  
13TH ELEC. DIST BALTO. CO. MARYLAND

