PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

See attached description

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

In we agree to pay expenses of above Variance advertising, posting, etc., upon filing of this feltilon; and further agree to and are to be bound by the soning regulations and restrictions of administration of the particular and the property of the Zoning Law For Baltimore County.

Machest. In lingua.

Contract purchaser

Address. 11228-11236. Mela Sersistem Road

Owings. Mills. Macyland 21117

Petitioner's Attorney

Protestant's Attorney

ORDERED by The Zoning Commissioner of Baltimore County, this.

114th day

of . January.

197 J., that the subject matter of this petition be substrated.

of January

197 b, 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 flatimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 103, County Office Building in Towson, Raltimore County, on the 25th 43 yef. Following 197h 11 2110 o'clock

Zoning Commissioner of Baltimore County.

2/05/74

1 Sign

.....

Variance from Section h13.2 e - 70 permit two (2) identification miran, A and B, 34 feet, plus or miran and 70 feet, plus or miran, respectively from an existing principal building instead of the required 100 feet; and to permit three (3) identification signs 4,5,0, opposite residential moned presenty.

RE: PETITION FOR VARIANCE from Sections 413, 2e, 413, 26 and 413, 2f of the Bottimore County Zoning Regulations (V/5 of Relaterstown Road, 126 S. of Gedamere Road 4th District Norbert T. Ungar, BEFORE
COUNTY BOARD OF APPEALS
OF

SALTIMORE COUNTY

.

ORDER OF DISMISSAL

Petition of Norbert T. Ungar for variance from Sections 413.2e, 413.5d and 413.2f of the Beltimare County Zoning Regulations on property located on the west side of Resistentown Road, 120 feet south of Cedamere Road, in the Fourth Election District of Relations County.

WHEREAS, in open hearing before **.e Board of Appeals on December 3,

1974, the only person present in the hearing room was the attorney for the Petitioner, and

WHEREAS, before the commencement and prior to the teking of any testimany, the attorney for the Petitioner-Appellant dismissed the appeal taken by the Petitioner,
and

WHEREAS, the Board is also in receipt of an Order of Dismissal of Appeal
filed December 3, 1974, (a copy of which is attached hereto and made a part hereof) from
the attached recreamling the Patitioner-Appellant.

IT IS HEREBY ORDERED, this 3rd day of December, 1974, that said appeal be and the same is DISMISSED.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY

Walter A. Reiter, Fr., Chairman.
W. Giles Parker

W. Giles Parker

Welles C. Herri

E: PETITION FOR VARIANCES : W/S of Reisterstown Road, 120' S of Cedermere Road - 4th District : Norbert T. Ungar - Petitioner : No. 74-176-A (Item No. 114)

: BEFORE THE

: COUNTY BOARD OF AFPEALS
:
OF BALTIMORE COUNTY

DA

ORDER OF DISMISSAL

MR. CLERK:

Please dismiss the above entitled case "Without Prejudice", this Order of Dismissal having been filed prior to the hearing of the matter by the County Board of Appeals.

> Norbert T. Ungar, Petitioner 11228 Reisterstown Road Owings Mills, Md. 21117 Tel.: 356-9399

RE: PETITION FOR VARIANCES W/S of Reisterstown Road, 120' S of Cedermere Road - 4th District Norbert T. Ungar - Petitioner NO. 74-176-A (Hern No. 114) BEFORE THE
DEPUTY ZONING
COMMISSIONER

OF

BALTIMORE COUNTY

m m m

m na m

This Petition represents a request for sign Variances that would permit three free-standing identification signs of 140 square feet each, instead of the permitted one identification sign of 150 square feet; a sign height for said identification signs of 40 feet, in lieu of the permitted 25 feet; a Variance to permit total sign areas for other free-standing business signs of 215 square feet, in lieu of the permitted 100 square feet: a Variance to permit one of said free-standing business signs to have a height of 31 feet, in lieu of the permitted 25 feet; a Variance to permit two of the aforementioned identification signs to be located within 34 feet and 70 feet of an existing principle building on a residential lot, in lieu of the required 100 foot setback; and a Variance to permit the aforementioned three identification signs to be situated opposite residentially zoned property.

Mr. Norbert T. Ungar, the Petitioner and owner of the subject property, testified in behalf of the above Variances.

The property contains 2,69 acres, has a frontage of 301.40 feet and is being improved with two buildings, one of which will be a showroom and the determined the service garage. Both buildings are designed to accommodate facilities for showing and servicing three automobile dealerships, one General Motors Corporation, and two imports. The need for the requested Variances, for three identification signs, was based on the automobile manufacture's requirement of having their own idividual identification sign.

The height and area Variances requested was based on problems or difficulties directly related to the extensive use of the Gas and Electric Compuy's lines and poles that extend across the full length of the Petitioner's property. The Petitioner felt that clear visibility of the signs could be obtained only if they extended above these lines. He also felt that the site's location, on the crest of a hill, necessitated the additional height and area in order that passing motorists could properly view the signs.

The Deputy Zoning Commissioner is empowered to grant Variances to the height and area of signs only upon the presentation of evidence that failure to grant the requested Variances would result in a practical difficulty or unreasonable hardship. Furthermore, any such Variance can be granted only if found to be in strict harmony with the spirit and intent of the sign regulations, and only in such a manner as to grant relief without substantial injury to the public health, safety and general welfare.

After reviewing the above testimony it is the opinion of the Deputy Zoning Commissioner, that with the exception of one Variance, which would permit at least one identification sign on the Petitioner's property, the Petitioner has not met his burden of proof.

It is further ORDERED that all other requested sign Variances be DENIED.

- 2 -

Députy Zoning Commissioner of Baltimore County

ADDENDUM

BRIEF EXPLAINING REASONS FOR PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

- Lack of visibility at the location of signs because of the obstruction caused by the extensive telephone and 7-as & Electric lines.
 - a. Vehicles approach property going up a hill which gives a very limited sight distance to the signs, with a total of 15 lines and cables obstructing the limited view.
- b. Distraction and lack of clear view of the signs because of four (4) of the largest type Gas & Electric and telephone poles, as shown on the enclosed picture.
- Topography-horizontal and vertical distance precludes good visibility with regular one (1) sign with normal height and square footage allowed.
- Marketing relationship of the General Motors Identification sign with the GM Value Rated used car identifisign creating a merchandising concept of one overall identification program for new and used car sales.
- Policy of company in order to qualify for franchise must have proper sign identification program on business property.
 - a. Because of the investment required for the development of this property, more than one franchise will be needed to make this automobile agency profitable. It is, therefore, contemplated > have an economy impor: to cover the \$2,100 to \$2,200 economy transportation market, as well as a luxury import to cover the balance of the market not covered by Oldsmobile. Each of these imports require an ID sign for proper ledentification.
 - These tranchises presently under negotiation shall require proper identification for second and third signs (signs 3 and C).
- Economic hardship which would be a result of business loss with improper sign identification because of lack of visibility and other reasons enumerated above.

Novembe 🌑 , 1973

Description of "Vegar Oldsmobile" property:

DATE

Regiaring at a point on the year side of Reisteratown Road 120° nouth of Ondersere Boad, thence running south \$31,000 - 301,80° to a point thence routh \$6930.00 went 70.00° to a point thence couth \$3980.000 80° to a point thence south \$3980.000 80° to a point thence anoth \$4.000,000 \$30.75° to a point thence on the \$1,000,000 \$30.75° to a point thence \$1,6025,000 \$60.00 to the place of beginning Catalogs \$6.000.000

Raid 12.30 A

Mr. Norbert T. Ungar 11228-11236 Reisterstown Road Owings Mills, Maryland 21117

> RE: Variance Petition Item 114 Norbert T. Ungar - Petitioner

Dear Mr. Ungar:

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

These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made development to the second s

The subject property is located on the west side of Reisterstown Road, 120 feet south of Cedarmers Road, in the 4th District of Baltimore County. This property, which is zoned Business Roadside, is proposed to be developed with the Ungar Oldsmobile new car sales and service building.

This petition is for variances to the height and area regulations regarding identification signs as well as other signs at the front of this property.

Without detailing the requests any further, I am asking that revised site plans be submitted

Mr. Norbert T. Ungar Re: Item 114 February 1, 1974

prior to the hearing that accurately indicate the size and location of each of these sigms, as well as relocating them to a point further to the west so as the sigms will not extend over the proposed right-of-way of Reisterstown Road. Proposed right-of-way of Reisterstown Road-scannot be self-created or financial in nature.

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.

-BALTIMORE COUNTY, MARYLAND

January 21, 1974

Comments on Item 114, Zoning Advisory Committee Meeting January 15, 1974, are as follows:

Property Owner: Norbert T. Unger Location: W/S Reisterstown Rd., 120' S of Cedarmere Rd.

Since this is a variance for signs, no health hazard is

Very truly yours.

Thomas H. Devlin, Director BUREAU OF ENVIRONMENTAL SERVICES

Location: WS Reisterstown Rd., 120° 5 3t cearsers as.
Proposed Zoning: Bar.
Proposed Zoning: Varience to permit 3 signs of 140 sc.(ft.
and to permit sign height for 3 To Signs of 40 ft instead
of permitted 25°. Also to permit a total area for
signs D and E of 215 sq. ft. instead of permitted 100 sq.ft.
and a sign height of 31° for sign D instead of permitted
25°.

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

No. Acres: 5 District: 4

DEPARTMENT OF HEALTH-

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

Very truly yours, Lha A Sellon a JOHN J. DILLON, JR., Chairman, Zoning Advisory Committee

LIDIE . ID

Enclosure

EFFERSON BUILDING

HVB:mn&

cc: Evans, Hagan & Holdefer, Inc. 8013 Belair Road Baltimore, Maryland 21236

MICROFILMED

Baltinor: County Fire Department

J. Austin Deitz



Towson. Maryland 21204 075-7310

Office of Planning and Zoning Baltimore County Office Building Towson, Haryland 21204

Attention: Mr. Jack Dillon, Chairman Zoning Advisory Committee

Re: Property Owner: Norbert T. Unger

Location: W/S of Reisterstow Rd., 120 ft. S of Cedernere Rd.

Item No. 11h Zoning Agenda December 18, 1973

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "%" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the reference property are required and shall be located at intervals of Baltimore Ceet along an application by the Department of Public Works. Jennards as published by the Department of Public Works.
() 2. A second means of vehicle access is required for the site.
() 3. The vehicle dead-end condition shown at

EXCERNS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations. () 5. The buildings and structures existing or proposed on the

5. The bulldings and structures existing of proposed on the site shall comply with all applicable requirements of the Mational Pire Protection Association Standard No. 101 "The Life Safety Code", 1979 Edition prior to occupancy.

(5) Site plans are approved as drawn.

(10) 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: H Tell App.

Thanning Group App.

Special Inspection Division

Approved:

Deputy Chief Fire Prevention Bureau

Sureau of Engineerin

Bepartment Of Bublic Borks COUNTY OFFICE BUILDING

Balttmore County, Maryland

January 2h, 197h

Mr. 3. Eric DiMenna Zoning Commissioner County Office Building

Re: Item #114 (1973-1974) New Sills (1973-97h)
Proporty Owner: Norbert T. Oager
W/N of Fedsterstown Mcd., 1207 S. of Dedarmere Rd.
Existing Coning: B.L.
Proposed Jening: Mariance to nermit J identification signs
of 150 ag. tt. cash instead of the permitted i ID sign
of 150 ag. tt. (signs Ag. Rk C) and to nermit sign helpit
for the J ID Signs of 160 instead of the permitted CF.

To the J ID Signs of 160 instead of the permitted CF. for the 3 10 signs of 40' instead of the permitted 25'. Also, to permit a total area for signs D & E of 215 og. ft. instead of the permitted 100 sg. ft., and to permit a sign height of 31' for sign D instead of the permitted 25'. No. of Acres: 5 District: Lith

Dane Mr. DiManna.

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.

Beisterstown Boad (Md. No) is a State Boad; therefore, all improvements, intersections, entrances and drainage requirements as they affect the rad come under the jurisdiction of the Maryland Highmy Administration. Any utility construction within the State Boad right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltionor County.

Baltimore County utility requirements are existing or as secured by Public Works Agreement #17301, executed in connection with the Klawans Property (through plot of

The Petitioner must provide monossary drainage facilities (temporary or permanent) to privent cruting any maisaness 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.

Very truly yours,

Som Jo Diver

END: EAM: FWR : as

S ERIC DINENNA



January 18, 1974

Mr. S. Eric DiNenna: Zoning Commizzione Zoning Advisory Committee
Office of l'Ianning and Zoning
Baltimore County Office Building Towson, Maryland 21204

Dear Mr. DiNenna

Comments on Item #114, Zoning Advisory Committee Meeting, December 18, 1974, are as follows:

Proprty Owner: Norbert T. Unger Location: W/S of Reisterstown Road, 120 feet 5 of Cedermere Load Existing Zoning: B.R. Custing Jorning: 0.1...
Proposed Zoning: Variance to permit three (3) Identification signs of 140 square feet each instead of the permitted one (1) ID sign of 150 square feet (signs A, B, and C) and to permit sign height for the three (3) ID signs of 40 feet instead of the permitted 25. Also, to permit a total area for signs D and E of 215 square feet instead of the permitted 100 square feet., and to permit a sign height of 31 feet for sign D instead of the permitted 25 feet.

This plan has been reviewed and there are no site-planning factors requiring comment.

John to Vember John L. Wimbley Planning Specialist II Project & Development Planning Division

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING 105 WEST CHESAPEAKE AVENUE SHITE 3G1 JEFFERSON BUILDING

AREA CODE 301 PLANNING 494-3211 ZONING 494-3351

BALTIMORE COUNTY, MARYLAND



DEPARTMENT OF TRAFFIC ENGINEERING EUGENE J. CLIFFORD. P.E. WM T Meren

January 28, 1974

Mr. S. Fric DiNenna Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Item 114 - ZAC - December 18, 1973
Property Owner: Norbert I, Unger
U/S Reistersteam Road, 120 feet so Gedarmere Road
Variance to permit 3 identification signs of 140 sq. ft. (signs
instead of the permitted one 10 sign of 150 sq. ft. (signs
of 40 feet instead of the permitted 25 feet. Signs
of 40 feet instead of the permitted 25 feet. Signs
of the permitted 100 sq. ft. and to permit a sign height of 31 feet
for sign D and 50 f25 sq. ft. instead of
the permitted 100 sq. ft. and to permit a sign height of 31 feet
District

No traffic problems are anticipated by the requested variances

Inichaeld. Flanege

Michael S. Flanigan Traffic Engineer Associate

MSF/nk

Ungar Industries 11228 Reisterst on Road Owings Mills, Md. 21117 356-9399

The Honorabie James E. Dver Deputy Zoning Commissioner County Office Building Towson, Maryland 21204

Re: Partial Appeal on Behalf of Petitioner Norbert T. Ungar in Case No. 74-176-A.

appeal to the County Board of Appeals in the showe en-titled case on my behalf as the Fetitioner, but only from those portions of your Order of March 18, 1974 which denied various variances requested, but no appeal is hereby taken from the variance granted.

My check in the amount of 🚧, made payable to Baltimore County, Maryland, is attached hereto.

Thanking you for your attention to this partial appeal, I am

Norbert J. Unga-

Enclosure



mls 4/16/73

Mr. Norbert T. Ungar 11228-11236 Reisterstown Road Owings Mills, Maryland 21117

RE: Petition for Variances W/S of Reisterstown Road, 120' S of Cedermere Road - 4th District Norbert T. Ungar - Petitioner NO. 74-176-A (Item No. 114)

Dear Mr. Ungar:

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

Yery truly yours,

JAMES E. DYER Deputy Zoning Commissioner

IED/me

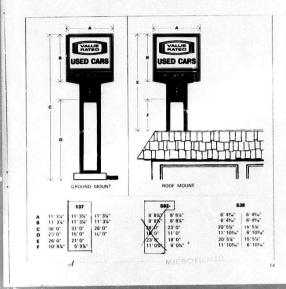
Attachments

DEALERSHIP IDENTIFICATION SIGNS

USED CAR SIGN Ground & Roof Mount

Sign to be utilized by Ungar Oldsmobile Project is S92 Ground Mount with dimensions as shown below

SIGN D: Total area 140 sq. ft., height 31 ft.



PRODUCT SIGN

Sign to be utilized by Ungar Oldsmobile Project is No. 137 with the dimensions as shown below

SIGN A: As shown. (Product sign) For Oldsmobile GM.
SIGNS B & C: For import "X" and import "Y" to have in place
of Oldsmobile and GM logo, the appropriate trade name
and trademark identifying each import.

Total area 140 sq. ft., height 40 ft.

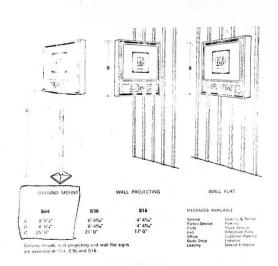


		245			137			SS	12				S3	8.	
BC	15' 0%" 15' 0%" 47' 0" 25' 0"	15' 0%" 42' 0"	15' 0%"	11' 3¼" 11' 3¼" 36' 0" 20' 0"	11' 3%"	11' 3%"	8°8 28°0 16°0	3%"	23	8¼" 0"	6.	4% - 4% - 5% - 104		6	4% 4% 5% 10%

*Has no stainless steel on columns.

SUPPORTING SIGN

Sign E - Parts - Service Sign



Exhibit

LARGE DEALERSHIP 137 Used Car 6 x 6 Service

> OLDSMOBILE OLDSMOBIL WALL PROJECTING GROUND MOUNT S16 4' 4%** 4' 4%** 17' 0" 8'8%" are available in S64, S36 and S16

SUPPORTING SIGN

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date February 25, 1974 FROM William D. Fromm, Director of Planning

SURJECT Tetition \$74-176-A. West side of Reisterstown Road 120 feet south of Caddraire Road
Petition for Variance for Signs
Petitioner - Nurbert I. Ugar

4th District

OLDSMOBILE

Monday, February 25, 1974 (11:00 A.M.) HEARING:

The staff of the Office of Planning and Zoning has reviewed the subject petition and will offer no comments at this time.

William D. Fromm, Director of Planning Office of Planning and Zoning

WDF:NEG.TW



CERTIFICATE OF PUBLICATION

TOWSON, MD February 7 ..

THIS IS TO CERTIFY, that the annexed advertisement was ublished in THE JEFFERSONIAN, a weekly newspaper printed day of February 19.7h the first publication

Cost of Advertisement, \$...

19. .74.

ZONING Pellinds for Variance for Signs. LOCATION. West side of Residentsons Road 128 fort south of Cederinere Road DATE & TIME: MONDAY. PERRUARYS. Orto at 11 so Am. VURLOC HEARTING. 111 for Am. County Office Ruisling. 111 for Chesappelle Avenue. Townen.

ning residential premises on the same sale of the steeds. "Bection 13.0 d. Aber to steed a second to the sale of t

Beginning at a point on the west nide of Reviterations Road 120 south of Coder, we Road, thence running south 47 to E. 201 to 10 a point thence south 46 20 90 west 72.64 to a point thence south the place of hersoning Contains 500 acres
Bong the prosperty of Nowbert T. Ungar, as stown on plat plan filed with the Zening Department of the Ze

OFFICE OF

OCOMMUNITI IMIES

RANDALLSTOWN, MD. 21133 February 11 .. 19 74

THIS IS TO CERTIFY, that the annexed advertisement of S. Eric Dinenna Zoning Commissioner of Baltimore County

was inserted in THE COMMUNITY TIMES, a weekly newspaper published

in Baltimore County, Maryland, once a week for one weeks before the 11th day of February 1974 that is to say, the same was inserted in the complete February 7, 1974.

STROMBERG PUBLICATIONS, Inc.

By Buth morgan

2. SIENS

74-176-A

CERTIFICATE OF POSTING

Posted for POTITION FOR VARIANCES Petitioner NORBERT T. UNGAR Location of property WIS of REISTERSTOWN RJ. 120'S of CEDERMERE Location of Signas W/S OF REIST RESTORM Rd 270 to - S OF Covarinere Rd Posted by Florius T. Roland Date of return: FSB. 15.1924.

PETITION	M	MAPPING PROGRESS SHEET								
FUNCTION	Wall Map			lonig	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										
Denisa										
Tranted by ZC, BA, CC, CA										
Reviewed by: 7.7.					d Pla		or desc	riptic	n	řes
Previous case;				Map #No						

BALTIMORE COUNTY, MARYLAND

MISCELLANEOUS CASH RECEIP	r
DATE April 17, 1974 Acco	DNT01-662
Амо	S40. J0
WHITE CASHIER PINK AGE Mr. Norbert T. Ungar	TELLOW - CUSTOME
Cost of Filing of an Appeal as Case No. 74-176-A W/S of Reisterstown Road, 13	
4th District	
BALTIMORE COUNTY, MARYL	No. 13079
BALTIMORE COUNTY, MARYLI OFFICE OF FIN. E REVENUE DIVISION MISCELLANEOUS CASH RECEIF DAYE Feb. 1, 1974	•
OFFICE OF FIN. E - REVENUE DIVISION MISCELLANEOUS CASH RECEIF DATE Peb. 1, 1974	•
OFFICE OF FIN. E - REVENUE DIVISION MISCELLANEOUS CASH RECEIF DATE Feb. 1, 1974	01-662

No 14723

this	15eh	day of		and accepted for filing
		aay ar		1973.
			11	2121
			NE	N. //
			S. ERIC	Of NENNA,
			Zeming Co	mmi 331 Oner
111	1. 1	1		
Petition	r Norbert 7	. Ungar	- 11 A A A	
Petition	er's Attorney	- dill - selle -	Review	Jon Blitte 1
	& Holdefer,			Zoning Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

2ton 114

O.C.

74-176-A

CERTIFICATE OF POSTING

Date of Posting /// Ay 5 / 974 NORBERT T. UNGAR W/S Reisterstown Pd. 120' S. OF W/S REISTERSTOWN CEDARMERE Posted by Alien with A Walaum Date of return MAY 10, 1971.

BALTIMO COUNTY OFFICE OF PLANNING IND ZONING

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

Your Petition has been received * this

December

Petitioner N.T. UNGAR

This is not to be i... reperted as acceptance of the Petition for assignment of a hear

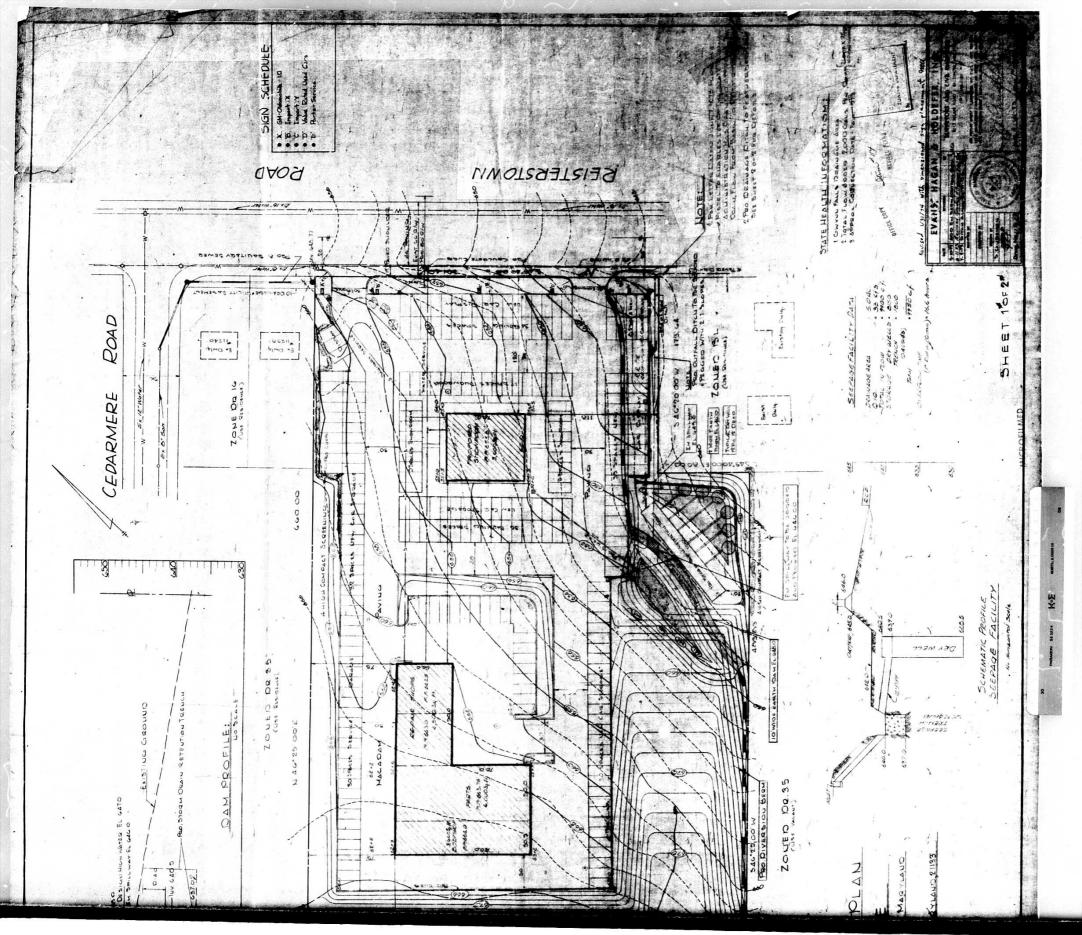
Mr. Norbert T. Ungar 11228-11236 Reisterst

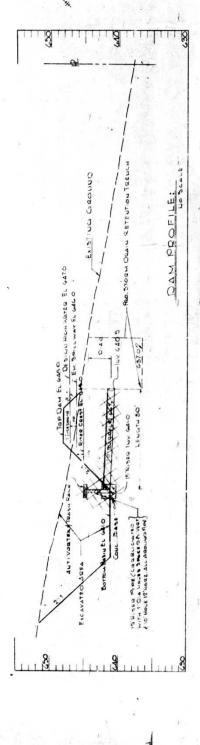
PINE AGENCY Ungar Industries 11228-11236 Reisterstown Road Owings Mills, Md. 21117 Advertising and posting of property 72.25 to #74-176-A

AMOUNT \$72.25

OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE Feb. 25, 1974 ACCOUNT 01-662





ZOUED DR. 8.5.

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MACADAY

SECTIMENT CONTROL NOTE

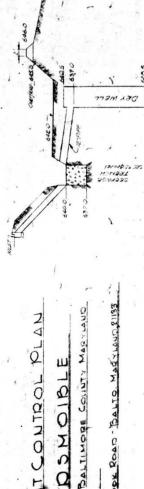
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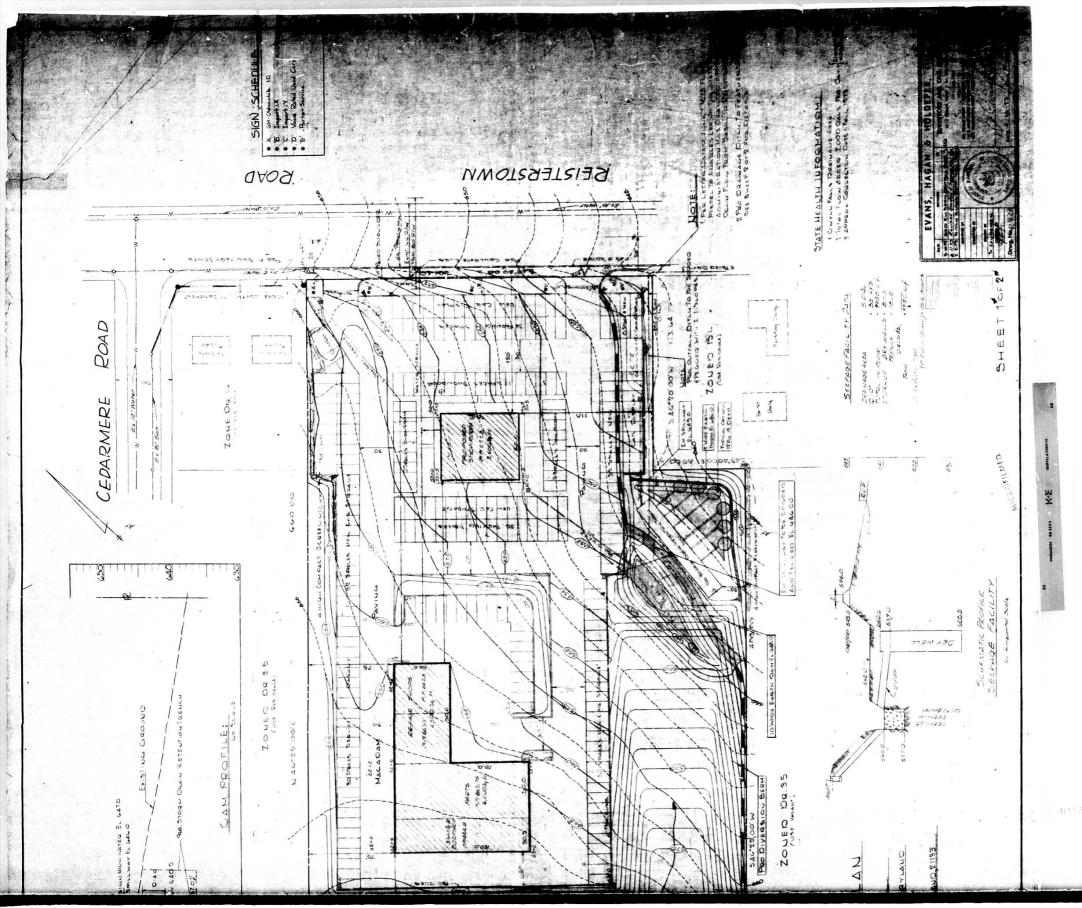


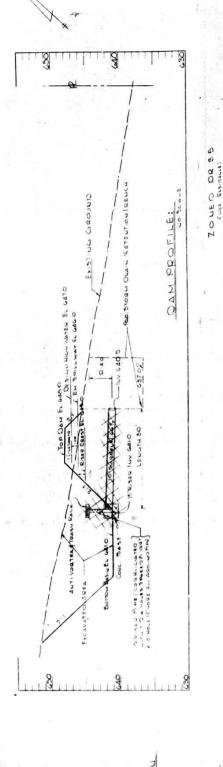
DLAN SEDIMENT CONTROL QND CRADING

JOHOGIO LNGAR

ELECTION DISTRICT

TORBERT 1. HUGAR - 3113 STONEY BROOK ROAD - BALTO



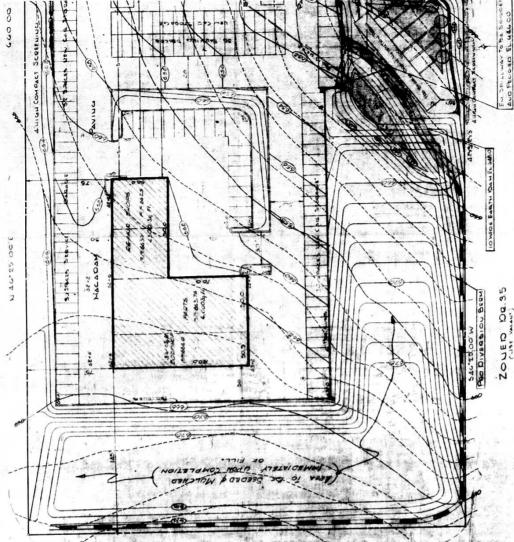


JOTES

Cours on S

CERTIFICATION:
LAU D'CLEARING AND COUSTEUCTION
COMPLETED PURSUANT TO THIS PLAN.

MEDERAL NOTES



BALTIMORE COUNTY MARYLAUD PLAN DSMOIBL SEDIMENT CONTROL QNV GAR CRADING

4" ELECTION DISTRICT

UDERERT I UNGAR - 3718

DEY WELL SEERAGE SEERAGE SEERAGE

GEPAGE