

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, George A. & Erna M. Edwards, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition (1) that the zoning status of the herein described property be re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

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... BOAT YARD

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

I, or we, agree to pay expenses of above re-classification 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

Petitioner's Attorney

George A. Edwards
Contract purchaser
Erna M. Edwards
Legal Owner

Address: Route #14, Box 501

Baltimore, Md. 21220

809 Eastern Blvd.

ESS. - NOT RECORDED

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of July, 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 the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of July, 1972, at 2:00 o'clock.

Shirley D. Pines
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR SPECIAL EXCEPTION
NW/4 of Edwards Lane, 2562'
SW of Bowleys Quarters Road
15th District
George A. Edwards - Petitioner
NO. 73-14-X (Item No. 188)
BEFORE THE
DEPUTY ZONING COMMISSIONER
OF
BALTIMORE COUNTY

This Petition represents a request for a Special Exception for a boat yard in the Fifteenth District of Baltimore County on the northwest side of Edwards Lane, twenty-five hundred and sixty-two (2562) feet southwest of Bowleys Quarters Road.

The property consists of 4.46 acres, more or less, is situated on Frog Mortar Creek and is improved with a boat yard operation including a building used for the manufacturing and repair of boats, a marine supply store, pier capable of mooring ninety-four (94) boats, three (3) servicing piers, a travel lift, a marine railway, parking areas for vehicles, parking areas for boats, and two (2) dwellings. Said boat yard being known as Edwards Boat Yard.

Mr. George A. Edwards, owner and operator of the subject boat yard, testified in his own behalf. The boat yard is presently zoned D.R. 5.5 and is non-conforming in that it does not enjoy a Special Exception for said use. Mr. Edwards' father founded the boat yard in 1910. Mr. George Edwards took over the boat yard operation in 1950. He indicated that he plans no expansion as he had extended the boat yard as far as it could go.

City water exists at the site. The septic tank system, now in use, has been checked and approved by the Baltimore County Health Department.

A parking and boat storage area, located towards the front of the property between two (2) driveways leading to the boat yard from Edwards Lane, is not paved and has been used to store fifteen (15) or eighteen (18) boats for the last ten (10) years. Mr. Edwards stated that patrons work on their boats in this area occasionally, and he did not intend to pave or screen the area.

The Zoning Advisory Committee have reviewed the subject plans and inspected the site. As a result of this review and inspection, certain changes were requested and have been made. As a result of these changes, the Zoning Advisory Committee finds no problem with the proposed use and approved the plans as meeting County standards and/or requirements.

Mr. James Miller, who lives on a site adjoining the subject boat yard, was present at the hearing and protested the use of the boat storage and parking area located between the two (2) entrances that, more or less, adjoins his residence. He also explained that he owned the summer cottage fronting Frog Mortar Creek immediately adjacent to another boat storage area connected with the boat yard. He felt that both areas should be screened and paved with a dustless durable surface.

As a result of Mr. Miller's complaint, Mr. Edwards revised his plans to remove the boat storage at the two (2) entrances along the front of the property at Edwards Lane. Only that portion of the property located to the rear of Mr. Miller's garage will be used, and this area will only be used for overflow parking. A four (4) foot screen fence is also indicated along the side and rear property lines of Mr. Miller's residence. Insofar as the area adjacent to the summer cottage is concerned, the plans have been revised to indicate a vehicle parking and boat storage area to be located not closer than twelve (12) feet to the adjoining property line, and to be screened by a six (6) foot high fence.

OPINION

Without reviewing the evidence further in detail, but based on all testimony including the Zoning Advisory Committee comments, it is the opinion of the Deputy Zoning Commissioner that the Petitioner has met the requirements of Section 502.1, and that the boat yard as such, will not be detrimental to the health, safety, and general welfare of the community, and should be granted.

- 2 -

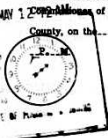
Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 13th day of October, 1972, that the herein Petition for a Special Exception be GRANTED, subject, however, to the following restrictions:

1. Strict compliance with the Petitioner's site plan dated March 4, 1972, and revised July 31, 1972.
2. No work is to be done on boat before 8:00 A. M. or after dark.
3. Any lighting used to eliminate the area of the boat yard shall be directed away from adjoining residential premises.
4. Said plan marked Exhibit "A", shall be subject to approval by the Department of Public Works and the Office of Planning and Zoning.

James S. D.
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE July 3, 1972
BY Shirley D. Pines



ORDER RECEIVED FOR FILING

DATE July 3, 1972
BY Shirley D. Pines

ORDER RECEIVED FOR FILING

DATE July 3, 1972
BY Shirley D. Pines

ORDER RECEIVED FOR FILING

DATE July 3, 1972
BY Shirley D. Pines

- 3 -

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. S. Eric DiNenna, Zoning Commissioner Date: July 14, 1972
FROM: Norman E. Garber, Office of Planning
SUBJECT: Petition #73-14-X, Northwest side of Edwards Lane 2562 feet southwest of Bowleys Quarters Road.
Petition for Special Exception for a Boatyard.
George A. Edwards and Erna M. Edwards - Petitioners
15th District

HEARING: Monday, July 17, 1972 (2:00 P.M.)

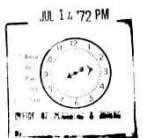
The Office of Planning and Zoning has reviewed the subject petition and has the following comments to offer:

If the proofs of Sec. 502.1 are met the order should not allow for expansion of the existing operation.

Screening does not appear to be adequate for the parking lot, and is missing entirely from the area marked for boat storage. We also note that there is no lighting plan shown and suggest that any lighting standards be limited to 8 feet in height as well as conformance to the provisions of 409.2.

Any addition or new construction should be conditioned to conformance to an approved site plan.

NEG:cm



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

GEORGE E. GAYNELIS
Director
Jefferson Building
Suite 201
Towson, Md. 21204
(410) 221-1111

S. ERIC DINENNA
Zoning Commissioner
County Office Building
111 W. Chesaapeake Ave.
Towson, Md. 21204
(410) 221-1111

Mr. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item 188, Zoning Advisory Committee Meeting, May 9, 1972, are as follows:

Property Owners: George A. and Erna Edwards
Location: W/S Edwards Lane, 2562' S of Bowleys Quarters Road
Present Zoning: D.R. 5.5
Proposed Zoning: Special Exception for a boatyard
District: 15
No. Acres: 4.46 acres

1. Road widening must be shown as required by the Bureau of Engineering
2. All setbacks must be shown.
3. Screening should be extended around boat storage areas.
4. Widths of all drives and parking areas must be shown.
5. Surface of boat storage areas must be indicated.

Very truly yours,
Richard B. Williams
Richard B. Williams
Planner II
Project Planning Division
Office of Planning and Zoning

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BUILDING
111 W. Chesaapeake Ave.
Towson, Maryland 21204

CLAUDE L. MYERS
Chairman

MEMBERS

EDWARD L. MYERS
Chairman

EDWARD L. MYERS
Chairman

EDWARD L. MYERS
Chairman

EDWARD L. MYERS
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EDWARD L. MYERS
Chairman

Mr. George A. Edwards
Route #14, Box 501
Baltimore, Maryland 21220

RE: Petition for Special Exception
Item 188
George A. & Erna Edwards - Petitioners

Dear Mr. Edwards:

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 attached comments are a result of this review and inspection.

The subject property is located on the west side of Edwards Lane, approximately 2500 feet south of Bowleys Quarters Road, and is presently improved with a boatyard. Within the area there are various brick and frame shore homes. The area is not improved with curb and gutter.

This petition is accepted for filing. The Zoning Advisory Division has no comment as the request is being applied to an existing use.

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,

CLAUDE L. MYERS
CLAUDE L. MYERS, Chairman

JOHN J. BILLORE, JR., Zoning Technician II

CLM:JJB:JED
Enc.



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna
ATTN: Oliver L. Myers
FROM: Ellisworth N. Myers, P.E.

Date: May 24, 1972

SUBJECT: Item #15 (1971-1972)
Property Owner: George A. and Erna Edwards
W/S Edwards Lane, 2562' S. of Bowleys Quarter Road
Present Zoning: D.R. 5.5
Proposed Zoning: Special Exception for a boatyard
District: 15A
No. Acres: 4.46 acres

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

Highways:

Edwards Lane, an existing public road, is proposed to be improved in the future as a 30-foot closed-typeway roadway cross-section on a 50-foot right-of-way. Highway improvements are not required at this time. The status of the roadway indicated on the submitted plan as "Existing Drive" is unknown. It is the responsibility of the petitioner to ascertain and clarify rights therein. Information in this office indicates the existence of a public road known as Golf Road within this site.

Golf Road, an existing public road, is proposed to be improved in the future as a 40-foot right-of-way. Highway improvements are not required at this time. However, highway right-of-way and widening, including any necessary reversible easements for slopes for both Edwards Lane and Golf Road will be required in connection with any grading or building permit application.

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

Item #188 (1971-1972)
Property Owner: George A. and Erna Edwards
Page 2
May 24, 1972

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

In accordance with the drainage policy for this type development, the petitioner 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 outfall.

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.

The property to be developed is located adjacent to the water front. The petitioner is advised that the proper sections of the Baltimore County Building Code must be followed whereby elevation limitations are placed on first floor levels of residential and/or commercial development and other special construction features are required.

Water:

Public water supply is available and serving this property.

Sanitary Sewer:

Public sanitary sewerage is not available to serve this property which is utilizing private onsite sewerage.

Ellisworth N. Myers, P.E.
Ellisworth N. Myers, P.E.
Chief, Bureau of Engineering

END/ENR/PMR:as

1-XE Key Sheet
17 & 13 NE 140 Position Sheet
NE 4 J & K Topo
9: Tax Map

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

May 11, 1972

DONALD J. KOOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

Mr. Oliver L. Myers, Chairman
Zoning Advisory Committee
Office of Planning & Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Myers:

Comments on Item 188, Zoning Advisory Committee Meeting,
May 9, 1972, are as follows:

Property Owner: George A. and Erna Edwards
Location: W/S Edwards Lane, 2562' S of Bowleys
Quarters Road
Present Zoning: D.R. 5.5
Proposed Zoning: Special Exception for a boatyard
District: 15
No. Acres: 4.46

Metropolitan water is available. Private sewage disposal system functioning satisfactorily. No health hazard anticipated.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

MB:mn

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF TRAFFIC ENGINEERING

JEFFERSON BUILDING

TOWSON, MARYLAND 21204

INTER-OFFICE CORRESPONDENCE

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

Date: May 10, 1972

SUBJECT: Item 188 - ZAC - May 9, 1972
Property Owner: George A. & Erna Edwards
Edwards Lane S. of Bowleys Quarter Road
Special exception for a boatyard
District 15

Since the boatyard is existing, no expansion of the site is anticipated. The trip generation is not expected to increase.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MS:fr

BOARD OF EDUCATION
OF BALTIMORE COUNTY

ITEM # 188
May 9, 1972

TOWSON, MARYLAND 21204

Property Owner: Geo A. & Erna Edwards
District 15
Present Zoning: D.R. 5.5
Proposed Zoning: S.E. for Boatyard
No. Acres: 4.46

NO ADVERSE EFFECT ON STUDENT POPULATION

CERTIFICATE OF PUBLICATION

ORIGINAL

OFFICE OF
Essex Times

808 Eastern Blvd
Essex, Md. 21221
July 3 - 1972

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric DiNenna, Zoning Commissioner of Baltimore County
was inserted in **ESSEX TIMES** a weekly newspaper published in Baltimore County, Maryland, once a week for one ~~announced~~ week before the 3rd day of July 1972; that is to say, the same was inserted in the issue of June 29, 1972.

Stromberg Publications, Inc.

Publisher.

By *Ruth Morgan*

CERTIFICATE OF PUBLICATION

TOWSON, MD. June 29, 1972

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. ~~announced~~ one time ~~announced~~ week before the 17th day of July 1972, the first publication appearing on the 27th day of June 1972.

THE JEFFERSONIAN

L. Leander Strickland
Manager.

Cost of Advertisement, \$.....

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

93-14-X

District: 15
Posted for: Hearing Monday July 12, 1972 8:20 a.m. P.M.
Petitioner: George Edwards
Location of property: N.W. 1/4 of C&D road, Town 2562' S.W. of Bowleys Quarter Rd.
Location of signs: Signs posted on Edwards Lane between Bowleys & Hwy 1
Remarks: *Michael H. Hane*
Posted by: *Michael H. Hane* Date of return: July 6 - 72

PETITION FOR SPECIAL EXCEPTION FOR BOATYARD
George A. and Erna Edwards
W/S Edwards Lane, 2562' S. of Bowleys Quarter Road
District 15
No. Acres: 4.46
Proposed Zoning: Special Exception for a boatyard
District: 15A
No. Acres: 4.46

George A. Edwards
Route 914, Box 601
Baltimore, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Md. 21204

Your Petition has been received and accepted for filing
this 12th day of May 1972

S. Eric DiNenna
S. Eric DiNenna
Zoning Commissioner

Petitioner: George A. & Erna Edwards

Petitioner's Attorney

Reviewed by *Oliver L. Myers*
Chairman,
Advisory Committee

BALTIMORE COUNTY, MARYLAND No. 3748
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: July 12, 1972 ACCOUNT: 01-662

AMOUNT \$56.00

WHITE - CASHIER DISTRIBUTION
Pink - AGENCY YELLOW - CUSTOMER
Edwards Boat Yard, Inc.
Rt. 14, Box 601
Edwards Road
Baltimore, Md. 21204
Advertising and posting of property
#73-11-X

56.00

BALTIMORE COUNTY, MARYLAND No. 2161
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: April 25, 1972 ACCOUNT: 01-662

AMOUNT \$50.00

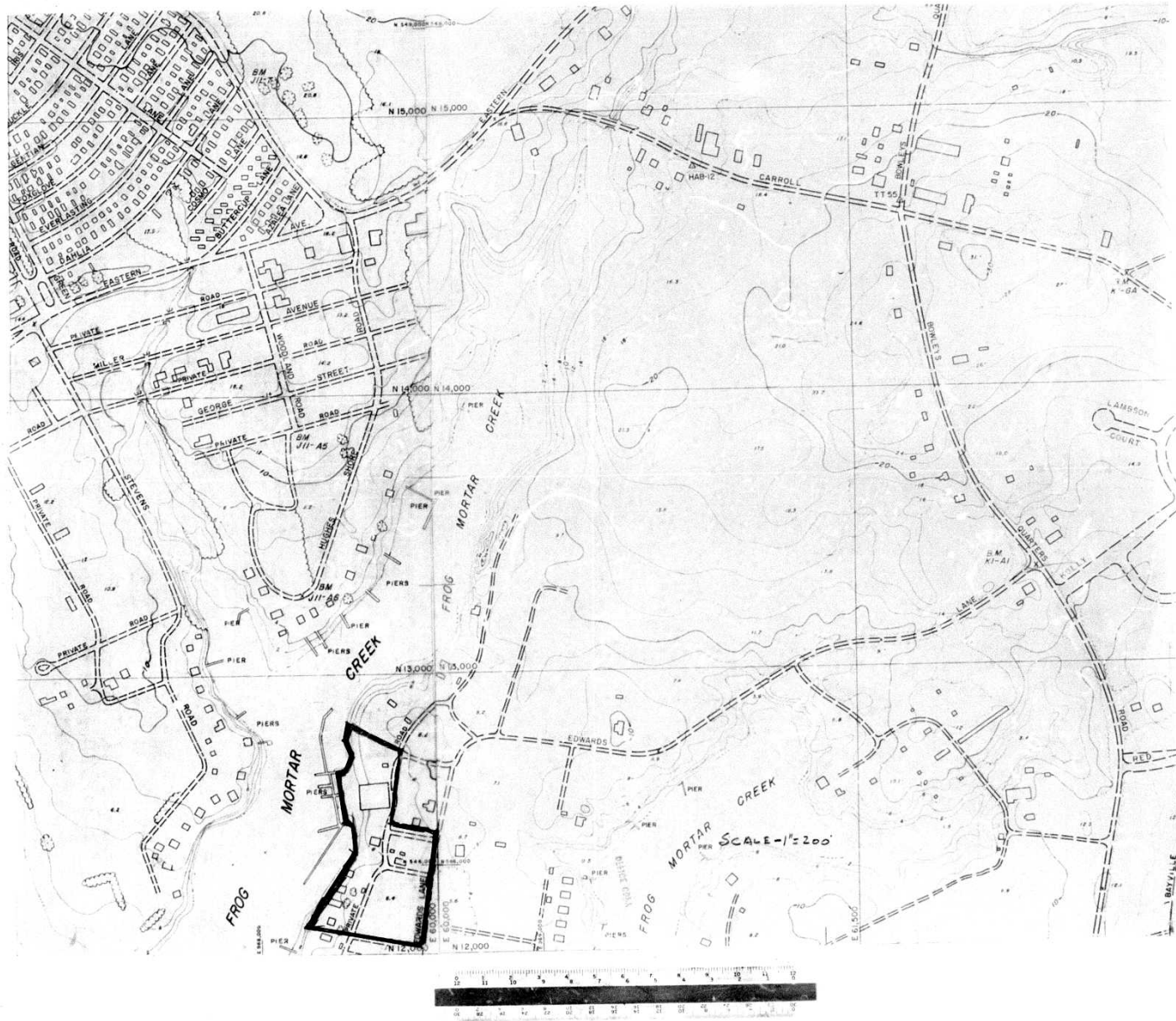
WHITE - CASHIER DISTRIBUTION
Pink - AGENCY YELLOW - CUSTOMER
Cash
George A. Edwards
Petition for Special Exception
#2464284-25

50.00

M. EMILIE PARKS, RECEIVED
EUGENE C. HESS, VICE-CHAIRMAN
MR. ROBERT L. DENNEY

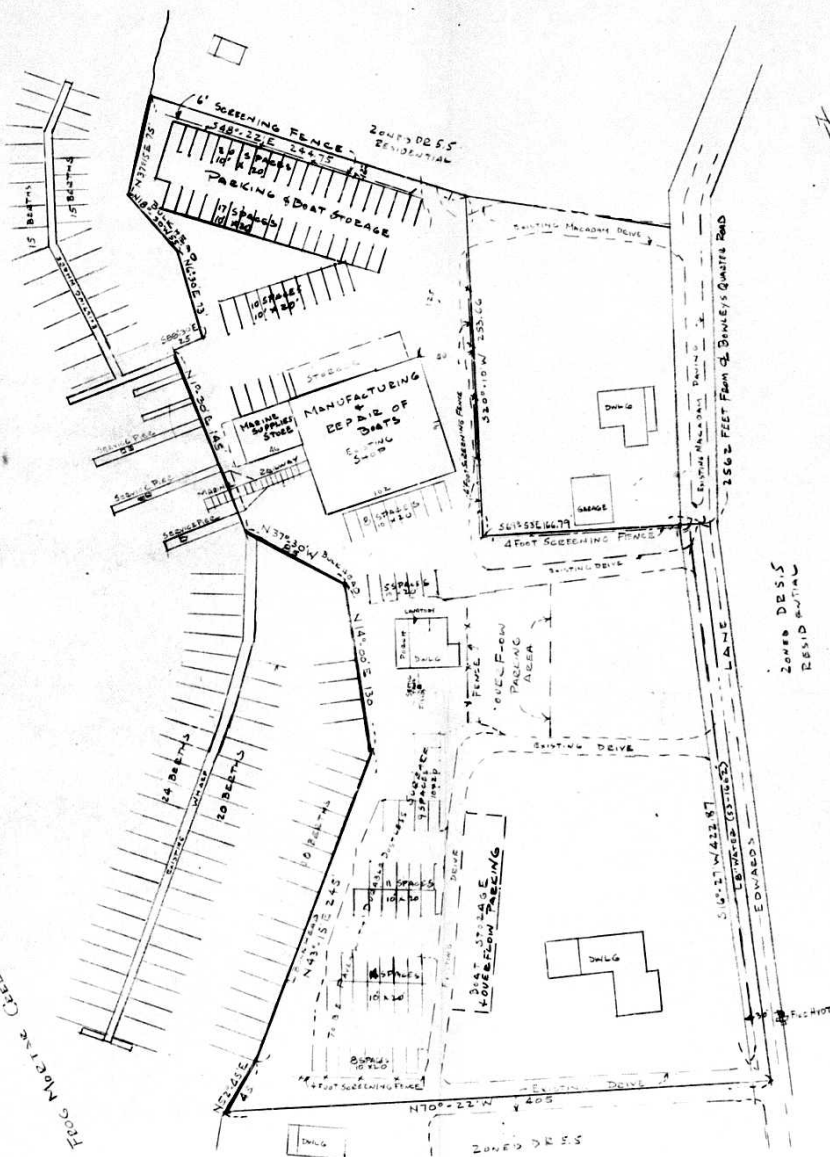
MRS. JOHN W. CHICKEN
JOSEPH A. W. MURPHY
KEVIN LORR

T. BAYARD WILLIAMS, JR.
EDWARD W. TRACEY, VICE
MRS. RICHARD A. BURNETT



FOG MORTAR CREEK

FOG MORTAR CREEK



EXISTING ZONING DESS
PROPOSED ZONING - SPECIAL EXCEPTION
FOR A BOAT YARD

ZONING PLAT
PROPERTY LOCATED
IN
15111 FOG MORTAR CREEK
4.46 ACRES

PARKING DATA
94 BOAT BERTHS = 74 SPACES
3 EMPLOYEES IN SHOP = 1 " "
1600 IN STOCK = 8 " "
TOTAL = 103 " "
SPACES PROVIDED 106

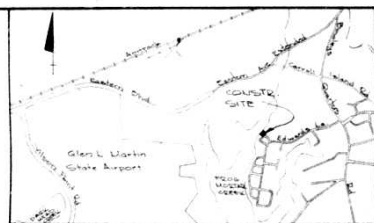
EXHIBIT "A"
John Skelton



REVISED JULY 31, 1972
SCALE 1" = 100' MAR 11, 1972
DRAWN BY: BLOOMING
SURVEYED & C.V. ENGINEERS
15111 FOG MORTAR CREEK, TOWN OF



NOTES: CONTRACTING METHOD OF ERECTING
WALLS SHALL BE APPROVED BY THE BUREAU.



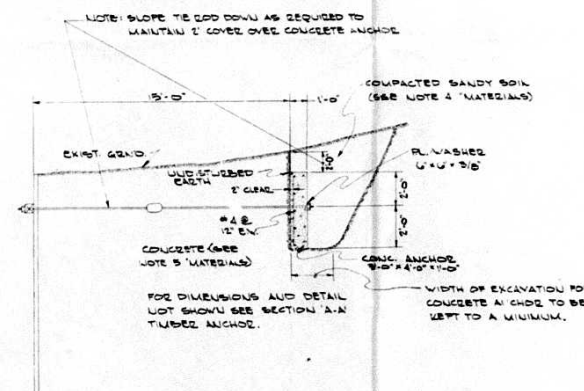
LOCATION MAP SCALE 1" = 200'

BULKHEAD CONSTRUCTION SPECIFICATIONS

- MATERIALS:**
- 1. TIMBER RETAINING WALL**
 1. TIMBER SHALL BE TREATED SOUTHERN PINE OR LUMBER. TIMBER TREATMENT SHALL BE PENTACHLOROPHENOL WITH A VET RETENTION OF 0.10 LB/CF.
 2. TIE RODS AND PLATE WASHERS SHALL BE ASTM A36 STEEL BOLT WITH 4 WASHERS SHALL COMPOUND TO ASTM A36.
 3. ALL WOODWORK (TIE RODS, BOLTS, WASHERS, ETC) SHALL BE GALVANIZED.
 4. SELECT BACKFILL MATERIAL - SUITABLE ON-SITE SANDY SOIL APPROVED BY THE OWNER.
 5. CONCRETE - 3000 PSI, 12" MIN. W/ 4" MAX. WATER/CEMENT RATIO BY WEIGHT 0.50 AGGREGATE SIZE 3/4" OR 1" MAX. 2" MIN. ENCASED IN 1" MIN. SAND. 2" TO 3" MIN.
 6. ZINC-POLYMER STEEL - ASTM A153 - GRADE 40
 - 2. CONSTRUCTION**
 1. COMPLETELY REMOVE THE EXISTING WOOD BULKHEAD WALL AND EXCAVATE TO LOCATION OF NEW WALL.
 2. DRIVE TIE RODS.
 3. EXCAVATE & PLACE BACKFILL AND TIE RODS.
 4. PLACE A COMPACT BACKFILL OVER DEADMAN.
 5. ADJUST TIE RODS TO BE VERTICAL.
 6. BACKFILL AND COMPACT OVER TIE RODS.
 7. ALL BACKFILL SHALL BE PLACED IN 6" LAYERS AND COMPACTED TO THE SPECIFIED DENSITY.
 8. NO BACKFILL SHALL BE PLACED AGAINST THE BULKHEAD PRIOR TO COMPLETE PLACEMENT AND COMPACTION OF BACKFILL AROUND ALL ANCHORS AND TIE RODS.
 9. BACKFILL AT BULKHEAD SHALL BE SELECT MATERIAL PLACED IN 6" LAYERS AND COMPACTED TO 95% DENSITY.
 - 3. STEEL OR ALUMINUM SHEET PILE RETAINING WALL SYSTEM MAY BE USED (IN LIEU OF WOOD) PROVIDED THE SYSTEM RETAINS THE FOLLOWING DESIGN LOADS:**
 - 1) VERTICAL SHEETING - MAX. BENDING MOMENT 5715 FT-LBS.
 - 2) HORIZONTAL WALL - MAX. BENDING MOMENT 40500 FT-LBS.
 - 3) MAX. SWAY 31.60 IN.
 - 4. SHOT DRILLINGS APPROVED BY PROFESSIONAL ENGINEER SHALL BE SUBMITTED TO BALTO COUNTY BUILDING ENGINEER.**

TYPICAL ELEVATION
SCALE 1/2" = 1'-0"

PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE 3-10-74
73-14X



ALTERNATE SECTION 'A-A'
CONCRETE ANCHOR
SCALE 1/2" = 1'-0"

- GENERAL NOTES**
1. PARKING DATA
 - a) EX. STOPS
 - 91 BOAT BERTHS @ 1' = 94 SPACES
 - 3 EMPL. IN SHOP = 1
 - 1000 S.F. STAKE = 200 = 5
 2. NEW
 - 91 BOAT BERTHS @ 1' = 9
 - TOTAL RE. 1' 11/2" (1' 11/2")
 - TOTAL SPACES PROVIDED 112 (1' 11/2")
 3. TOTAL SIZE OF PROPERTY = 4.40 ACRES
 4. EXIST. BERTH LOCATIONS TAKEN FROM ZONING PLAT DATED JULY 21, 1954 PREPARED BY UNNEBEN BROTHERS.



R. Alvaro Childers

3/15/74 ADDED 5 BERTHS & PARKING
AND NEW 1 BERTHS.
3/15/74 REFINED LOCATION OF FRONT WALL
& ADDED 9 WORKING PILLS
REVISION BLOCK

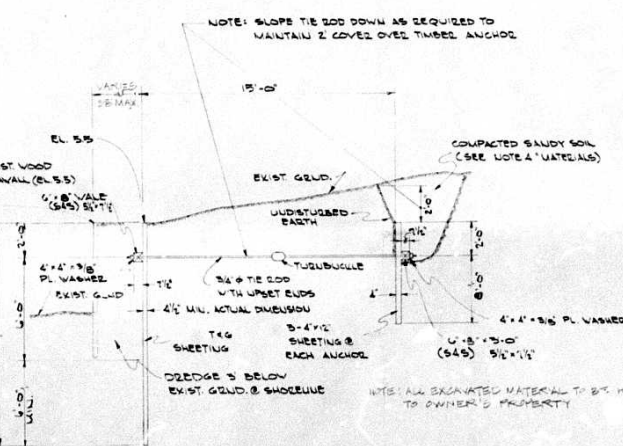
PROPOSED BULKHEAD
EDWARDS BOATYARD INC.

OWNER: RICHARD EDWARDS
ROUTE 11 BOX 101
BALTO., MARYLAND 2120
TELEPHONE 330-2011

ENGINEER: R. ALVARO CHILDERS
1025 WETZEL ROAD
BALTO., MARYLAND 2120
TELEPHONE 336-2111

SHEET 1 OF 1 SCALE AS SHOWN DATE 11/15/74

DETAIL OF PLAN VIEW
SCALE 1/2" = 1'-0"



SECTION 'A-A'
TIE ROD ANCHOR
SCALE 1/2" = 1'-0"

