

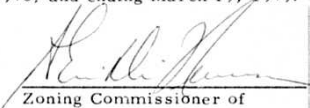
RE: EXTENSION OF ORIGINAL PETITION : BEFORE THE
FOR SPECIAL EXCEPTION
SW/corner of Bosley and Pennsylvania : ZONING COMMISSIONER
Avenues - 9th Election District
Samuel D. S. Sadtler - Petitioner : OF
NO. 74-178-X (Item No. 107) :
BALTIMORE COUNTY

... ..

... ..

EXTENSION ORDER

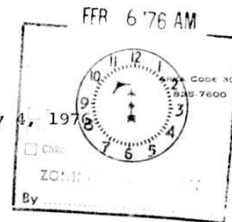
IT IS ORDERED by the Zoning Commissioner of Baltimore County this
17th day of February 1976, that the Special Exception for an office use,
granted March 19, 1974, should be and the same is hereby Extended for a
period of three years, beginning March 19, 1976, and ending March 19, 1979.


Zoning Commissioner of
Baltimore County

SAUNDERS M. ALMOND, JR.
ATTORNEY AT LAW
407 MERCANTILE TOWSON BUILDING
TOWSON, MARYLAND 21204

ASSOCIATE:
CAROL ANN WILDESEN

February 4, 1976



Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office of Planning and Zoning
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Petition for Special Exception
SW/corner of Bosley and Pennsylvania
Avenues - 9th District
Samuel D. S. Sadtler - Petitioner
NO. 74-178-X (Item No. 107)

Dear Mr. DiNenna:

On March 19, 1974 an Order was passed by James E. Dyer, Deputy Zoning Commissioner, granting a Special Exception for the above described property which is owned by Mr. Samuel D. S. Sadtler. The property is at the very busy intersection of Bosley and Pennsylvania Avenue, directly West of the new County Courts Building, in Towson.

Since the above described property is for sale and should be converted into a commercial use allowed under the Special Exception in the future, it will be appreciated if an extension of the Special Exception is granted for an additional period of two years from March 19, 1976 to March 18, 1978.

I shall await your advice and I thank you for your cooperation in this matter.

Very truly yours,

SMA:BSM



ORDER RECEIVED FOR FILING

DATE February 17, 1976

BY Stella D. Perry, clk

74-178-X PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, SAMUEL D. S. SADDLER, 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 the Zoning Commissioner of Baltimore County to reclassify the property as a Special Exception under the Zoning Law of Baltimore County, Chapter 100, and to grant a Special Exception for the same.

See attached description

and to for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for an Office Building.

Property is to be posted and advertised as prescribed by Zoning Regulations. I agree to pay expenses of above reclassification 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 or restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: Samuel D. S. Sadler
Address: 301 West Pennsylvania Avenue, Towson, Maryland 21204

Protestant's Attorney: Saunders M. Almond, Jr.
Address: 407 Mercantile-Towson Bldg., Towson, Maryland 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 23rd day of January, 1974, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of February, 1974, at 1:00 o'clock P.M.

Zoning Commissioner of Baltimore County, 11/100

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
SW/corner of Bosley and Pennsylvania : DEPUTY ZONING
Avenue - 9th District :
Samuel D. S. Sadler - Petitioner : COMMISSIONER
NO. 74-178-X (Item No. 107) :
: OF
: BALTIMORE COUNTY

This Petition represents a request for a Special Exception for an office building on a one-quarter acre parcel of ground located on the southwest corner of Pennsylvania and Bosley Avenues, in the Ninth Election District of Baltimore County.

Mr. Augustine J. Muller, a registered professional engineer with extensive experience in real estate and zoning, testified in behalf of the Petitioner's request. It was his opinion that the construction, age and condition of the existing dwelling rendered it undesirable for conversion to office use. He felt that the highest and best use of the property would be to remove the existing dwelling and construct a new modern office building. He also testified as to the existence of office uses on adjoining lots as well as many others in the surrounding area, including the new County Court Building located directly opposite the subject property, on the southeast corner of Bosley and Pennsylvania Avenues.

Comments by Baltimore County agencies who reviewed the Petitioner's site plan and personally inspected the subject property, have been inserted in and are a part of this case file. These agencies include the Department of Traffic Engineering, Department of Health, Board of Education, Department of Public Works and the Project and Development Planning Division of the Office of Planning and Zoning. None of these comments anticipated any problems occurring as a result of the Petitioner's request.

The above testimony and evidence together with the Petitioner's brief are sufficient to justify compliance with Section 502.1 of the Baltimore County

Zoning Regulations for the granting of the Special Exception that would permit the conversion of the existing dwelling to an office use.

Since the Petitioner's plans, submitted with this Petition and commented on by County and State agencies, do not reflect removal of the existing dwelling and construction of a modern office structure, the foregoing Order will restrict the use to the conversion of the existing building. However, in view of the testimony presented and upon the submittal of revised plans indicating the size, height and other pertinent information pertaining to the construction of a new office building on the site, a future Special Hearing will be entertained for the purpose of removing this restriction.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 19th day of March 1974, that the Special Exception for the herein described property or area should be and the same is hereby GRANTED for an office use on the subject property. This use shall, for the time being, be restricted to the conversion of the existing two story dwelling. The interior and exterior of the building may be altered as deemed necessary to convert the building to usable office space. Utilization of the property shall, in any case, be subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

James E. DiNenna
Deputy Zoning Commissioner of
Baltimore County

DOLLENBERG BROTHERS
Registered Professional Engineers & Land Surveyors
709 Washington Avenue at York Road
TOWSON, MD. 21204

September 18, 1973

Re: Description

All that piece or parcel of land situate, lying and being in the Ninth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at the corner formed by the intersection of the south side of Pennsylvania Avenue with the west side of Bosley Avenue and running thence and binding on the south side of Pennsylvania Avenue, North 77 degrees 30 minutes East 90 feet, thence leaving said avenue and running the two following courses and distances viz: South 12 degrees 30 minutes East 150 feet and South 77 degrees 30 minutes East 90 feet to the west side of Bosley Avenue and thence binding on the west side of Bosley Avenue, North 12 degrees 30 minutes East 120 feet to the place of beginning.

Containing 0.25 of an acre of land more or less.

Being the property of the Petitioner herein as shown on a plat filed in the Baltimore County Zoning Office.



BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

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

December 21, 1973

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

Re: Item 107 - ZAC - December 11, 1973
Property Owner: Samuel D. S. Sadler
Pennsylvania Ave. & W/S of Bosley Ave.
Special exception for an office building
District 9

Dear Mr. DiNenna:

No major traffic problems are anticipated by the requested special exception for an office building.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF:nlc

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

December 13, 1973

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

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

Dear Mr. DiNenna:

Comments on Item 107, Zoning Advisory Committee Meeting December 11, 1973, are as follows:

Property Owner: Samuel D.S. Sadler
Location: Intersection of S/S Pennsylvania Ave. and W/S Bosley Ave.

Present Zoning: D.R. 16
Proposed Zoning: Special Exception for an Office Bldg.
No. Acreage: 0.25
District: 9

Since metropolitan water and sewer are available, no health hazard is anticipated.

Very truly yours,

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

WNC:mne

Saunders M. Almond, Jr., Esq.
Re: Item 107
Page 2
January 9, 1974

Furthermore, all the existing improvements along Pennsylvania and Bosley Avenues have not been indicated on the submitted site plan. I am, therefore, withholding approval of this petition until revised site plans are submitted that reflect these comments, and request the engineer to review his changes prior to filing these revised site plans.

In addition, I recommend that should the Zoning Commissioner grant a favorable decision on this matter, that he restrict the Special Exception to the existing building, and only permit minor exterior changes, such as painting, landscaping, etc. Also, should the petitioner desire to have a sign, he is restricted to a one square foot sign in this area, unless a Variance is requested for a larger sign.

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments above, and any comments from other departments as requested.

Very truly yours,
John J. Dillon, Jr.
JOHN J. DILLON, JR.,
Chairman,
Zoning Advisory Committee

JJDjr:JD

Enclosure

cc: Dollenberg Brothers
709 Washington Avenue
Towson, Maryland 21204

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

January 9, 1974

Saunders M. Almond, Jr., Esq.
407 Mercantile-Towson Bldg.,
Towson, Maryland 21204

RE: Special Exception Petition
Item 107
Samuel D. S. Sadler - Petitioner

Dear Mr. Almond:

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 comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the appropriateness of the requested zoning.

The subject property is located on the southwest corner of Bosley Avenue and Pennsylvania Avenue, in the 9th District of Baltimore County. This property, which is zoned D.R. 16, is currently improved with a two-story frame dwelling. The property is maintained in fair condition and is completely surrounded by an approximate 4 foot high fence. The petitioner is requesting a Special Exception for an office and office building.

After field checking this property, it is the opinion of several members of this Committee that a more suitable traffic circulation pattern and parking area could be provided that we feel would be more practical and would add additional parking areas to help support this site.

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 5, 1973

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

Re: Item 107
Property Owner: Samuel D.S. Sadtler
Location: Intersection of the S/S of Pennsylvania Ave and the W/S of
Present Zoning: D.R. 16
Proposed Zoning: Special Exception for an Office Building

2.A.C. Meeting of: December 11, 1973

District: 9th
No. Acres: 0.25

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,
W. Nick Petrovich
Field Representative

WNP/ai

H. CHARLIE PARKS, PRESIDENT
CURTIS C. HESS, VICE-PRESIDENT
MR. ROBERT L. LENEY

MARCUS M. ROTUNDIS
JOSEPH N. MULLER
ALVIN LOPECK
JOSHUA W. WHEELER, SUPERVISOR

ORIGINAL

THE TOWSON TIMES

TOWSON, MD. 21204 February 11 - 1974

THIS IS TO CERTIFY, that the annexed advertisement was inserted in THE TOWSON TIMES, a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 11th day of February 1974 that is to say, the same was inserted in the issue of February 7, 1974.

STROMBERG PUBLICATIONS, Inc.

By: Ruth Morgan

Baltimore County, Maryland Department of Public Works COUNTY OFFICE BUILDING TOWSON, MARYLAND 21204

Division of Engineering
ELLSWORTH N. DIVER, P.E. CHIEF

January 9, 1974

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

Re: Item #107 (1973-1974)
Property Owner: Samuel D. Sadtler
Intersection of the S/S of Pennsylvania Avenue and the W/S of
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for an Office Building
No. of Acres: 0.25 District: 9th

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.

Highways:

Booley Avenue, an existing County street, is under contract to be improved as a divided roadway 88 feet wide, with closed-type roadway cross-sections and no median breaks on a 110-foot (minimum) right-of-way. Highway right-of-way, slope easements and proposed road improvements are as shown on Drawing #77-0418 (5), Sheet 5, Job Order 5-201-2.

Pennsylvania Avenue, also an existing County street, is proposed to be improved in the future as a 110-foot closed-type roadway cross-section on a 72-foot right-of-way. Highway improvements are not required at this time. Highway right-of-way widening, including a fillet area at the intersection for sight distance, and any necessary reversible easements for slopes will be required in connection with any grading or building permit application.

The submitted plan should be revised to indicate the easement for slopes along the Booley Avenue frontage of this property and the future requirements for the ultimate Pennsylvania Avenue improvement. Further information in this regard may be obtained from the Baltimore County Bureau of Engineering, which Bureau does not approve the indicated vehicular entrance along Booley Avenue for other than the present residential use. The Bureau of Engineering strongly urges that any vehicular access to this site for use as an office building be from Pennsylvania Avenue.

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

Item #107 (1973-1974)
Property Owner: Samuel D. Sadtler
Page 2
January 9, 1974

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.

Store Drains:

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

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.

Water and Sanitary Sewers:

Public water supply and sanitary sewerage are serving the residence on this site. It appears that additional fire hydrant protection may be required in the vicinity.

Very truly yours,

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:RAM:PM:ISS

cc: J. Tremmer
G. Peier

N-107 Key Sheet
38 NE 2 1/2" Sheet
NE 104 Topo
70 and 70A Tax Maps

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9th
Posted for: PETITION FOR SPECIAL EXCEPTION
Petitioner: SAMUEL D.S. SADTLER
Location of property: SW COR. OF BOOLEY & PENNA. AVE.
Location of Sign: SW CORNER OF BOOLEY AND PENNA. AVE.
Remarks: [Signature]
Posted by: [Signature] Date of return: FEB. 15, 1974

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this 24th day of

November 1973 Item #

[Signature]
S. Eric DiNenna
Zoning Commissioner

Petitioner: S.D.S. Sadtler Submitted by: Almond

Petitioner's Attorney: Almond Reviewed by: FTH

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 7, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., commencing on 1974 before the 28th day of February 1974 the first publication appearing on the 7th day of February 1974.

THE JEFFERSONIAN
[Signature]
Manager

Cost of Advertisement, \$

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: FTH										
Previous case:										
Revised Plans: Change in outline or description										
Map #										

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received* this 24th day of

November 1973 Item #

[Signature]
S. Eric DiNenna
Zoning Commissioner

Petitioner: Samuel D.S. Sadtler Submitted by: Almond

Petitioner's Attorney: Almond Reviewed by: Franklin T. Hagan

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING Room 107

Samuel M. Almond, Jr., Esq.
607 Mercantile-Towson Bldg.
Towson, Maryland 21204

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

Your Petition has been received and accepted for filing

this 24th day of November 1973.

[Signature]
S. Eric DiNenna
Zoning Commissioner

Petitioner: Samuel D. Sadtler

Petitioner's Attorney: Samuel M. Almond

607 Mercantile-Towson Bldg.
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND No. 13116 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE Feb. 28, 1974 ACCOUNT 01-662

AMOUNT \$43.00

WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Samuel M. Almond, Jr., Esq.
607 Mercantile-Towson Bldg.
Towson, Md. 21204
Advertising and posting of property for Samuel D. Sadtler
#74-178-X

BALTIMORE COUNTY, MARYLAND No. 13080 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

DATE Feb. 1, 1974 ACCOUNT 01-662

AMOUNT \$ 50.00

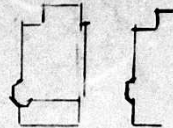
WHITE - CASHIER DISTRIBUTION PINK - AGENCY YELLOW - CUSTOMER

Samuel M. Almond, Jr., Esq.
607 Mercantile-Towson Bldg.
Towson, Md. 21204
Petition for Special Exception for Sam Sadtler
#74-178-X

AVENUE

AVENUE

DR 16
OFFICES



PENNSYLVANIA

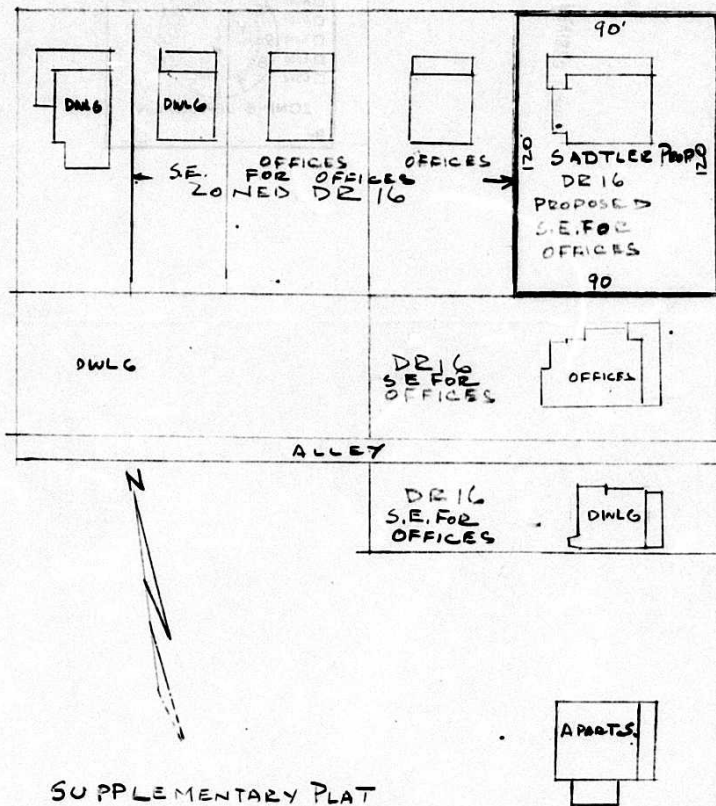
AVE

CENTRAL

1104

BOSLEY

BALTIMORE COUNTY
COURTS BUILDING



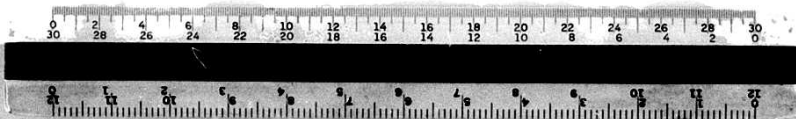
SUPPLEMENTARY PLAT
ZONING OF

SAMUEL D S SADTLER PROPERTY
9TH DISTRICT
BALTO. CO MD.

CHESAPEAKE AVENUE

Item #107
Samuel D. Sadtler

SCALE: 1" = 50' JAN 21, 1974
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
TOWSON MD.



ZONED DR16 APARTMENT BUILDING

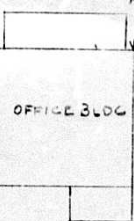
Carney

PENNSYLVANIA AVENUE
(WATER & SEWER MAINS IN AVENUE)

FUTURE CURB & GUTTER LINE

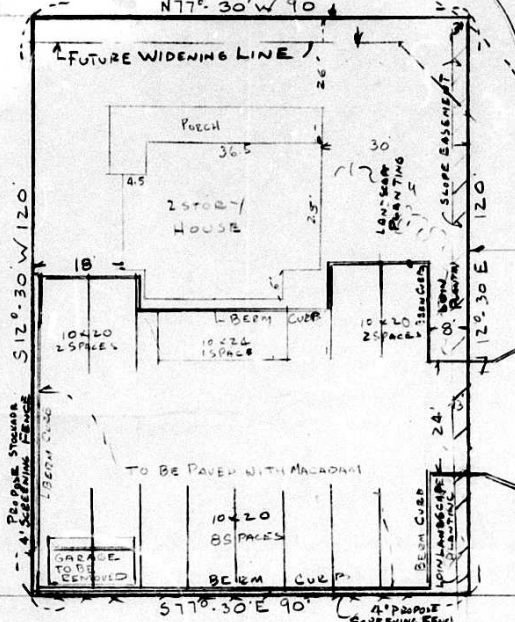
N 77° 30' W 90'

FUTURE WIDENING LINE



OFFICE BLDG

ZONED DR16
S.E. FOR OFFICES



OFFICE BUILDING

ZONED DR16
S.E. FOR OFFICES

ALLEY

BOSLEY AVENUE
(UNDER CONSTRUCTION)

MEDIAN

BALTIMORE COUNTY COURTS BUILDING

ZONING PLAT PROPERTY LOCATED IN

9TH DISTRICT BALTIMORE CO MD
0.25 ACRE ±

EXISTING ZONING DR16
PROPOSED ZONING SPECIAL EXCEPTION
FOR OFFICES

EXISTING USE: RESIDENTIAL
PROPOSED USE: HOUSE INTERIOR
TO BE REMODELED FOR OFFICES

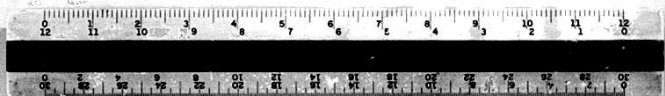
PARKING DATA

1ST FLOOR	1200' x 300' =	4 SPACES REQ'D
2ND FLOOR	1200' x 300' =	4 SPACES REQ'D
BASEMENT	1200' x 300' =	4 SPACES REQ'D
		12 SPACES REQ'D
		13 SPACES PROVIDED

SEE SUPPLEMENTARY PLAT SHOWING
AREA 200' FROM PROPERTY BEING ZONED



REVISED JANUARY 22, 1974
SCALE: 1" = 20' SEPTEMBER 17, 1973
DOLLENBERG BROTHERS
SURVEYORS & CIVIL ENGINEERS
109 WASHINGTON AVE - TOWSON MD



ZONED DR16 APARTMENT BUILDING

PENNSYLVANIA AVENUE
(WATER & SEWER MAINS IN AVENUE)

60

25

OFFICE BLDG

ZONED DR16
S.E. FOR OFFICES

N77° 30' W 90'

PORCH

36.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

N77° 30' W 90'

PORCH

36.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

N77° 30' W 90'

PORCH

36.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

N77° 30' W 90'

PORCH

36.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

N77° 30' W 90'

PORCH

36.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5

2.5