

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, WALTER E. WINDSOR, JR., 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 DR-3.5, DR-2 zone to an DR-16 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:

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: Walter E. Windsor, Jr.
Address: 8320 Bellona Ave., 21204

John J. Brennan, Petitioner's Attorney
Address: Loyola Federal Bldg., Towson, Md. 21204 823-0464

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day of March, 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 106, County Office Building in Towson, Baltimore County, on the 25th day of September, 1972, at 1:00 o'clock

Eric D. Venna
Zoning Commissioner of Baltimore County.

(over)

John J. Brennan, Esquire
Loyola Federal Building
Towson, Maryland 21204

RE: Petition for Reclassification
NW 1/4 of Bellona Avenue, 680' W
of Charles Street Extended -
8th District
Walter E. Windsor, Jr. - Petitioner
NO. 73-60-R (Item No. 63)

Dear Mr. Brennan:

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:m

Attachment

cc: Richard C. Murray, Esquire
407 Washington Avenue
Towson, Maryland 21204

John W. Heslian, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: PETITION FOR RECLASSIFICATION : BEFORE
from D.R. 3.5 and D.R. 2 to D.R. 16 : COUNTY BOARD OF APPEALS
NW 1/4 of Bellona Avenue 680 feet :
West of Charles Street Extended : OF
8th District :
Walter E. Windsor, Jr. : BALTIMORE COUNTY
Petitioner :
No. 73 - 60 - R

OPINION

This case comes before the Board by the Petitioner from an Order of the Deputy Zoning Commissioner dated February 22, 1973 wherein the petitioned for reclassification from D.R. 3.5 and D.R. 2 to D.R. 16 zone had been denied. The subject property is located on the northwest side of Bellona Avenue approximately 680 feet west of Charles Street Extended, in the 8th Election District of Baltimore County.

The Petitioner, who has owned the subject property since 1958 (said property containing approximately 3.33 acres, and being rectangular in nature), testified in his own behalf and stated that in his opinion his property had been developed and was unsuitable for single family dwelling-type construction. This was based primarily on the excavation and grading done on the property to the west. The Petitioner proposes construction of high quality garden-type apartments. As a basis for reclassification he cited numerous changes in the neighborhood which have occurred since the adoption of the zoning maps on March 24, 1971, mainly the opening of Kenilworth Avenue from Charles Street through to Bailey Avenue; the construction of Charles Gate Apartments, which are adjacent to his property to the east; the construction of the ramp from the Beltway to Charles Street, with the problems of additional lights and noise in conjunction therewith; also the creation of the pit to the west of him indicated above, which was created by Excavation Construction, Inc., owners of said property.

Additional testimony on behalf of the Petitioner was from a professional engineer, who indicated that adequate utilities were available to the subject property. Also a real estate broker and appraiser testified that the highest and best use of the subject property would be the petitioned for zoning, i.e. D.R. 16. He also cited the reasons that the petitioned for zoning should be requested were the changes that had occurred in

Walter E. Windsor, Jr. - No. 73-60-R

2.

the area. His further testimony was that the proposal would not adversely affect the neighbors or neighborhood.

Three parties, being neighboring property owners, testified as protestants in this case. In addition, Mr. James G. Howell, from the office of Planning and Zoning, also testified in opposition to this petition. His testimony indicated that they had consistently recommended that the existing zoning be retained, and their present recommendation is for D.R. 3.5 for the subject property, including the small sliver on the northeast portion of the subject property, which is presently zoned D.R. 16 as the result of a drafting error. The main basis for the opposition seemed to be on the basis of the traffic situation, which is presently bad, as well as the resulting dangers and hazards therefrom.

In the instant case, we seem to have a similar situation which was recently before this Board in the petition of Excavation Construction, Inc., being the property to the west of the subject property in this case. The facts relied upon by the Petitioner in this case seem analogous to those presented in the prior case, with the notable exception that in the case of Excavation Construction, said property had at one time been zoned for apartment use. However, as recited in that Opinion, all of the changes relied upon by the Petitioner were either in existence or in the process of being completed, and were certainly well known to the County Council at the time of the adoption of the maps in March of 1971; and further, that there have been no zoning changes in this area since the adoption of the aforesaid maps. Furthermore, there has been nothing presented to this Board to indicate any error on behalf of the County Council in placing the present zoning upon the subject property.

Without reviewing the testimony in further detail, but in consideration of all of the evidence presented in this case, it is the opinion of this Board that the Petitioner has not shown error on the part of the County Council when said Council adopted the comprehensive zoning maps on March 24, 1971; nor has the Petitioner shown a substantial change in the character of the neighborhood since the adoption of said maps. Consequently the petitioned for reclassification will be denied.

Walter E. Windsor, Jr. - No. 73-60-R

3.

ORDER

For the reasons set forth in the aforesaid Opinion, it is this 24th day of June, 1975, by the County Board of Appeals ORDERED, that the reclassification petitioned for be and the same is hereby DENIED.

Any appeal from this decision must be in accordance with Chapter 1100, subtitle B of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Walter A. Miller, Jr., Chairman

W. Giles Parker

Robert L. Gifford

EDWIN J. KIRBY AND ASSOCIATES

SURVEYORS - ENGINEERS - PLANNERS
21 COURT STREET
WESTMINSTER, MD. 21157

Description of the Walter E. Windsor, Jr. Property, known as No. 8320 Bellona Avenue, Towson, Md. Baltimore County 8TH District.

Beginning for the same at a point in the center of Bellona Avenue said point being distant 680.00 feet measured northwesterly along the center of Bellona Avenue from the intersection thereof with the northwesternmost side of Charles Street Extended said point being the beginning of the North 2 degrees 30 minutes East 74 perches line of that same land which by deed dated June 22, 1868 and recorded among the Land Records of Baltimore County in Liber No. 58 Folio 531 was conveyed by Benjamin V. Richardson unto Mary Jane Ault and running thence and binding on said North 6 degrees 49 minutes East 327.00 feet, North 81 degrees 10 minutes West 314.50 feet, South 6 degrees 49 minutes West 327.00 feet to a point in the center of Bellona Avenue and thence binding thereon South 34 degrees 04 minutes East 4.50 feet, South 81 degrees 10 minutes East 310.00 feet to the place of beginning....containing 3.33 acres of land more or less.

April 7, 1972

Edwin J. Kirby, F.R.S. 3501



WILLIAM S. BALDWIN
ATTORNEY AT LAW
24 WEST PENNSYLVANIA AVE.
TOWSON, MARYLAND 21204
VALLEY 3-0800

March 19, 1973

S. Eric D. Venna, Zoning Commissioner
for Baltimore County
The County Office Building
Towson, Maryland 21204

RE: PETITION FOR RECLASSIFICATION
Walter E. Windsor, Jr. - Petitioner
Case No. 73-60-R (Item #63)

Dear Mr. Commissioner:

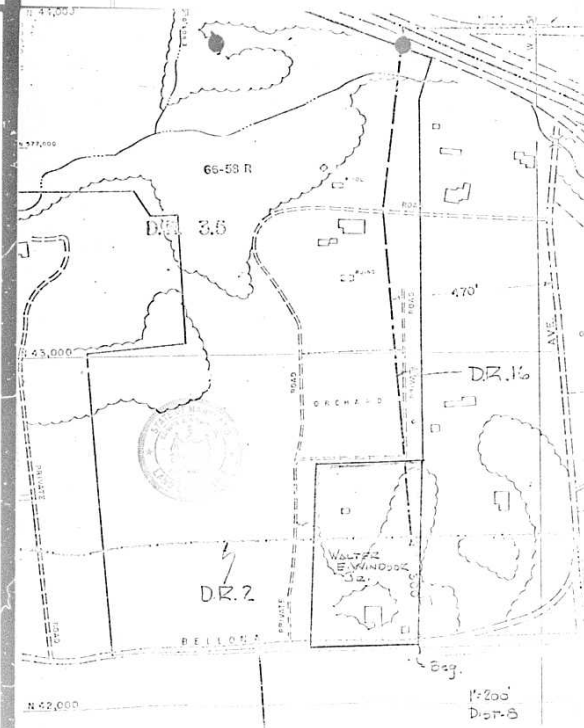
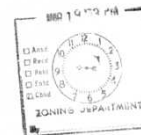
Please note an appeal from the Order of the Deputy Zoning Commissioner in the above case, dated February 22nd, 1973 to the Board of Appeals for Baltimore County on behalf of Walter E. Windsor, Jr., Petitioner.

Enclosed herewith is a check payable to Baltimore County, Maryland to cover the costs of this Appeal.

Respectfully submitted,

William S. Baldwin
William S. Baldwin
Attorney for Walter E. Windsor, Jr.
Petitioner

WSD/mis
Enclosure



The Petitioner, Mr. Walter E. Windsor, Jr., testified in his own behalf. His testimony was, in essence, as follows:

The subject property is improved with a 100 year old 2 and 1/2 story frame dwelling, and has been occupied by Mr. Windsor as his residence for the past 14 and 1/2 years. The country-like atmosphere he once enjoyed, has changed to a point that is no longer considered suitable for individual homes, and should be reclassified for D.R. 16 or apartment use which would be more in keeping with the area as it presently exists.

During this time, a high-rise elevator type apartment building (Ruxton Towers) has been constructed on the east side of Bellona Lane just to the east and north, and a garden apartment development (Charles Gate Apartments) has been constructed on the west side of Bellona Lane adjoining the northeast corner of the subject tract. Said tract is also bounded in part by a D. R. 16 zoned tract that is yet to be improved.

The property is also bounded in part by a large tract originally owned by Simon E. Sobeloff now owned by the Excavation Construction Company. This property has recently undergone extensive grading and is apparently being used as a borrow pit for fill dirt in connection with the interchange presently being constructed at the Baltimore Beltway and Charles Street Extended. The grading operation has completely removed all vegetation from the surrounding property and has had the effect of isolating the subject property by lowering the adjoining grades as much as thirty (30) to forty (40) feet.

Several area residents were present in protest of the requested reclassification. It was their opinion that the granting of a zoning change to D. R. 16

at this location would not be in the best interest of the community. Their objections to the Petitioner's request included the following reasons. Bellona Avenue, as it presently exists, consists of a 20 foot wide paved roadway between Charles Street Extended and Joppa Road. This section is, for the most part, tree lined and improved with substantial homes. Any increased density in the area will require widening which would, in turn, require the removal of large trees that exist along the roadway, and will substantially change the character of the neighborhood. It was also their opinion that the granting of the requested zoning would result in further changes that would have a detrimental effect on the health, safety and the general welfare of the neighborhood.

They pointed out that there had been no zoning changes per se since the adoption of the Comprehensive Zoning Map by the Baltimore County Council on March 24, 1971. All new apartments and changes referred to by the Petitioner had taken place prior to the adoption of this map. It was also their contention, that the apartment complexes located along Bellows Lane were oriented to that lane and/or Charles Street Extended. Grading on the adjoining property was being done in connection with an interchange with the Harrisburg Expressway and Charles Street Avenue which was planned prior to the adoption of the Comprehensive Zoning Map. They further indicated that building permits approved for the borrow pit were approved with the stipulation that the property be left in a condition suitable for a use within the contexts of the zoning that presently exists on the property, i.e., D.R. 3.5 or D.R. 2.

OPINION

After reviewing the above testimony, Zoning Advisory Committee comments, recommendations of the Baltimore County Planning Board, and making an on site inspection of the area in question, it is the opinion of the Deputy Zoning Commissioner that the Petitioners have not proven error in the zoning

classification placed on the Petitioner's property and/or a change in the character of the neighborhood that would substantiate changing the zoning classification on the Petitioner's property.

The property is oriented to Bellona Avenue as is the many other single family residences that front Bellona Avenue including those between the subject property and Charles Street Extended. Many substantial homes have been built in this immediate vicinity on private drives that extend off Bellona Avenue providing a certain amount of isolation and/or privacy for the residences. It would appear that the Petitioner's property is also well suited for development of this type.

There have been no changes in zoning within this area since the adoption of the Comprehensive Zoning Map. The grading changes that have taken place on the adjoining property should not, and do not, preclude the development of that property for residential uses under D. R. 3. 5 and D. R. 2 zoning classifications.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 22nd day of February, 1973, 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 to remain a D.R. 3.5 Zone and a D.R. 2 Zone.

James E. Hays
Deputy Zoning Commissioner of
Baltimore County

The subject property now has three classifications, DR 16, DR 3.5 and DR 2 and it is totally impractical to utilize said property in accordance with its present three zoning classifications.

To the East the property is presently being developed as garden type apartments and zoned DR 16; to the North and West the property is presently being excavated under permit by Baltimore County to provide fill for construction of part of the Interstate Highway; to the South the Ridge School is an ever expanding operation leaving this property as an island of residential use. The grading of the property to the North and West is removing all tree cover so that this property is now exposed to the Beltway and its sounds of noises, etc. and, therefore, due to all of these changes in the character of the neighborhood the property is no longer fit for individual residential use. For these reasons, DR 16 is the only practical usage of the entire premises because of the surroundings as above mentioned.

John J. Brenna
Attorney for Applicant

Branson & Ingman
ATTENTION: Mr. A. L. Ingman
P.O. Box 100, Chicago, Ill.
Telephone: 4-2111



PETITION AND SITE PLAN	
EVALUATION	COMMENTS

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 8, 1972

John J. Brennan, Esquire
Loyola Federal Building
Towson, Maryland 21204

Re: Reclassification Petition
3rd Zoning Cycle
Item 43
Walter E. Windsor, Jr., Petitioner

Dear Mr. Brennan:

The Zoning Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an onsite field inspection of the property. The attached comments are a result of this review and inspection.

The subject property is located on the north side of Bellona Avenue, six hundred eighty feet west of Charles Street Extended in the Ninth Election District of Baltimore County. This property which is zoned D.R. 2 and D.R. 3.5 contains 3.83 acres and is improved with an attractive two and one-half story frame dwelling. The properties both to the northeast and west of this site are improved with single family dwellings. There is an existing apartment development at the intersection of Bellona and Charles Street, a portion of which is the subject of this application. The subject property was into this site is very difficult to exit from and on the considered hazardous.

If subject petition is accepted for filing, however, revised plans that indicate all structures within two hundred feet of this site must be submitted prior to the hearing.

Very truly yours,

 OLIVER L. MYERS, Chairman

 JOHN J. DILLON, JR., Zoning Tech. H.

OLM:JJD:bbr

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. **WM. T. MELZER**
 DIRECTOR DEPUTY TRAFFIC ENGINEER

April 28, 1972

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

Re: Cycle Zoning III
Item 43 - ZAC - 4-4-72
Property Owner: Walter E. Windsor, Jr.
Bellona Avenue W. of Charles Street ext.
Reclassification to DR 16 - District 9

Dear Mr. Myers:

The subject petition is requesting a change from DR 3.5 and DR 2 to DR 16 at 3.3 acres. This should increase the trip density from 100 to 400 trips a day. This increased density alone, should not have any major effect on traffic to Bellona Avenue. However, should this type of change continue to occur along Bellona Avenue, we could expect capacity problems.

Very truly yours,

C. Richard Moore
Assistant Traffic Engineer

CRM:n



PETITION MAPPING PROGRESS SHEET										
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: <u>OFM</u>			Revised Plans:							
Previous case:			Change in outline or description		Yes					
			Map # <u>9-3C</u>		No					

1-SIGN 73-60-R

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: MARCH 8, 1974

Posted for: APPEAL

Petitioner: WALTER E. WINDSOR, JR.

Location of property: NW/4 OF BELLONA AVE. 680' W OF CHARLES ST. EXT.

Location of Signs: NW/4 OF BELLONA AVE. 880' W OF CHARLES ST. EXT.

Remarks: REPOSTING

Posted by: John J. Brennan Signature Date of return: MARCH 15, 1974

15-60 73-60-R

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: MARCH 8, 1974

Posted for: APPEAL

Petitioner: WALTER E. WINDSOR, JR.

Location of property: NW/4 OF BELLONA AVE. 680' W OF CHARLES ST. EXT.

Location of Signs: 8330 BELLONA AVE.

Remarks:

Posted by: Charles M. Miller Signature Date of return: MARCH 15, 1974

15-60 73-60-R

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 8th Date of Posting: SEPT. 16, 1972

Posted for: DECLASSIFICATION

Petitioner: WALTER E. WINDSOR, JR.

Location of property: NW/4 OF BELLONA AVE. 680' W OF CHARLES STREET EXTENDED

Location of Signs: 8370 BELLONA AVE.

Remarks:

Posted by: Charles M. Miller Signature Date of return: SEPT. 22, 1972

John J. Brennan, Esquire
Loyola Federal Building
Towson, Maryland 21204

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

Item # 43

Your Petition has been received and accepted for filing
this 24th day of July, 1972.

S. Eric Dineen
Zoning Commissioner

Petitioner: Walter E. Windsor, Jr.

Petitioner's Attorney: John J. Brennan, Esquire Reviewed by: John J. Brennan
Chairman, Advisory Committee

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 3602

DATE: May 9, 1972 ACCOUNT: 01-662

AMOUNT: \$50.00

WHITE - CASHIER
Walter E. Windsor, Jr.
5320 Bellona Ave.
Towson, Md. 21204
Petition for Reclassification

DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

5000 REC

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 5728

DATE: Oct. 30, 1972 ACCOUNT: 01-662

AMOUNT: \$117.50

WHITE - CASHIER
Walter E. Windsor, Jr.
5320 Bellona Ave.
Towson, Md. 21204
Advertising and posting of property

DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

11750 REC

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 1121

DATE: July 20, 1973 ACCOUNT: 01-662

AMOUNT: \$5.00

WHITE - CASHIER
William S. Baldwin, Esquire
Cost of Posting Property of Walter E. Windsor, Jr., for an Appeal Hearing
NW/4 of Bellona Avenue, 680' W of Charles Street Extended - 8th District
Case No. 73-60-R

DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

500 REC

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 8020

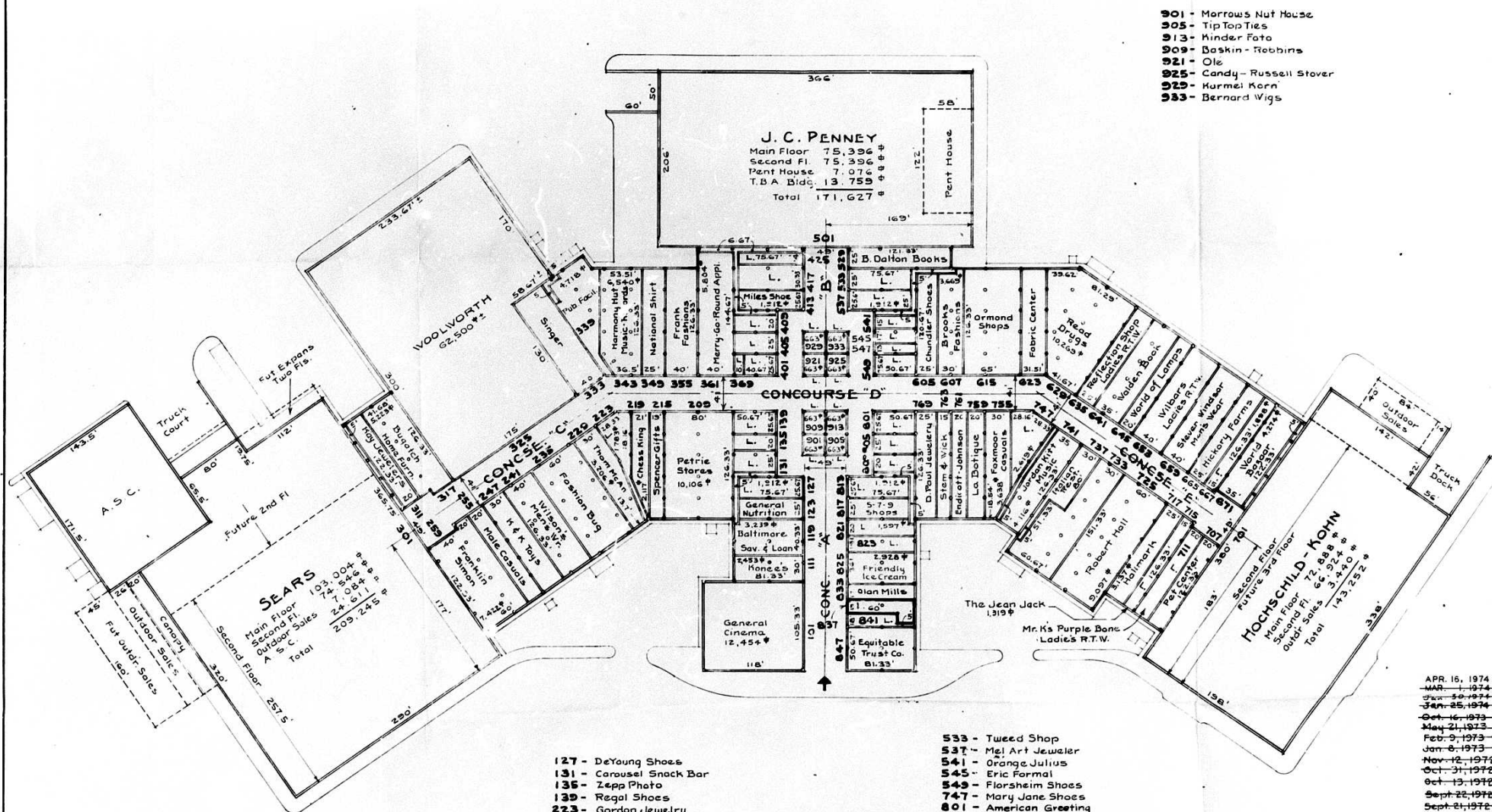
DATE: March 22, 1973 ACCOUNT: 01-662

AMOUNT: \$20.00

WHITE - CASHIER
William S. Baldwin, Esquire
Cost of Appeal on Case No. 73-60-R
NW/4 of Bellona Avenue, 680' W of Charles Street Extended - 8th District
Walter E. Windsor, Jr. - Respondent Petitioner

DISTRIBUTION
PINK - AGENCY
YELLOW - CUSTOMER

500 REC



- 301 - Marrows Nut House
- 305 - Tip Top Ties
- 313 - Kinder Foto
- 309 - Baskin - Robbins
- 321 - Ole
- 325 - Candy - Russell Stover
- 329 - Kermel Korn
- 333 - Bernard Wigs

- 127 - DeYoung Shoes
- 131 - Carousel Snack Bar
- 135 - Zepp Photo
- 139 - Regal Shoes
- 223 - Gordon Jewelry
- 369 - Hot Sam
- 401 - Bakery
- 405 - Manover Shoes
- 409 - Cheese Villa
- 417 - Hong Kong Gifts

425 - Bendix Uniform

- 533 - Tweed Shop
- 537 - Mel Art Jeweler
- 541 - Orange Julius
- 545 - Eric Formal
- 549 - Florsheim Shoes
- 747 - Mary Jane Shoes
- 801 - American Greeting
- 805 - Flag Shoes
- 809 - Maternity
- 813 - Kids In Gear
- 821 - Jean's West
- 823 - Juvenile Shoes
- 837 - Fun 'N' Games
- 841 - Dr. Birnbaum Optical
- 847 - Tinter Box
- 667 - Radio Shack

OMITTING DEPT. STORES

400,692 # Total Floor Area
323,278 # Leasable Area
77,414 # Non-Leasable Area
71,285 # Concourse Area

ENTIRE PROJECT

922,616 # Total Floor Area
845,202 # Leasable Area
77,414 # Non-Leasable Area
71,285 # Concourse Area

PRELIMINARY PLOT PLAN

Scale: 1" = 60'

This Plot Plan shows only the approximate location of the Demised Premises in the Project. Lessor reserves the right to change the names and location of other Tenants, number of rooms, parking arrangement, entrances, service areas, etc. providing total area of project, store frontage, bldg area and parking area are not substantially changed. All adjacent Streets, Roads, Highways and Entrances to Project are subject to Proper Governmental Approval.

EDWARD J. DEBARTOLO
DEVELOPER
7620 MARKET ST.
YOUNGSTOWN, OHIO 44512

LIST OF APPEALS PETITIONER'S EXHIBIT

APR. 16, 1974 RBW
MAR. 1, 1974 PHE
JAN. 25, 1974 RBW
OCT. 16, 1973 RBW
MAY 21, 1973 RBW
FEB. 9, 1973 RBW
JAN. 8, 1973 RBW
NOV. 12, 1972 RBW
OCT. 31, 1972 RBW
OCT. 13, 1972 RBW
SEPT. 22, 1972 RBW
SEPT. 21, 1972 RBW
AUG. 26, 1972 RBW
JULY 31, 1972 RBW
JUNE 19, 1972 RBW
JUNE 12, 1972 RBW
MAY 22, 1972 RBW
APRIL 29, 1972 RBW
APRIL 9, 1972 RBW
MAY 20, 1972 RBW
FEB. 23, 1972 RBW
FEB. 5, 1972 RBW
FEB. 1, 1972 RBW
Date: Jan. 30, 1972

SECURITY SQUARE
6901 SECURITY BLVD.
BALTIMORE COUNTY, MD.
21207

SIMON E. SODELOFF
567/226

DR 3.5

PROP 10
FACED
TOA SINTHAY

CHARLIE COTE
APARTMENT
53/130
EX D UTILITY CASE

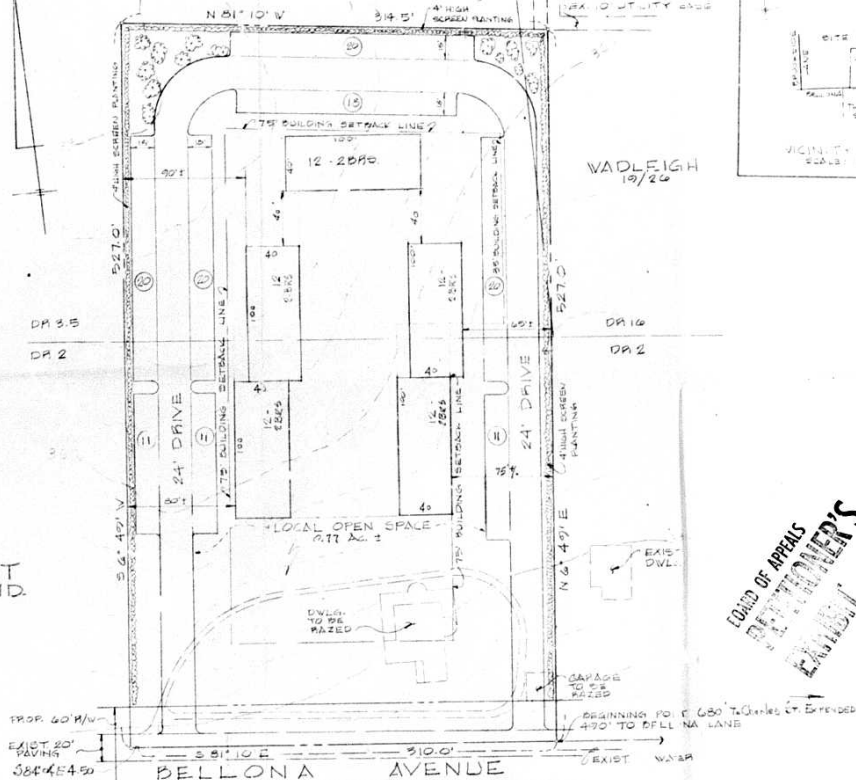
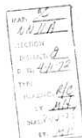
WADLEIGH
19/26

DENSITY CALCULATIONS

TOTAL ACRES OF TRACT 3.88 AC. 1
PRESENT ZONING OF TRACT DR 4 + DR 3.5 + DR 2
PROP ZONING OF TRACT DR 10
DENSITY UNITS ALLOWED 12 X 5.53 = 66.36
DENSITY UNITS PROP 40
PROP 20-24 PM APTS 60 X 1.35 = 81
PARKING SPACES REQUIRED 131
PARKING SPACES SUPPLIED 131
LOCAL OPEN SPACE REQUIRED 177 AC. 1
LOCAL OPEN SPACE PROP 177 AC. 1

PLAT OF
WALTER E. WINDSOR, JR. TRACT
3th DISTRICT BALTIMORE CO., MD.

OWNER WALTER E. WINDSOR, JR.
8220 BELLONA AVE
TOWSON MD 21204



BOARD OF APPEALS
BALTIMORE
EDWIN J. KIRBY



EDWIN J. KIRBY CASE NO
21 COURT STREET
WESTMINSTER MD. 21157
SCALE: 1" = 50' 4/1/72

