PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER * BALTIMORE COUNTY:

0

I, or waw, Harald, I. Saldberg. ...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 Bearing Under Section 590.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve of the deletion of those restrictions of the

Deputy Zoning Commissioner dated June 18, 1958 and the removal of which

restrictions would allow your Petitioner to make-certain-changes-to-theoutside of the present building now located on said property, and that

further, said offices may be used for both medical and general office use.

See attached description

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

Regulations.

1. or we, agree to pay expenses of above Special Hearing advertising, obstaing; 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. Harold L. Goldberg

Contract Purchaser Legal Owner Address_3507_Qld_Court_Road____

.Baltimore_ Maryland_21208_

Protestant's Attorney

Robert J. Romadka

Address 809 Eastern Boulevard
Baltimore, Haryland 21221 ORDERED By the Zoning Commissioner of Baltimore County, this lith

Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO. Mr. S. Eric Di Nenna, Zoning Commissioner Date. January 8, 1973

Norman E. Gerber, Office of Planning and Zoning

Petition \$73–158-A SPH. Southwest of Liberty Road 461.20 feet South of Liberty Garden Rd. Petition for a Variance for a Side Yard and Off-Street Parking Petition for a Variance for a Side Yard and Petition for Special Hearing to Delete Restr Petitioner - Harold L. Goldberg 2nd District

DL 7 777 AM

Monday, January 8, 1973 (10:30 A.M.) HEARING:

This site fits the criteria established by the Planning Board for location for professional offices adjacent to commercial areas. These offices are intended from a planning point of view to provide a transition from commercial to residential uses. This addition, if screened properly and of sulvable architecture, could still provide an acceptable transition and continue to

Parking may be more of a problem, however. The regulation requirements are a minimum and needs sometimes exceed the minimum standards in actual practice overloading nearly residential streets.

We would suggest that the petitioner investigate the availability of off-street parking spaces nearby such as the shopping center before this petition is granted. If none are available, this petition should be denied.

If the proofs of Sec. 502.1 are met any construction should be conditioned to conformance



FOR

RECEIVED

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

I, or *K. Harold L. Goldberglegal owner .. of the property situate in Baltimor which is described in the description and plat attached hereto and made a part hereof hereby petition for a Variance from SectionS 1802.28.(504.V.B.1.d.) to permit a side yard set back of 21 feet instead of the required

25 feet and 409.2b.5 to permit seven (7) parking spaces instead of

the required 12 spaces of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the

Said variances are being requested since it is necessary to enlarge the present building which cannot be moved. That with the enlarge-ment of said building, certain parking spaces will no longer be available and no additional property can be secured for parking.

See attached description

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

I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of allheight County adopted pursuant to the Zoning Lew For Baltimore County.

Harres L. Goldberg Harold L. Goldberg Address 3507 01d Court Road Baltimore, Maryland 21208

Robert J. Roma a ess 809 Eastern Boulevard Baltimore, Maryland 21221

ORDERED By The Zoning C , 197 _2, that the subject matter of this petition be advertised, as of Baltimore County, in two newspapers of general circulation through — 2. tast use subject matter of this petition be advertised, be Zoning Law of Raltimore County, in two newspapers of general circulation throu County, that property be posted, and that the public hearing be had before the Zon of Baltimore County in Room 106, County Office Building in Towson, Baltim

, 1973., at 10:30o'clock

RE: PETITION FOR VARIANCE AND BEFORE THE PETITION FOR VARIANCE AND SPECIAL HEARING SW/S of Liberty Road, 461.20' S of Liberty Garden Road - 2nd District Harold L. Goldberg - Petitionar NO. 73-158-ASPH (Item No. 67) COMMISSIONER OF

: BAL TIMORE COUNTY

The Petitioner has, in this case, filed two (2) Petitions. The first being for Variances for parking and setback requirements, the second being learing to delete those restrictions placed on the subject property

by the granting of the original Special Exception (Case No. 4423-RX).

The property in question is located on the southeast corner of Liberty and Croyden Roads, and consists of a building lot approximately ninety (90) feet across with a one hundred and thirty-four (134) foot depth. The lot is improved with a one (1) story brick dwelling that was converted to medical

Testimony by the owner and Petitioner, Dr. Harold L. Goldberg, was, in effect, as follows. The existing building is small, thirty-nine (39) feet by equipment, sufficient work areas, and waiting space for patients.

The setback Variance was deemed necessary, partly because of the rregular shape of the lot brought about by the curve in Croyden Road, and in art because of the location of the existing dwelling on the lot.

The parking Variance was deemed necessary in order to comply with the off-street parking requirements of the regulations. That is, medical office buildings require one (1) off-street parking space for each three hundred (300) square feet of total floor area. Dr. Goldberg felt that the necessary paving for seven (7) parking spaces would change the residential character of the lot, and as such, would have a detrimental effect on the surrounding residences. It was his opinion that sufficient off-site parking is available in

February 23, 1973

Robert J. Romadka, Esquire 809 Eastern Boulevard Baltimore, Maryland 21221

RE: Petition for Variance and Special

Hearing
SW/S of Liberty Road, 461.20'S
of Liberty Garden Road - 2nd District
Harold L. Goldberg - Petitioner
NO. 73-158-ASPH (Item No. 67)

Dear Mr. Romadka

Your letter of February 20, 1973, requested clarification of two restrictions placed on Dr. Goldberg's property by the above referenced Order. Restriction No. 1 states:

> "1. That the seven (7) parking spaces not be installed until such time as need for such spaces has been demonstrated."

It was my intention to delay the installation of parking along the subject property until such time that it was deemed necessary. Since installation of a parking area on the subject property course possibly, have an undesirable impact on the adjoining residential properties, and since testimony indicated that parking is not needed at the inclusion of the installed until it is needed. It is my full intention that the parking the stalled at any time a need was demonstrated, or for that matter requested residents. It strongly feel that such a request would not be made by either park residents. It strongly feel that such a request would not be made by either park needs the parking area is required. It is not my intention to require another hearing prior to installing the parking, simply writees explanation of reasonable need by any of the above parties will be sufficient.

Robert J. Romadka, Esquire February 23, 1973

The second restriction states:

"2. That every attempt be made to maintain the residential character of the structure, and in particular, no changes other than normal main-tance are to be made to the front of the press at

My interpretation of structural changes can be interpreted to include replacement of doors or windows which could inclive double doors or bow windows normally use of nesidential construction, i.e., rolled jases dorble doors, with a firm's _me printed on of the type normally fo ad on _mm-erical buildings, would not be acceptable. As stated above, most other residential type building materials could be used in maintance or repair to the frunt of the building.

If you have any further questions concerning this matter, please contact

Very truly yours: June E City JAMES E. DYER Deputy Zoning Commis

the area, many of his patients combine their office visit with shopping in the center across the street, and consequently park on the shopping center parking lot. This parking arrangment has occured for several years with the mutual agreement of the owner of the center.

Dr. Goldberg has discussed the subject expansion and Variances with his surrounding and/or immediately adjoining neighbors, as well as the community association. There have been no on street parking problem in the im mediate vicinity of his office and in particlar with the adjoining residences Liberty Road and Croyden Road. Dr. Goldberg stated that it was also the opinion of the adjoining homeowners as well as the community associ ation in general, that the immediately adjoining homes would be affected less, if the lawn area on the subject property, is maintained as it presently exists and the requirement for parking lifted,

With regard to the Special Hearing, Dr. Goldberg felt that since his office has existed on the site since 1758 without creating any problems that the restriction restricting the use to doctor's offices could be deleted without causing any detrimental effect on the neighborhood in general. It was also his opinion that the expansion, if permitted, would be done in a manner that would be in keeping with the residential type structures in the area, and would also be in harmony with the spirit and intent of the regulations.

OPINION

After reviewing the above t stimony and making an on site field inaction, it is the opinion of the Deputy Zoning Commissioner that restrictions placed on the above property by Order 4423-RX on April 29, 1958, can ow be deleted without being detrimental to the health, safety and general elfare of the locality involved.

With regard to the setback Variances, a hardship exists in that expansion to the rear cannot take place within the contexts of the setback requirements, due to the fixed location of the existing structure and the irregular

The Petitioner has also proven that a practical difficulty does exist, ir that the adjoining property owneres have expressed a desire to have the lawn maintained as is. There is parently an abundance of off-street park in the area, at the present time. The subject property has been utilized for a period of approximately thirteen (13) years without the benefit of on site parking. Therefore, the requested parking Variance should also be granted with the stipulation that the parking not be installed until such time as the need for said parking has been established

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner this day of January, 1973, that the above Petitioned for Special Hearing to delete the restrictions set forth in Zoning Petition No. 4423-RX; a Variance to permit a side yard setback of twenty-one (21) feet from the west side of Croyden Road instead of the required twenty-five (25) feet; and a Variance to permit seven (7) parking spaces in lieu of the requested twelve (12) spaces, all be GRANTED. Subject, however, to the following restricts

- That the seven (7) parking spaces of be installed until such time as need for such spaces as been demonstrated.
- That every attempt be made to maintain the residential character of the structure, and in particlar, no changes other then normal maintance are to be made to the front of the present structure.
- Approval of a site plan that is to indicate the parking layout that will be utilized if and when it is required, and/or
- and/or Approval of a site plan by the State Highway Admin-istration, Bureau of Public Services and the Office of Planning and Zoning.

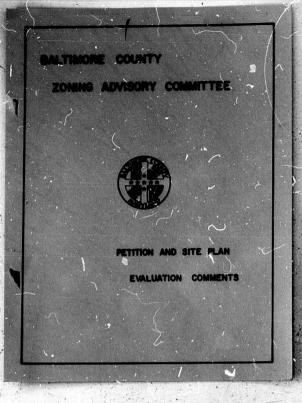
- 3 -

DATE

FILING

FOR

VED!



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

December 20, 1972

JOHN J. DILLON, JR

TAT EDATE COUNTY

O U. DE DEPARTMENT PRODUCT PLANNING ASSESS ADMINISTRATIO Robert J. Romadka, Esq., 809 Eastern Blvd., Baltimore, Maryland 21221

RE: Special Hearing Petition Item 67 Harold L. Goldberg - Petitioner

Dear Mr. Romadkas

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.

These commonis are not intended to indicate the oppropriate-ness of the pounds action requested, but to essure that all parties are made swere of plans or problems with regard to the development plans that may have a bearing on this case. The Director and/or Deputy Director of the Office of Planning and Zoning will unbmit recommendations on the appropriatess of the requested

The subject property is located on the southwest corner of therety Road and Croydon Road, in the end list is a state of the subject to the residential property that fronts on Croydon Road and Liberty Road. The property on the southest corner is zoned 3L and is improved with a PB service station and a shopping center. The properties on the west and northeast corners are residential in nature.

This property: a the subject of an earlier metition, Case No. AG2 DR, and was recleasified from R6 to RA with a Special Exception for an office building that was restricted in the Order by the then Deouty Zoning Commissioner, John Ross, in June of 1958. This petition is a request to delete restrictions contained in that Drofer and obtain a versione for a side property line and parking.

After a field investigation of this procerty by the Zoning Advisory Commottee, the Department of Treffic Engineering has recommended, as indicated on the attached commonts and olas, that the proposed addition be constructed further to the west which would mocessistate a variance from the west side in lieu of the variance on the east side. Also, this would permit the required number of spaces to be provided on site.

ecember 20, 1972

with reference to this possible revision. Dr. Goldberg pointed out that the fall that that solution would not be acceptable to him or this neighbor in that he fell the esthetics of the area could be affected and the addition as proposed would be more uniform with the axisting design of the present structure. As a result of my meeting with Dr. Goldberg, I am accepting this petition for filling as sounited.

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 efter the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours ahn I hallowf JOHN J. DILLON, JR., Chairman, Zoning Advisory Committee

JJD: JD

Enclosur

Baltimore County, Maruland Bepartment Of Bublir Marke

COUNTY OFFICE BUILDING TOWSON MARYLAND 2120

Bareau of Engineering ELLSWORTH N. DIVER. P. E. CHIEF

November 9, 1972

Mr. S. Eric DiMenna Zoning Commissioner County Office Building Towson, Maryland 2120h

Re: Item #67 (1972-1973) Property Cumer: Harold L. Goldberg 750: Liberty Road 790. Liberty Hoad Present Zoning: D.R. 5.5 Proposed Zoning: Variance from Section B02.28 (50h.V.B.1.d. to permit a side yard setback of 21' instead of reo. and 25' and h09.2b.5 to permit 7 parking spaces instead of waired 12 spaces District: 2nd No. Acres: 11,545 sq. ft.

Dear Mr. DiNenna:

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.

Literty Road (Md. 26) is a State Road; therefore, all improvements, intersections and entrances on this road will be subject to State Highway Administration requirements.

Croydon Road is an existing improved County street. No further highway improvements are required. However, additional aidswalk is required at the Liberty Road - Opcydon Road intersection. Further, any construction or reconstruction of sidewalk, curb and putter, entrance, apron, etc., in connection with the further development of this site will be the Auli responsibility of the Pattitioner.

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

Liberty Road (md. 26) is a State Road. Therefore, drainage requirements as they affect the road come under the jurisdiction of the State Highway Administration.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to provent creating any mulsances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problems which may result, due to immore grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #67 (1972-1973) Property Owner: Harold L. Goldberg Page 2 vember 9, 1972

Water and Sanitary Sewer:

Public water supply and sanitary sewerage are available and serving this

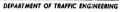
Vory truly yours.

Some on Die Chief. Bureau of Engineering

END: EAM: FWR: 80

I-ME Key Sheet 19 NW 2L Position Sheet NW 5 F Topo 88 Yax Map

BALTIMORE COUNTY, MARYLAND



EUGENE J. CLIPPORD. P.E.

WH. T. MELZER

November 9, 1977

Mr. S. Eric DiNenna Zonine

Re: Item 67 - ZAC - October 17, 1972
Property Owner: Harold L, Goldberg
7501 Liberty Road
Variance from Section 1802,28 (504.V.B.i.d.) to
permit a lide yard setback of 21 instead of
req. 25 % 409,20.5 to permit 7 parking spaces
instead of req. 12 spaces - District 2

Dear Mr. Di Nenna:

This department believes Baltimore County's parking regulations are quite reasonable and to reduc_s these requirements will probably cause a hardship on the neighborhood.

Attached is a suggested layout for this site that will meet the

Very truly yours.

Aichael S. Flanigan Traffic Engineer Associate

MSF*nc

-BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH-



October 25, 1972

DONALD J. ROOP, M.D., M.P.M.

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

Comments on Item 67, Zoning Advisory Committee Meeting, October 24, 1972, are as follows:

Property Owner: Harold L. Goldberg Location: 7501 Liberty Road Present Zoning: D.R. 5.5 Present Zoning: Unitance from Section 1802.28
(2004.V.8.1.d.) to permit a side yard setback of
(21' instead of required 25' and 409.2b.5 to permit
7 parking spaces instead of required 12 spaces. . Acres: 11.545 sq.ft.

Since metropolitan water and sever are available to the site, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

HVB: mnc



David H. Fisner

October 20, 1972

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

Re: Z.A.C. Heeting 10/17/72 Property Owner: Harold L. Goldberg Location: 7501 Liberty Road (Route 26) (Route 26)
Present Zening D.R. 5.5
Proposed Zening D.R. 5.5
Proposed Zening: Nariance From
Section (RBU2.28 (564).N.I.d.)
to permit a side yard seleck
of 21' instead of required 25'
and 409,20.5 to permit 7 parking
spaces. Districts 2. 11,545 sq.ft.

Dear Sir:

The subject plan indicates no direct access to Liberty Road, therefore, the State Highway Administration has no comment.

Very truly yours,

ITEM 67

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

CL:JEM:bk



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

November 10, 1972

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

Dear Mr. Di Nenna

Comments on Item *67, Zoning Advisory Committee Meeting, October 17, 1972, are as follows:

Property Owner: Harold L. Goldberg Location: 7501 Liberty Road Present Zoning: D.R.5.5 Proposed Zoning: Variance from Section 1802.28 (504.V.C.1.d.) to permit a side yard setback of 21' instead of required 25' and 409.2b.5 to permit 7 parking spaces instead of required

No. Acres: 11,545 square feet

The site plan must be revised to show 4 foot screening that will effectively screen its parking areas "an the adjacent residential properties. Also curbing must be pavided around the perimeter of the parking areas and an eight foot buffer must be maintained between the parking area and the street property line.

John K. Winsky

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

Bultimore County, Aaryland OFFICE OF THE BUILDINGS ENGINEER DEPARTMENT OF PERMITS AND LICENSES November 3, 1972

Mr. S. Eric DiWenna, Zoning Commissionor Zoning Advisory Cornittee Office of Flanning and Zoning Baltinore County Office Building Towson, Maryland 21204

Dear Mr. DiNennas

Comments on Item #67, Zoning Advisory Committee Meeting, October 17, 1972 are as follows:

Property Owner: Harold L. Goldberg
Location: 7501 Liberty Road
Present Zoning: D.R. 5,5
Propored Zoning: Variance from Section IBO2.28(50h,V.B.I.d.) to permit a
side yard setback of 21 instead of required 25' and
LOO, 20,5 to permit 7 parking spaces instead of required
12 spaces.

District: 2 No. Acres: 11,545 square feet

"When any structure is to be constructed, the Petitioner shall comply with all applicable requirements of Baltimore County initiating Code and Regulations".

ROBERT J. ROMADKA ATTORNEY AT LAW BOP CASTERN BOULEVARD (GIFFARIA FARIAL BURGES) ESSEX, MARYL ND 21221

February 20, 1973

- FFR 2 3 173 AM -

ZONING DEPARTMENT

Recd O Trans

James E. Dyer, Esq. Deputy Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Petition for Variance and Special Hearing Harold L. Goldberg - Petitioner No. 73-158-ASPH (Item Nc. 67)

As you have suggested, I have set out below the two questions that my client, Harold L. Goldberg, has raised concerning the Order you have passed on the above captioned case.

Referring to Paragraph 1 of your Order, which states as

"1. That the seven (7) parking spaces not be installed until such time as need for such spaces has been demonstrated."

It is my understanding in discussing this particular item with you that in order to demonstrate a need for such spaces, that no further hearings would be required and if there was such a need for spaces, that a letter submitted by Dr. Goldberg to your office setting forth his reasons would be sufficient in demonstrating a need for such parking spaces.

The second item of concern is the second paragraph of your Oroar, which reads as follows:

"2. That every attempt be made to maintain the residential character of the structure, and in particular, no changes other than normal maintance are to be made to the front of the present structure."

In this particular instance, my client has raised the question of whether or not any structural changes could be made to the front of the building, such as a double door, a bow window, or other alterations, provided that such changes would still allow the front of the building to retain the residential character in the overall structure. It was my understanding in discussing this overall structure. It was my understanding in discussing this inquiry with you that these structural changes would be permitted provided the residential character of the structure would be maintained.

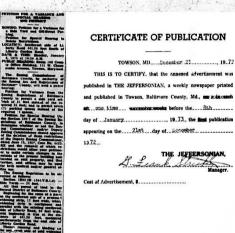
Jether would be maintained.

If the above written statements I have made indicate your interpretation of the two paragraphs in your Zoning er. I would appreciate your acknowledging this letter by a written reply. As I had stated to you, while it is not my client seen that you will be a sound to the control of the contro

Therefore, I would appreciate hearing from you in this

Robert J. Romadka

RJR/ds1





	BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
	Askert d. AsmedicalRetes DES Desirem Stude. Del Desirem Stude. Del Desirem Stude. Del Desirem Stude. Del
CERTIFICATE OF PUBLICATION	Your Patition has been received and accented for filing this day of 1972.
Pikesville, Md. Bec. il., 19_77	10 0 21
THIS IS TO CERTIFY, that the annexed advertise-	Rilli lam
ment was published in THE NORTHWEST STAR, a	Zoning Commissioner
weekly newspaper printed and published in Pikes- v. 1e, Baltimore County, Maryland, once in each of one time before the ath	Potitioner's Attorney Motors & Render Reviewed by John OD:16.
day of	Chairma, Compton
the first publication appearing on the 21	
day of	
THE NORTHWEST STAR	
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PETITION	M	APPI	NG	PRO	OGRE	SS	SHE	ET	175	
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Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										-
Granted by ZC, BA, CC, CA										
Reviewed by:		-	C	hange	d Plan	dine o	or desc	riptio	'n	

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- 144	TIMORE COUNTY	OFFICE OF PLANE	IING AND ZONI	NG \
	III W.	Office Building Champrake Avenue , Maryland 21204		: /,
	Your Petition ha	s been received ^e thi	44	day of
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BALTIMORE CO' TY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	m. 5834
DATE Jamesty 9, 1973 ACCOUNT 01.	669
AMOUNT_\$8	3-50
WHITE - CASHIER PHIK - AGENCY Dr. Harold L. Goldberg 7501 Liberty Boad laltimore, Ma. 21207	YELLOW - CUSTOMES
dvertising and posting of property	473-158-ASPE 3.5
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BALTIMORE COUNTY, MARYLAND	6. 5851
BALTIMORE COUNTY, MARYLAND OFFICE OF PINANC, REVENUE OVISION MISCELLANEOUS C/SH RECEIPT	
BALTIMORE COUNTY, MARYLAND OFFICE OF PIRANC, REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	660
BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCY, BEVERUE DIVISION MISCELLANEOUS CF SH RECEIPT DAYBOO, 18, 1972 ACCOUNT OLD	662 25.00 VELLOW - CUSTOMER

LIBERTY 565 37 10 E 25.15 -FONED OR 16 (SPECIAL EXCEPTION) 30.00 40 0 11'-0" 7.0 22.0 25:0 FCRCH :0:0: CASTING BUILDING EXISTING 15. BRICK 60-0 SUILD NG USED FOR N.T. -50 39'-0" 5 10 26-1 4 SPACES # 6: 6" 25 6 (3) 109.53 ONE STO (7) ZI'-O"E X COMO WALK DAILE WAY ENT CANCE ALPHALT NVING -(5 CRUMER AND SASE AL 2-17 TURES BYTHINGS THE) 23'-0". 2 3

proposed Widening strip, 17 feet wide, which winening strip is contiguous and parallel with the existing southwest side of Liberty Road, 80 feet wide, said beginning is also at the distance of 461.80 feet, measured southeasterly from the east side of Liberty Garden Roads

THE NOE RUNNING AND BINDING ON THE SOUTHWEST SIDE OF SAID WIDENING STRIP SG5: 37'-10"E G5.15 FEET TO INTERSECT THE NORTHWEST SIDE OF

CROYDEN ROAD, GO FEET WIDE ;

THENCE LEAVING SAID WIDENING STRIP AND BINDING ON THE NORTHWEST SIDE OF SAID CROYDEN ROAD, THE TWO(2) FOLLOWING COURSES AND DISTANCES, NAMELY : (1) BY A LINE CURVING TO THE RIGHT WITH A RADIUS OF 25.00 FEET, THE ARC DISTANCE OF 39.27 FEET, WHICH ARC IS SUBTENDED BY A CHORD BEARING \$ 20.37.10." E 35.36 FEET; AND (2) BY A LINE CURVING TO THE RIGHT WITH A RADIUS OF 775.95 FEET, THE ARC DISTANCES OF 109.53 FEET, WHICH ARC IS SUBTENUED BY A CHORD BEARING \$ 31.59.50.W 105.70 FEET TO INTERSECT A LINE DRAWN PARALLEL WITH AND AT THE DISTANCE OF 134.15 FEET MEASURED AT RIGHT ANGLES FROM THE FIRST LINE OF THIS DESCRIPTION;

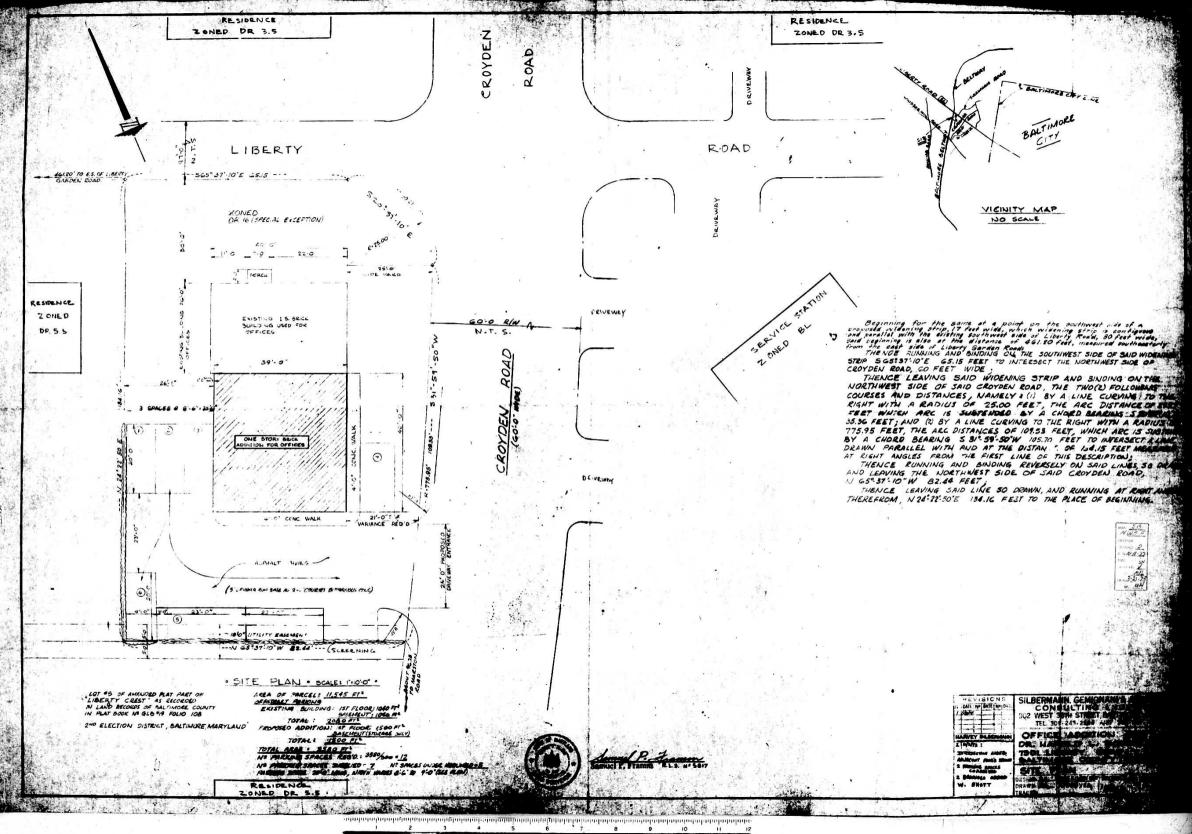
THENCE RUNNING AND BINDING REVERSELY ON SAID LINES, SO DRAWN AND LEAVING THE NORTHWEST SIDE OF SAID CROYDEN ROAD,

N 65°-37'-10"W 82.44 FEET;

THENCE LEAVING SAID LINE SO DRAWN, AND RUNNING AT RIGHT ANGLES
THEREFROM, N 24: 22:50'E 134.16 FEET TO THE PLACE OF BEGINNING.

Samuel P. Framm
R. L.S. 5817





91 21 91 51 91 C1 21 11 01 6 9 2