

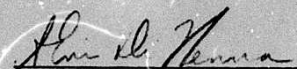
James D. Nolan, Esq.,
204 West Pennsylvania Avenue
Towson, Maryland 21204

Item

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition does not meet the Zoning Commissioner's
requirements for filing as per attached.


S. ERIC DINENNA,
Zoning Commissioner

Owners Name: Josephine Natalie Doran

Reviewed by: _____

72-175

January 20, 1972

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

RE: Type of Hearing: Special Hearing
Location: SE Cor. of York Road and Cavan Road
Petitioner: Josephine Natalie Doran
Committee Meeting of November 30, 1971
9th District
Item 90

Dear Sir:

This office has received revised drawings and we
are scheduling the above referenced case for a hearing.

Very truly yours,

OLIVER L. MYERS, Chairman

JJD:JD

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 20, 1972

COUNTY OFFICE BLDG
111 W. Chesapeake Ave.
Towson, Maryland 21204

also

OLIVER L. MYERS
Chairman

MEMBERS

BUREAU OF
ENGINEERING

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE ROADS COMMISSION

BUREAU OF
FIRE PREVENTION

HEALTH DEPARTMENT

PROJECT PLANNING

BUILDING DEPARTMENT

BOARD OF EDUCATION

ZONING ADMINISTRATION

INDUSTRIAL
DEVELOPMENT

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

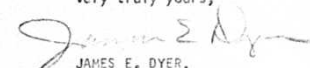
RE: Type of Hearing: Special Hearing
Location: SE Cor. of York Road and Cavan Road
Petitioner: Josephine Natalie Doran
Committee Meeting of November 30, 1971
9th District
Item 90

Dear Sir:

The above referenced petition is accepted for filing
as of the date on the enclosed filing certificate. Notice of
the hearing date and time, which will be held not less than
30 days, nor more than 90 days after the date on the filing
certificate, will be forwarded to you in the near future.

If you have any questions concerning this matter,
please do not hesitate to contact me at 494-3333.

Very truly yours,


JAMES E. DYER,
Zoning Supervisor

JED:JD

Enclosure

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY, Josephine Natalie Doran, sometimes spelled Natalie J. Doran I, or we, aka-Nathalie J. Doran and/ or 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 Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a permit for the use of land in a residential zone for parking areas, pursuant to the provisions of Section 409.4 and 409.5 of the Zoning Regulations of Baltimore County

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing 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.

Josephine Natalie Doran aka-Nathalie J. Doran - sometimes spelled Natalie J. Doran
aka-Nathalie J. Doran - sometimes spelled Natalie J. Doran
 Contract Purchaser
 Address: 1017 York Road
 Towson, Maryland 21204

James D. Nolan
 Petitioner's Attorney
 Address: 204 W. Penna. Ave.
 Towson, Maryland 21204

ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of January, 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 had before the Zoning Commissioner of Baltimore County in Room 06, County Office Building, in Towson, Baltimore County, on the 19th day of February, 1972, at 11:00 o'clock A.M.

James E. Dyer
 Zoning Commissioner of Baltimore County

(over)

James D. Nolan, Esquire
 204 West Pennsylvania Avenue
 Towson, Maryland 21204

RE: Petition for Special Hearing
 W/S of York Road, 260' S
 of Cavan Drive - 9th District
 Josephine N. Doran - Petitioner
 NO. 72-175-SPH (Item No. 90)

Dear Mr. Nolan:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

James E. Dyer
 JAMES E. DYER
 Deputy Zoning Commissioner

JED:mec

Enclosure

cc: Mr. William Myers
 15 Cavan Drive
 Lutherville, Maryland 21093

Mr. Carlton R. Phillips
 1142 York Road
 Lutherville, Maryland 21093

RE: PETITION FOR SPECIAL HEARING
 W/S of York Road, 260' S
 of Cavan Drive - 9th District
 Josephine N. Doran - Petitioner
 NO. 72-175-SPH (Item No. 90)

BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY

This is a Petition for a Special Hearing for Off-street Parking in a residential zone. The property is located on the west side of York Road and is adjacent to and binds on the northern property line of the site of the office building for which it is intended to serve. The property consists of two tenths of an acre and is sixty (60) feet by one hundred and fifty (150) feet in size. One third of the property is zoned D.R. 16 and two thirds D.R. 5.5.

Testimony indicated that the office building will be used for medical offices in its entirety. Normal medical hours are anticipated. The elevator will operate on a time clock basis and will be in service only between the hours of 7:00 A. M. and 7:00 P. M. Lighting on the parking lot will not be over seven (7) feet in height and will be directed inward and down so as not to reflect on adjoining residences. Screening will consist of a stockade fence and evergreen planting. The entrance to the existing site, which is presently being improved with the office building, is proposed to be closed and relocated to a point on the subject site approximately sixty (60) feet north of the present location. The site is to be developed generally in accord with restrictions set forth in the reclassification and special exception for the office building (Case No. 67-74-RXA) and in a prior agreement recorded between the developer and the Towsonvale Area Association.

Mr. Carlton R. Phillips, who resides at 1142 York Road immediately adjacent to the subject site, and Mr. William F. Myers, who

MALCOLM E. HUDKINS ASSOCIATES
 SURVEYORS AND LAND DEVELOPERS
 308 W. CHESAPEAKE AVE.
 TOWSON, MD. 21204

December 8, 1971

Description to Accompany Special Hearing for Parking in Residential Area

Beginning for the same at a point distant the two following courses from the intersection formed by the centerline of Cavan Drive with the centerline of York Road (Md. State Route #45) (1) Southeasterly along the centerline of York Road S 32°07'13" E 195.46 feet
 (2) S 57°52'47" W 33 feet to the westernmost side of said York Road, thence binding on the westernmost side of York Road S 32°07'13" E 60 feet thence S 57°52'47" W 149.99 feet, thence E 32°07'13" W 60 feet thence S 57°52'47" E 149.99 feet to the point of beginning.

Containing 0.207 acres of land more or less.



Malcolm E. Hudkins
 Malcolm E. Hudkins Reg. L.S. #5095

represented the Towsonvale Area Association, testified in this matter. Both parties agreed that considering the present condition of the site and the Petitioner's plans for improving same, the parking lot could be an improvement to the area. They stipulated, however, that their approval would be subject to a private agreement setting forth the proposed improvements, restrictions and general operation of the lot. The existing dwelling, located on the property, was damaged by fire and is presently in disrepair. It has been vacant for sometime.

After reviewing the above testimony, it is the opinion of the Deputy Zoning Commissioner that the parking on the subject property would not be detrimental to the health, safety and general welfare of the neighborhood, and in fact, would improve traffic conditions by providing a safer entrance location and supply parking at a rate greater than that required by the Regulations which will ensure adequate off-street parking.

Therefore, the use permit should be granted subject to compliance to the site plan approval by the Director of the Office of Planning and Zoning and subject, in particular, to the following:

1. That the egress and ingress be as indicated on plans submitted with the Petition and approved on February 23, 1972.
2. That wheel stops be installed as indicated on the above mentioned plans.
3. That the grading and improvements to the site be done in such a manner that the storm drain run off created by the improvements will not adversely affect the adjoining property owner.
4. That no free standing light be erected over seven (7) feet high and that no parking lot light be located on the building.

IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 14th day of March, 1972, that the herein Petition for a Special Hearing should be and the same is granted, from and after the date of

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: February 14, 1972

FROM: George E. Cavallis, Director of Planning

SUBJECT: Petition 72-175-SPH. West side of York Road 260 feet, more or less, south of Cavan Drive.
 Petition for Special Hearing for Off-Street Parking in a residential zone.
 Josephine Natalie Doran and Robert H. Doran - Petitioners

9th District

HEARING: Monday, February 14, 1972 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject petition for use permit for parking in a residential zone. It agrees with the comments of both the State Highways Administration and the Traffic Engineering Department relative to closing the entrance currently established in the site plan for the office building. We note that the site plan calls for no lighting to be placed on the D.R. 5.5 portion of the tract, but yet no hours of operation have been established for the office building. We question this and suggest that lighting be provided here on light standards no taller than 8 feet and arranged in such a way as not to shine onto abutting residential properties.

Also, we would prefer to see the fencing extend from the back of the site along the northwesterly property line.

GEG:msh

this Order, to permit Off-street Parking in a residential zone, subject to the above four (4) conditions and the approval of the site plan by the State Highway Administration, Bureau of Public Services and the Office of Planning and Zoning.

James E. Dyer
 Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE: 3/14/72

BY: *James E. Dyer*
 Deputy Zoning Commissioner

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna Date: December 8, 1971

ATTN: Oliver L. Myers

FROM: Ellsworth N. Myers, P.E.
 SUBJECT: Item #60 (1971-1972)
 Property Owner: Josephine Natalie Doran
 8/2 corner of York Road and Cavan Road
 Present Zoning: D.R. 5.5
 Proposed Zoning: Special Hearing off-street parking in a residential zone
 District: 9th
 No. Acres: 0.207

General:

Baltimore County utilities and highway improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item.

Ellsworth N. Myers
 ELLSWORTH N. MYERS, P.E.
 Chief, Bureau of Engineering

END:HAM:FWH:m
 R-SW Key Sheet
 13 NE 1 Position Sheet
 NE 11 A Topo
 61 Tax Map

AGREEMENT

THIS AGREEMENT, made this 25th day of February, 1972, by and between O'CONOR & FLYNN, JOINT VENTURE, hereinafter called "O'Conor & Flynn", and CARLTON R. PHILLIPS and MARY E. PHILLIPS, his wife, hereinafter called the "Phillips", and TOWSONVALE AREA ASSOCIATION, hereinafter called "Towsonvale".

WHEREAS O'Conor and Flynn have sought in Zoning Case No. 72-175-SPH for a use permit to allow parking in a residential zone, namely, on an improved lot or parcel of ground known as 1140 York Road, for use as an adjunct to a parking lot to serve a medical office building constructed on a neighboring York Road property to the south; and

WHEREAS, the Phillips are the owners of, and reside on the neighboring York Road property to the north, known as 1142 York Road; and

WHEREAS, Towsonvale Area Association is a civic and improvement association representing the residents of the Towsonvale Development, parts of which development abut the subject property to the west; and

WHEREAS, the various parties hereto have agreed upon certain matters concerning the fencing, planting and lighting of the subject lot and wish to reflect their agreement herein.

IN CONSIDERATION of the premises and of the mutual covenants contained herein, it is agreed as follows:

1.) O'Conor & Flynn agrees that in the event the use permit sought in Case No. 72-175-SPH shall be finally granted, and that the Circuit Court shall approve the sale of the said property to O'Conor & Flynn, then as to the said property sixty (60) feet in width by one hundred fifty (150) feet in depth, known as 1140 York Road, that O'Conor & Flynn at its own cost and expense shall do the following:

-1-

(a) The rear of the said property shall be screened on its western border with the Towsonvale properties by a solid, wooden stockade fence eight (8) feet in height of a type matching that to be erected on the western border of the neighboring property, which fence shall be erected by O'Conor & Flynn on its property line, and henceforth maintained as a part of the property by O'Conor & Flynn.

(b) O'Conor & Flynn shall furnish and install at its own cost and expense natural screening on the aforesaid west border mentioned hereinabove, which screening shall consist of evergreen trees not less than three (3) feet in height at the time of planting; which trees shall be planted four (4) feet in centers on the Towsonvale properties at a distance of not more than three (3) feet from the O'Conor & Flynn property line. Towsonvale owners hereby consent to the planting of said trees upon their property, and upon the planting thereof, the said trees shall become the property of the respective property owners, which property owners thereafter agree to be responsible in full for the maintenance of these trees, as well as to assume the full responsibility for their presence after planting.

(c) As to the northern border of the subject property contiguous to the Phillips property, O'Conor & Flynn shall furnish, install and maintain on its own property along this border appropriate plant screening by evergreens or other appropriate plantings at least four (4) feet in height, planted three (3) feet in centers, which shall be kept neatly trimmed and maintained.

(d) As to the lighting of this parking area, it is agreed that no lights shall be installed on this parking area unless O'Conor and Flynn shall be required to install lights by Baltimore County, Maryland; and, in the event Baltimore County shall require the installation of such lights in this parking area, then such lights shall not exceed seven (7) feet in height and shall be so oriented as to prevent direct illumination, glare, or reflection onto the properties adjoining the subject property to the west and north, that is, the Towsonvale properties, and the Phillips' property.

-2-

2.) The Phillips and Towsonvale Area Association agree in consideration of the covenants set out in Paragraph 1 hereinabove, to neither directly, nor indirectly protest or oppose the request for the use permit sought in Case No. 72-175-SPH, and to properly maintain, and be fully responsible for the evergreens planted on their respective properties after such planting.

3.) It is specifically covenanted and agreed that this agreement is predicated upon the successful obtaining of final zoning with a use permit as sought in Case No. 72-175-SPH, as well as the final approval by the Circuit Court of the sale of the Doran property to O'Conor & Flynn, both of which events are specific conditions precedent to the operation of this Agreement, and the failure of either or both these conditions shall render this Agreement null, void and of no force and effect.

WHEREFORE, the parties have set their hands and affixed their seals the day, month and year first above written.

WITNESS: O'CONOR & FLYNN, JOINT VENTURE
By: *James J. Flynn* (SEAL)
By: *James J. Flynn* (SEAL)
By: *James J. Flynn* (SEAL)
Carlton R. Phillips
Mary E. Phillips
TOWSONVALE AREA ASSOCIATION
By: *William F. Myers* (SEAL)
William F. Myers

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 25th day of February, 1972, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared *James J. Flynn* representing O'Conor & Flynn Joint Venture, and acknowledged the foregoing AGREEMENT to be their act and deed.

James J. Flynn Notary Public

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 25th day of February, 1972, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared CARLTON R. PHILLIPS and MARY E. PHILLIPS, his wife who acknowledged the foregoing AGREEMENT to be their act and deed.

Carlton R. Phillips Notary Public
Mary E. Phillips

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 19th day of February, 1972, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared WILLIAM F. MYERS, representing TOWSONVALE AREA ASSOCIATION, who acknowledged the foregoing AGREEMENT to be the act and deed of the Association.

William F. Myers Notary Public

-4-

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 14, 1971

James D. Nolan, Esq.,
308 West Pennsylvania Avenue
Towson, Maryland 21204

Re: Type of Hearing: Special Hearing
Location: SE Cor. of York Road and Cavan Road
Petitioner: Josephine Natalie Doran
Committee Meeting of November 30, 1971
3rd District
Item 90

Dear Sir:

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 petition is located on the northeast corner of York Road and Baltimore County Entway. This property is currently being improved with a modern three-story office building. There is existing residential both to the west and north of the subject site. Curb and gutter is proposed to replace existing curbing that now exists along York Road at this location.

BUREAU OF ENGINEERING:

Baltimore County utilities and highway improvements are not involved. This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item.

DEPT. OF TRAFFIC ENGINEERING:

The southernmost entrance to this site should be closed and all access should be from the northernmost entrance.

BUILDINGS ENGINEER'S OFFICE:

No comment from this office at this time.

BOARD OF EDUCATION:

No bearing.

James D. Nolan, Esq.,
Item 90
Page 2
December 14, 1971

HEALTH DEPARTMENT:

Metropolitan water and sewer are available to the site.

Air Pollution Comments: The building or buildings on this site are subject to restriction 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 HIGHWAY ADMINISTRATION:

The proposed entrance to the original office building site falls within the deceleration lane of the highway ramp. Considering the traffic that would be generated by the office building, an entrance at this location would be a serious hazard. We commented to this effect in our letter to the Zoning Commissioner of May 28, 1969, when the property owner petitioned for removal of zoning restrictions. The restrictions were eventually removed by order of the Board of Appeals and since at that time, the developer had no additional road frontage, we were compelled to approve the entrance.

If the subject petition is granted and the property is developed in conjunction with the office building as planned, the southern entrance should be eliminated and the entire site served by the proposed northern entrance to the proposed parking lot addition.

It is our opinion that the plan should be revised prior to a hearing date being assigned.

In the event that the petition is granted, it is requested that the elimination of the southern entrance be included in the order.

The entrance will be subject to State Highway Administration approval and permits.

ZONING ADMINISTRATION DIVISION:

This office is withholding approval of the subject petition until such time as revised plans are received indicating:

- The existing residential homes that are on the adjacent properties, both to the north and west of the subject site.
- The item listed under Section 409.4 of the Parking Regulations for off street parking in a residential zone. Also, it is suggested that the petitioner consider the comments of the State Highway Administration by eliminating

James D. Nolan, Esq.,
Item 90
Page 3
December 14, 1971

the existing proposed entrances from the site and using the northernmost entrance from the property. This was not one of the prior restrictions placed in the original zoning of this property.

This property has also been the subject of fire order petitions over the last several years. They were Petition Nos. 70-1, 67-74, 64-156, 49-52 and 43-65.

Very truly yours,

Oliver L. Myers
OLIVER L. MYERS, Chairman

JUN 14 1972
Encl.

BALTIMORE COUNTY, MARYLAND

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

TO: S. Eric DiNenna
FROM: Attn: Oliver L. Myers
Michael S. Flanagan

Date: December 7, 1971

SUBJECT: Item 90 - SAC - November 30, 1971
Property Owner: Josephine Natalie Doran
SE corner York Road & Cavan Road
Special hearing off street parking in a residential zone

The southernmost entrance to this site should be closed and all access should be from the northernmost entrance.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:nr

BALTIMORE COUNTY ZONING REGULATION
SECTION 402.4

- The land to be used must be adjacent to or across an alley or street from the business or industry, involved.
- Only passenger vehicles, excluding buses, may use the parking area.
- No loading, service, or any use other than parking shall be permitted.
- Lighting shall be regulated as to location, hours of illumination, glare, and intensity, as required.
- Screening by a wall, fence, planting and/or otherwise will be required as deemed necessary by the Office of Planning.
- A paved surface, properly drained, shall be required.
- A satisfactory plan showing parking arrangement and vehicular access must be provided.
- Method and area of operation, provision for maintenance, and permitted hours of use shall be specified and regulated as required.



VICINITY MAP TICS

RUN OFF CALCULATION

AREA 1
A to B = 165', avg slope = 0.01, avg flow = 0.40, flow time = 10 min.
B to C = 180', avg slope = 0.02, avg flow = 0.02, flow time = 3.7 min.
TOTAL OVERLAND FLOW TIME = 13.6 min.

0.315 AC @ 0.90 = 0.284
0.199 AC @ 0.20 = 0.040
ECA = 0.224

$Q_{10} = 0.234 \times 5.8 = 1.36 \text{ cfs}$
 $Q_{25} = 0.234 \times 6.8 = 1.59 \text{ cfs}$

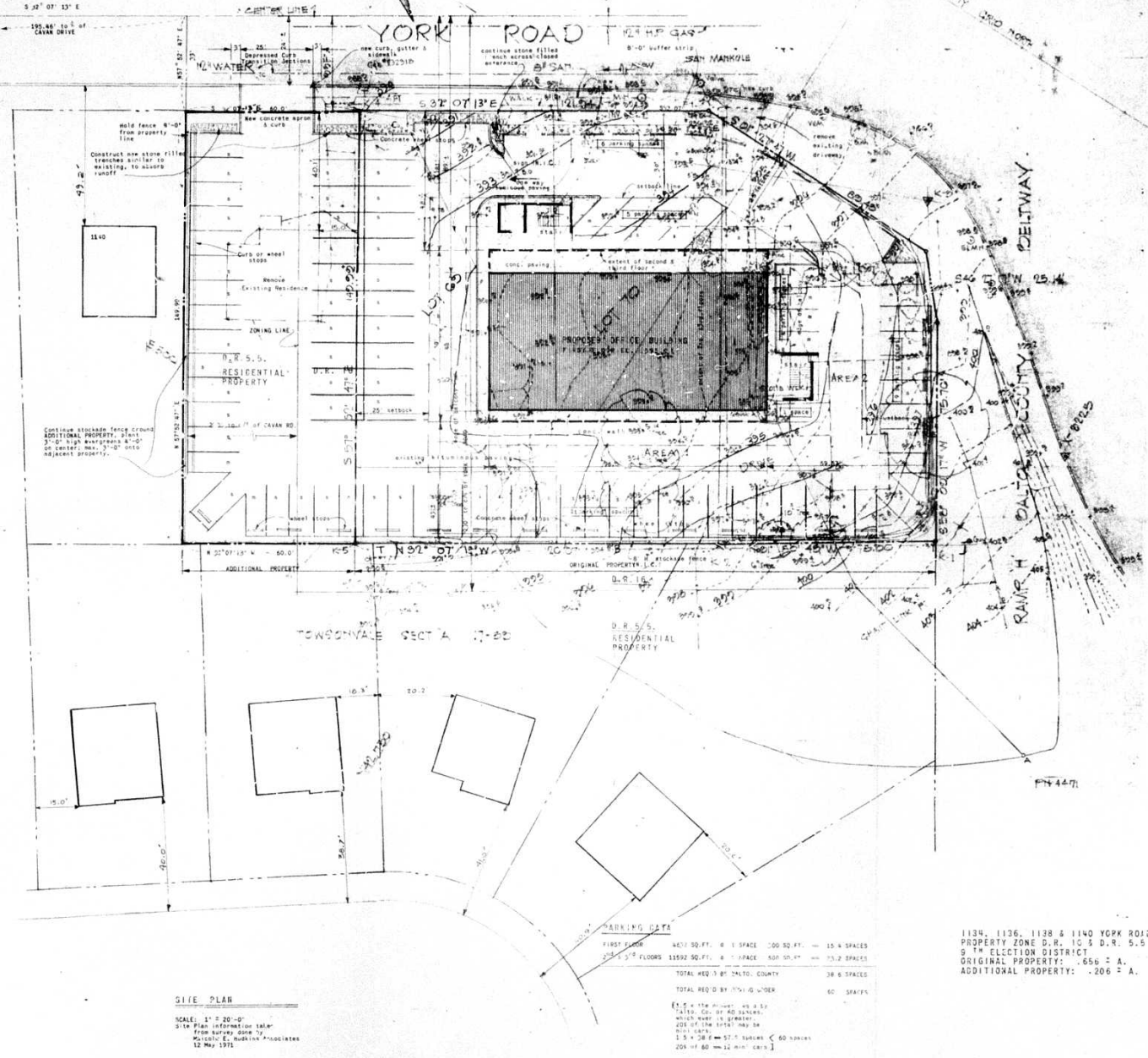
AREA 2
A to D = 90', avg slope = 0.01, avg flow = 0.40, flow time = 9.2 min.
D to E = 160', avg slope = 0.02, avg flow = 0.02, flow time = 3.7 min.
TOTAL OVERLAND FLOW TIME = 12.9 min.

0.195 AC @ 0.90 = 0.175
0.174 AC @ 0.20 = 0.029
ECA = 0.204

$Q_{10} = 0.204 \times 5.8 = 1.18 \text{ cfs}$
 $Q_{25} = 0.204 \times 6.8 = 1.39 \text{ cfs}$

AREA 3 TRENCH
2' wide x 2' deep x 15' long, vol. = 60 cu. ft.
Assume 30% of the volume water storage, 30% of 60 = 18 cu. ft.
12.6 min = 60 = 815 sec.
18 cu. ft. @ 815 sec = 0.022 cfs
Percolation rate = 0.022 cfs @ 12 = 0.264 cfs per 10 min.
2.64 cu. ft. @ 600 sec = 0.004 cfs
Total Q reduction = 0.022 + 0.004 = 0.026 cfs
Net $Q_{25} = 1.59 \text{ cfs} - 0.026 = 1.56 \text{ cfs}$

AREA 4 TRENCH
2' wide x 3' deep x 80' long, vol. = 300 cu. ft. @ 300 = 90 cu. ft.
11.8 min = 60 = 708 sec.
Percolation rate = 0.022 cfs @ 12 = 0.264 cfs per 10 min.
11.8 cu. ft. @ 708 sec = 0.017 cfs
Total Q reduction = 0.017 cfs
Net $Q_{25} = 1.56 \text{ cfs} - 0.017 = 1.54 \text{ cfs}$



SITE PLAN
SCALE: 1" = 20'-0"
Site Plan Information taken from survey done by Mr. E. E. Ruderlin Associates 10 May 1971.

PARKING DATA

FIRST FLOOR	1500 SQ. FT.	1 SPACE / 100 SQ. FT.	15 SPACES
2ND & 3RD FLOORS	1150 SQ. FT.	1 SPACE / 100 SQ. FT.	11.5 SPACES
TOTAL REQ'D BY BALTO. COUNTY			26.5 SPACES
TOTAL REQ'D BY MD & WDC			60 SPACES

REVISED PARKING DATA (including additional property)

TOTAL SPACES SHOWN	77 SPACES
--------------------	-----------

1134, 1136, 1138 & 1140 YORK ROAD
PROPERTY ZONE D.R. 10 & D.R. 5.5
5TH ELECTION DISTRICT
ORIGINAL PROPERTY: .656 ± A.
ADDITIONAL PROPERTY: .206 ± A.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY: *[Signature]*
DATE: *[Signature]*

NO.	DATE	ITEM	REV.
REVISIONS			
1	TAX		aa
CONSULTANTS			
VAN DERKAM & LANE			

THE ARCHITECTURAL AFFILIATION

aa

beltway building

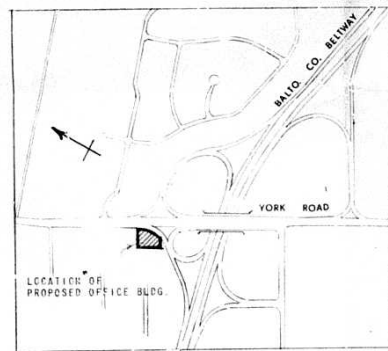
YORK ROAD
BALTIMORE COUNTY, MARYLAND

SITE PLAN

NO.	7101
DATE	29 MAY 1971
APPROVED	17 FEB. 1972

BALTIMORE COUNTY ZONING REGULATION SECTION 409.4

- The land to be used must be adjacent to or across an alley or street from the building or industry involved.
- Only passenger vehicles, excluding buses, may use the parking area.
- No loading, service, or any use other than parking shall be permitted.
- Lighting shall be regulated as to location, 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 must be provided.
- Method and area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required.



VICINITY MAP TICS
Scale 1" = 500'-0"

RUN OFF CALCULATIONS

AREA 1

A to B = 161', avg. slope = 2.01, avg. flow time = 10 min.
B to C = 180', avg. slope = 2.21, avg. flow time = 11.5 min.
TOTAL OVERLAND FLOW TIME = 21.5 min.

0.715 AC @ 0.90 = 0.644 cfs
0.194 AC @ 0.20 = 0.039 cfs
TOTAL = 0.683 cfs

0.224 AC @ 0.80 = 0.179 cfs
0.224 AC @ 0.80 = 0.179 cfs
TOTAL = 0.358 cfs

AREA 2

A to D = 90', avg. slope = 7.01, avg. flow time = 8 min.
D to E = 160', avg. slope = 2.51, avg. flow time = 11.5 min.
TOTAL OVERLAND FLOW TIME = 19.5 min.

0.195 AC @ 0.90 = 0.175 cfs
0.174 AC @ 0.20 = 0.035 cfs
TOTAL = 0.210 cfs

0.224 AC @ 0.80 = 0.179 cfs
0.224 AC @ 0.80 = 0.179 cfs
TOTAL = 0.358 cfs

AREA 3 TRENCH

2' wide x 2' deep x 35' long, vol. = 140 cu. ft.
Assume 30% of the volume water storage, 30% of 140 = 42 cu. ft.
12.6 min = 60/4.76 min.
18 cu. ft. @ 0.02 = 0.002 cfs
Percolation rate = 1.30 sq ft. @ 2.5' = 3.25 sq ft per 10 min.
Total @ reduction = 0.002 + 0.004 = 0.006 cfs
Net @ = 1.39 cfs @ 0.006 = 1.39 cfs

AREA 4 TRENCH

2' wide x 3' deep x 80' long, vol. = 320 cu. ft., 75% of 320 = 240 cu. ft.
11.6 min = 60/5.18 min.
13.6 min = 60/4.41 min.
Percolation rate = 1.30 sq ft. @ 2.5' = 3.25 sq ft per 10 min.
15.8 cu. ft. @ 0.02 = 0.003 cfs
Total @ reduction = 0.002 + 0.003 = 0.005 cfs
Net @ = 1.28 cfs @ 0.005 = 1.28 cfs

TOTAL 2.86 cfs

SITE PLAN

SCALE: 1" = 20'-0"
Site Plan Information taken from Survey of 12 May 1971

PARKING DATA

FIRST FLOOR: 4000 sq. ft. @ 1 SPACE / 300 sq. ft. = 13.3 SPACES
SECOND FLOOR: 3500 sq. ft. @ 1 SPACE / 300 sq. ft. = 11.7 SPACES
TOTAL REQ'D BY BALTO. COUNTY: 25 SPACES
TOTAL REQ'D BY ZONING ORDER: 60 SPACES

EX. 1 - The number of spaces shall be determined by the following formula:
Total sq. ft. of building divided by 300 sq. ft. per space.
200 of 40 = 12 min. 1200 sq. ft.
200 of 40 = 12 min. 1200 sq. ft.

TOTAL SPACES SHOWN: 48 STANDARD (12 MIN.)

REVISED PARKING DATA (including additional property)

TOTAL SPACES SHOWN: 27 STANDARD (12 MIN.)

1134, 1136, 1138 & 1140 YORK ROAD
PROPERTY ZONE D.R. 16 & D.R. 5.5
ELECTRICITY DISTRICT
ORIGINAL PROPERTY: .056 ± A.
ADDITIONAL PROPERTY: .206 ± A.

REVISED PLANS COPY



REVISIONS			
NO.	DATE	BY	APP.
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aa
THE ARCHITECTURAL AFFILIATION

beltway building

YORK ROAD
BALTIMORE COUNTY, MARYLAND

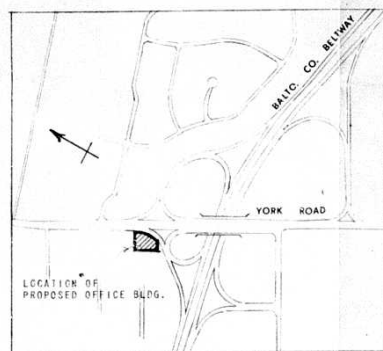
SITE PLAN

PROJECT NO.	DATE
1134, 1136, 1138 & 1140 YORK ROAD	JUN 19 1971
1134, 1136, 1138 & 1140 YORK ROAD	JUN 19 1971

APR 11 1978

BALTIMORE COUNTY ZONING REGULATION SECTION 409.4

- The land on which must be adjacent to or be across an alley or street from the business or industry involved. (does comply)
- Only passenger vehicles, excluding buses, may use the parking area. (does comply)
- No loading, service, or any use other than parking shall be permitted. (does comply)
- Lighting shall be regulated as to location, hours of illumination, type, and intensity, as required. (no lighting will be provided on site, it property)
- Screening by a wall, fence, planting and/or structure shall be required as deemed advisable by the Office of Planning. (does comply by the use of a high dense planting)
- A paved surface, properly drained, shall be required. (will be provided in accordance with Baltimore County Standards)
- A satisfactory plan showing parking arrangement and vehicular access, must be provided. (as indicated on site plan)
- Method and area of operation, provision for maintenance, and operating hours of use shall be specified, and regulated as required. (will be specified at hearing)



VICINITY MAP TICS
SCALE 1" = 500'-0"

RUN OFF CALCULATIONS

AREA 1

A to B = 161', avg slope = 9.01, avg n = 0.40, flow time = 10 min.
B to C = 180', avg slope = 2.26, avg n = 0.02, flow time = 3.6 min.
TOTAL OVERLAND FLOW TIME = 13.6 min.

$Q_{10} = 0.215 \times 161 \times 0.40 = 13.6 \text{ cfs}$
 $Q_{25} = 0.195 \times 180 \times 0.02 = 0.68 \text{ cfs}$
ECA = 0.224

$Q_{10} = 0.224 \times 5.8 = 1.30 \text{ cfs}$
 $Q_{25} = 0.224 \times 6.8 = 1.52 \text{ cfs}$

AREA 2

A to D = 95', avg slope = 7.21, avg n = 0.40, flow time = 8.2 min.
D to E = 140', avg slope = 2.35, avg n = 0.02, flow time = 3.2 min.
TOTAL OVERLAND FLOW TIME = 11.4 min.

$Q_{10} = 0.195 \times 95 \times 0.40 = 7.3 \text{ cfs}$
 $Q_{25} = 0.174 \times 140 \times 0.02 = 0.49 \text{ cfs}$
ECA = 0.204

$Q_{10} = 0.204 \times 6.1 = 1.24 \text{ cfs}$
 $Q_{25} = 0.204 \times 7.2 = 1.47 \text{ cfs}$

AREA 3 TRENCH

2' wide x 2' deep x 15' long, vol. = 60 cu. ft.
Assume 30% of the volume water storage, 30% of 60 = 18 cu. ft.
18 cu. ft. = 180 sec = 0.002 cfs
Percolation rate = 300 sq. ft. / 32 = 2.5 cu. ft. per 10 min.
2.5 cu. ft. / 600 sec = 0.004 cfs
Total Q reduction = 0.002 + 0.004 = 0.006 cfs
Net $Q_{25} = 1.52 \text{ cfs} - 0.006 = 1.51 \text{ cfs}$

AREA 4 TRENCH

2' wide x 2' deep x 30' long, vol. = 120 cu. ft.
Assume 30% of the volume water storage, 30% of 120 = 36 cu. ft.
36 cu. ft. = 360 sec = 0.003 cfs
Percolation rate = 300 sq. ft. / 32 = 2.5 cu. ft. per 10 min.
2.5 cu. ft. / 600 sec = 0.004 cfs
Total Q reduction = 0.003 + 0.004 = 0.007 cfs
Net $Q_{25} = 1.47 \text{ cfs} - 0.007 = 1.46 \text{ cfs}$

TOTAL 2.86 cfs

SITE PLAN

SCALE: 1" = 30'-0"
Site Plan Information taken from survey done by Wilcoxon E. Math Associates 12 May 1975

PARKING DATA

FIRST FLOOR	4617 SQ. FT.	A 1 SPACE	100 SQ. FT.	= 45 A SPACES
2ND & 3RD FLOORS	11592 SQ. FT.	A 1 SPACE	100 SQ. FT.	= 115.92 SPACES
TOTAL REQ. BY BALTO. COUNTY				158 A SPACES
TOTAL REQ. BY ZONING ORDER				60 SPACES
(1.4 x 100 = 140) PLUS 20 BY BALTO. C. = 160 SPACES, WHICH IS GREATER THAN 158 MAY BE USED.				
1.5 x 28 = 42 SPACES C 60 SPACES				
42 + 60 = 102 SPACES				
TOTAL SPACES SHOWN				40 STANDARD 12 MIN.

REVISED PARKING DATA (including additional property)

TOTAL SPACES SHOWN	77 STANDARD 12 MIN.
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1134, 1136, 1138 & 1140 YORK ROAD
PROPERTY ZONE D.R. 16 & D.R. 5.5
9TH ELECTION DISTRICT
ORIGINAL PROPERTY: .656 ± A.
ADDITIONAL PROPERTY: .206 ± A.

REVISED PLANS
OFFICE COPY



aa
THE ARCHITECTURAL AFFILIATION

beltway building

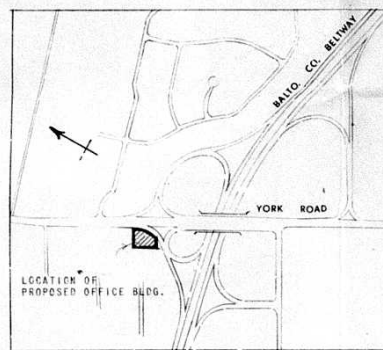
YORK ROAD
BALTIMORE COUNTY, MARYLAND

SITE PLAN

PLANS NO.	7201
SCALE	
DATE	29 MAY 1975
LAST REV.	31 JAN. 1972

BALTIMORE COUNTY ZONING REGULATION SECTION 409.4

- The land to be used must be adjacent to or across an alley or street from the business or industry involved.
- Only passenger vehicles, excluding buses, may use the parking area. (Does comply?)
- No loading, service, or any use other than parking shall be permitted. (Does comply?)
- Lighting shall be regulated as to location, hours of operation, glare, and intensity, as required. (Does comply?)
- Screening by a wall, fence, planting and/or otherwise shall be required as deemed suitable by the Office of Planning. (Does comply by the use of a high center planting?)
- A paved lot, properly drained, shall be required. (Does comply?)
- A satisfactory plan showing parking arrangement and vehicular access must be provided. (Does comply?)
- Method and area of operation, provision for maintenance, and permits or permits of use shall be specified, and regulated as "no-red." will be specified at hearing.



VICINITY MAP TICS
Scale 1" = 100'-0"

RUN OFF CALCULATIONS

AREA 1

A to B = 161', avg slope = 9.02, avg n = 0.40, flow time = 10 min.
B to C = 180', avg slope = 2.25, avg n = 0.02, flow time = 3.8 min.

0.315 AC @ 0.90 = 0.284 cfs
0.199 AC @ 0.20 = 0.042 cfs
TOTAL OVERLAND FLOW TIME = 13.8 min.

0.10 = 0.234 + 5.6 = 1.36 c.f.s.
0.20 = 0.22 + 6.8 = 5.58 c.f.s.

AREA 2

A to D = 90', avg slope = 7.04, avg n = 0.40, flow time = 8.2 min.
D to E = 160', avg slope = 2.55, avg n = 0.02, flow time = 2.4 min.

0.195 AC @ 0.90 = 0.175 cfs
0.174 AC @ 0.20 = 0.032 cfs
TOTAL OVERLAND FLOW TIME = 11.6 min.

0.10 = 0.204 + 6.1 = 1.24 c.f.s.
0.20 = 0.204 + 7.2 = 1.47 c.f.s.

AREA 3 TRENCH

2' wide x 2' deep x 15' long, vol. = 60 cu. ft.
Assume 30% of the volume water storage, 20% of 60 = 18 cu. ft.
18 cu. ft. @ 180 sec = 0.022 cfs
Percolation rate = 20 sq ft @ 12" = 2.5 c.f. per 10 min.
2.5 cu ft @ 600 sec = 0.004 cfs
Total Q reduction = 0.20 + 0.004 = 0.024 cfs
Net Q₂ = 1.59 cfs @ 0.024 = 1.56 cfs

AREA 4 TRENCH

2' wide x 3' deep x 80' long, vol = 320 cu ft. @ 320 = 36 cu ft.
11.6 min = 696 sec, 96 cu ft @ 696 sec = 0.136 cfs
Percolation rate = 100 sq ft @ 12" = 15.8 cu ft per 10 min.
15.8 cu ft @ 600 sec = 0.026 cfs
Total Q reduction = 0.166 cfs
Net Q₂ = 1.24 + 0.166 = 1.40 cfs

TOTAL 2.46 cfs

SITE PLAN

Scale: 1" = 20'-0"
Site plan information taken from survey, done by Melvin E. Smith Associates 12 May 1971

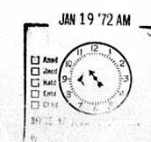
PARKING DATA

FIRST FLOOR 461.70 sq. ft. @ 1 SPACE = 200 SQ. FT. = 15.4 SPACES
2ND FLOOR 17592 sq. ft. @ 1 SPACE = 800 SQ. FT. = 75.2 SPACES
TOTAL REQ. BY BALTO. COUNT 90.6 SPACES
TOTAL REQ. BY TOWNSHIP ORDER 60 SPACES
EX. 2.5% of the number req. by 2.5% of 90.6 = 22.65
22.65 @ 40' x 60' (1000 sq. ft.) = 22.65 @ 1000 sq. ft. = 22.65
20% of 1000 sq. ft. = 200 sq. ft. @ 1000 sq. ft. = 0.2
1.5 x 1000 sq. ft. = 1500 sq. ft. @ 1000 sq. ft. = 1.5
20% of 1000 sq. ft. = 200 sq. ft. @ 1000 sq. ft. = 0.2
TOTAL SPACES SHOWN 49 STDS (40' x 60')
12 MIN.

REVISED PARKING DATA (including additional property)

TOTAL SPACES SHOWN 77 STANDARD
12 MIN.

1134, 1136, 1138 & 1140 YORK ROAD
PROPERTY ZONE D.R. 16 & D.R. 5.5
8TH ELECTION DISTRICT
ORIGINAL PROPERTY: .456 ± A.
ADDITIONAL PROPERTY: .206 ± A.



REVISIONS			
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CONSULTANTS
ARTHUR J. JARVIS, P. E.

THE ARCHITECTURAL AFFILIATION

beltway building

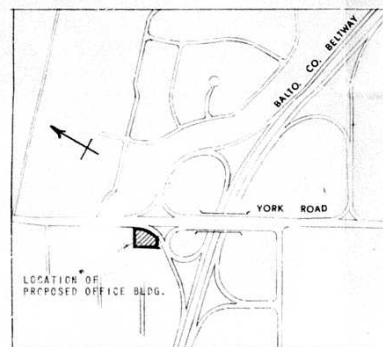
1074 ROAD
BALTIMORE COUNTY, MARYLAND

SITE PLAN

PROJ. NO.	7301
SCALE	
DATE	29 MAY 1971
DATE	29 MAY 1971

BALTIMORE COUNTY ZONING REGULATION SECTION 409.3

- The text to be used must apply to the use of the property or street from the business or industry involved.
- Only passenger vehicles, excluding buses, may use the parking area. Does comply.
- No loading, service, or any use other than parking shall be permitted. Does comply.
- Lighting shall be regulated as to location, hours of illumination, glare, and intensity, as required. No lighting will be provided on subject property.
- Screening by a wall, fence, planting and/or otherwise shall be required as deemed advisable by the Office of Planning. Does comply by the use of a high dense planting.
- A paved surface, properly drained, shall be required. Will be provided in accordance with Baltimore County Standards.
- A satisfactory plan showing parking arrangement and vehicular access must be provided. Is so indicated on site plan.
- Method and area of operation, provision for maintenance, and permitted hours of use shall be specified, and regulated as required. Will be specified at hearing.



VICINITY MAP TICS
SCALE 1" = 500'-0"

RUN OFF CALCULATIONS

AREA 1

A to B = 161', avg slope = 9.0%, avg $n = 0.40$, flow time = 30 min.
B to C = 180', avg slope = 2.25%, avg $n = 0.02$, flow time = 3.6 min.
TOTAL OVERLAND FLOW TIME = 33.6 min.

$Q_{10} = 0.724 \times 5.8 \times 1.36 \text{ c.f.s.}$
 $Q_{25} = 0.724 \times 6.8 \times 1.50 \text{ c.f.s.}$

$Q_{10} = 0.724 \times 5.8 \times 1.36 \text{ c.f.s.}$
 $Q_{25} = 0.724 \times 6.8 \times 1.50 \text{ c.f.s.}$

AREA 2

A to D = 90', avg slope = 7.0%, avg $n = 0.40$, flow time = 8.2 min.
D to E = 160', avg slope = 2.5%, avg $n = 0.02$, flow time = 3.6 min.
TOTAL OVERLAND FLOW TIME = 11.8 min.

$Q_{10} = 0.150 \text{ ac} \times 0.90 \times 0.270$
 $Q_{25} = 0.174 \text{ ac} \times 0.20 \times 0.022$
 $Q_{10} = 0.204 \times 5.1 \times 1.24 \text{ c.f.s.}$
 $Q_{25} = 0.204 \times 7.2 \times 1.47 \text{ c.f.s.}$

AREA 3 TRENCH

2' wide x 2' deep x 35' long, vol. = 140 cu. ft.
Assume 300' of the volume water storage, 300' of 60" = 18 cu. ft.
13.6 min x 60" = 815 sec.
18 cu. ft. x 815 sec = 0.022 cfs
Percolation rate = 50 sq ft. 12" = 0.5 cu ft per 10 min.
2.5 cu ft 1600 sec = 0.004 cfs.
Total Q reduction = 0.022 + 0.004 = 0.026 cfs.
Net $Q_{25} = 1.59 \text{ cfs} - 0.026 = 1.56 \text{ cfs.}$

AREA 2 TRENCH

2' wide x 3' deep x 80' long, vol. = 320 cu. ft., 500' of 320" = 16 cu. ft.
11.6 min x 60" = 696 sec, 96 cu ft. 896 sec = 0.107 cfs
Percolation rate = 390 sq ft. 12" = 15.8 cu ft per 10 min.
15.8 cu ft 1600 sec = 0.006 cfs.
Total Q reduction = 0.006 cfs.
Net $Q_{25} = 1.24 \text{ cfs} - 0.006 = 1.23 \text{ cfs.}$

TOTAL 2.86 cfs

SITE PLAN

SCALE: 1" = 20'-0"
Site Plan Information taken from Survey done by M. J. L. & Associates, Inc. 12 May 1971

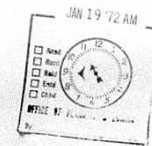
PARKING DATA

FIRST FLOOR: 400 SQ. FT. @ 1 SPACE / 100 SQ. FT. = 4 SPACES
2ND FLOOR: 1150 SQ. FT. @ 1 SPACE / 100 SQ. FT. = 11.5 SPACES
TOTAL REQ. BY BALTO. COUNTY: 15.5 SPACES
TOTAL REQ. BY ZONING ORDER: 60 SPACES
TOTAL SPACES SHOWN: 48 STANDARD, 12 MINI

REVISED PARKING DATA (including additional property)

TOTAL SPACES SHOWN: 77 STANDARD, 12 MINI

1134, 1136, 1138 & 1140 YORK ROAD
PROPERTY ZONE D.R. 16 & D.R. 4-5
STH ELECTION DISTRICT
ORIGINAL PROPERTY: .656 ± A.
ADDITIONAL PROPERTY: .206 ± A.



REVISIONS	
NO.	DESCRIPTION
1	PRELIMINARY
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5	REVISED
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7	REVISED
8	REVISED
9	REVISED
10	REVISED

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THE ARCHITECTURAL AFFILIATION

beltway building

YORK ROAD
BALTIMORE COUNTY, MARYLAND

SITE PLAN

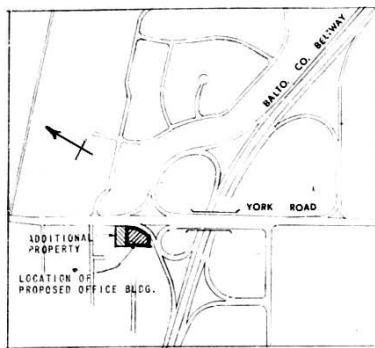
PROJ. NO.	7501
DATE	29 MAY 1971
LAST REV.	31 JAN. 1972

APR 11 1978



BALTIMORE COUNTY ZONING REGULATION SECTION 402.4

- The land so used must be used as an access alley or street from the business or industry involved. (Does comply)
- Only passenger vehicles, including buses, may use the parking area. (Does comply)
- No loading, service, or any use other than parking shall be permitted. (Does comply)
- Lighting shall be regulated as to location, hours of illumination, glare, and intensity, as required. No lighting will be provided on subject property. (Does comply)
- Screening by a wall, fence, planting and/or other means shall be required as deemed necessary by the Office of Planning. (Does comply by the use of stockade fence)
- A sewer surface, properly drained, shall be required. It will be provided in accordance with Baltimore County Standards. (Does comply)
- A satisfactory plan showing parking arrangement and vehicular access must be provided. (Does comply)
- Method and area of operation, provision for maintenance, and service hours of use shall be specified, and, if required, registered as required. (Will be specified at hearing)



VICINITY MAP TICS
SCALE: 1" = 500'-0"

RUN OFF CALCULATIONS

AREA 1

A to B = 165', Avg slope = 0.01, Avg = 0.40, Flow time = 10 min.
B to C = 180', Avg slope = 0.02, Avg = 0.02, Flow time = 10 min.
TOTAL OVERLAND FLOW TIME = 12.6 min.

0.250 AC @ 0.90 = 0.225
0.199 AC @ 0.20 = 0.040
ECA = 0.264

Q₁₀ = 0.224 * 5.8 = 1.30 c.f.s.
Q₂₅ = 0.224 * 6.8 = 1.52 c.f.s.

AREA 2

A to D = 90', Avg slope = 0.01, Avg = 0.40, Flow time = 8.2 min.
D to E = 180', Avg slope = 0.02, Avg = 0.02, Flow time = 10 min.
TOTAL OVERLAND FLOW TIME = 11.8 min.

0.196 AC @ 0.90 = 0.176
0.274 AC @ 0.20 = 0.055
ECA = 0.231

Q₁₀ = 0.204 * 6.1 = 1.24 c.f.s.
Q₂₅ = 0.204 * 7.2 = 1.47 c.f.s.

AREA 3 TRENCH

2' wide x 2' deep x 15' long, vol. = 60 cu. ft.
Assume 300 of the volume water storage, 300 of 60 = 18 cu. ft.
12.6 min = 60/18 = 0.022 cfs
18 cu. ft. @ 0.022 cfs = 0.022 cfs
Percolation rate = 30 cu. ft. @ 12' x 2' x 1' per 10 min.
2.0 cu. ft. @ 600 sec = 0.004 cfs
Total Q reduction = 0.022 + 0.004 = 0.026 cfs
Net Q₁₀ = 1.30 c.f.s. - 0.026 = 1.27 c.f.s.

AREA 4 TRENCH

2' wide x 2' deep x 30' long, vol. = 120 cu. ft.
11.8 min = 60/11.8 = 0.005 cfs
Percolation rate = 120 cu. ft. @ 12' x 2' x 1' per 10 min.
15.0 cu. ft. @ 600 sec = 0.025 cfs
Total Q reduction = 0.005 + 0.025 = 0.030 cfs
Net Q₁₀ = 1.24 c.f.s. - 0.030 = 1.21 c.f.s.

TOTAL 2.66 c.f.s.

SITE PLAN

SCALE: 1" = 20'-0"
Site Plan information taken from Survey done by Melvin E. Rudolph Associates 12 May 1971

PARKING DATA

1134, 1136, 1138 & 1140 YORK ROAD
PROPERTY ZONE D.R. 16 & D.R. 5.5
9TH ELECTION DISTRICT
ORIGINAL PROPERTY: 656 ± A.
ADDITIONAL PROPERTY: .206 ± A.

DEFICIT PARKING DATA (including additional property)

TOTAL SPACES SHOWN 77 STANDARD
12 MIN.

PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE: 23 May 1972

72-175-SPH

REVISIONS			
NO.	DATE	BY	APP.
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CONSULTANTS

DATE: 23 MAY 1972

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