

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, MEYERS CONSTRUCTION CO., INC., 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 D.R.5.5 zone to an D.R.16 zone; for the following reasons:

1. In classifying the subject property D.R.5.5, the Baltimore County Council committed errors as set out on the attached exhibit which is incorporated by reference herein; and
2. Since this property was placed in a D.R.5.5 classification by the Council, the neighborhood has changed substantially in character as set out in the attached exhibit, which is incorporated by reference herein.

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 Offices and Office Building in a D.R.16 Zone.

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 (or Baltimore County).

Contract purchaser H. L. Meyers, Pres. Legal Owner
Address 5406 Reisterstown Road
Baltimore, Maryland 21215

BY James D. Nolan Petitioner's Attorney
Address 204 West Pennsylvania Avenue
Towson, Maryland 21204 823-7800

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd 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 had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 1st day of MARCH, 1974, at 10:00 o'clock A.M.

Zoning Commissioner of Baltimore County

(over)

POINTS OF ERROR COMMITTED BY THE BALTIMORE COUNTY COUNCIL IN CLASSIFYING THE SUBJECT PROPERTY D.R. 5.5

The Petitioner states that the Baltimore County Council committed at the very least the following errors, and very probably additional errors in classifying the subject property D.R. 5.5:

- 1.) That the subject property is wedged between commercial zoning along the west side of Reisterstown Road and is confronted across Dreher Avenue by commercial zoning, with a large DR 16 zone but a short distance to the west, and accordingly, it was and is error to place the subject property and neighboring properties in a D.R.5.5 zone.
- 2.) That it was erroneous for the County Council to leave the subject property in a small area on the north side of Dreher Avenue in a D.R.5.5 zone in view of the large number of commercial uses in the area and the high density residential zone to the west.
- 3.) That the proper zoning for the subject property was and is D.R.16 zoning, which, with a special exception may be used for office purposes, and it was error for the County Council to fail to place the property in a D.R.16 zone.
- 4.) For such other and further errors as shall be disclosed during the preparation of this case, which errors shall be brought out at the time of the hearing hereon.

CHANGES IN THE NEIGHBORHOOD

- 1.) That the general character of the subject property and the

neighborhood has changed greatly since the County Council last zoned the subject property.

- 2.) For such other and further changes as shall be disclosed by a minute study of this area, which changes shall be brought out at the time of the hearing hereon.

Respectfully submitted,

James D. Nolan
James D. Nolan
Attorney for the Petitioners

JDN:ak

DESCRIPTION OF PROPERTY KNOWN AS 6 DREHER AVENUE, PIKEVILLE, MD.

Beginning on the Northwest side of Dreher Avenue at a distance of 289 feet Southwesterly from the corner formed by the intersection of the Southwest side of Reisterstown Road and the Northwest side of Dreher Avenue, 30 feet wide, thence running South 62°30' West 50 feet; thence running North 29°45' East 204 feet 9 1/2 inches; thence running North 62°30' East 50 feet; thence running South 29°45' East 206 feet 10 inches to the place of beginning; containing 0.235 acres.



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 30, 1973

James D. Nolan, Esq.,
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Meyers Construction Co., -
Petitioners
Item 27 - 6th Zoning Cycle
Reclassification Petition

Dear Mr. Nolan:

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 north side of Dreher Avenue, 289 feet west of Reisterstown Road, in the 3rd District of Baltimore County. This property, which measures 50'x204', is requesting a reclassification from DR 5.5 to DR 16 and is requesting a Special Exception for an office.

This property is currently improved with a two-story brick dwelling that is proposed to be converted for office use. Dreher Avenue has been the subject of various other petitions in the very recent past. Most recently was a petition for an addition to the Telephone Company for a building addition to their existing facilities, immediately to the south of this property. Another petition for off street parking in a residential zone was entertained on the property just to the east of this property.

James D. Nolan, Esq.,
204 West Pennsylvania Avenue
Towson, Maryland 21204

The Committee experienced difficulty exiting from Dreher Avenue onto Reisterstown Road, and in concert with the Department of Traffic Engineering comments in that regard.

Since this property is within the Gwynns Falls drainage area, estimated maximum day and peak hour water use with the sewerage conversion factors indicated will be required to be shown on a revised site plan.

This petition for reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to Monday, December 17, 1973 in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between March 1, 1974 and April 15, 1974 will be forwarded to you well in advance of the date and time.

Very truly yours,

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

JJDjr:JJD
Enclosure

cc:Avir Associates, Inc.,
5406 Reisterstown Road
Baltimore, Md. 21215

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

November 27, 1973

James D. Nolan, Esq.,
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Reclassification Petition
Item 27 - 6th Zoning Cycle
Meyers Construction Co., Inc. -
Petitioners

Dear Mr. Nolan:

The attached comments indicate revised site plans are to be filed by December 17, 1973. Since I have been unable to forward comments as early as I would have liked, I am revising this date to January 17, 1974.

Very truly yours,

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

JJDjr:JJD
Enclosures

cc:Avir Associates, Inc.,
5406 Reisterstown Road
Baltimore, Maryland 21215

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Pursuant to the advertisement, posting of property, and public hearing on the above petition, and it appearing that by reason of, STAYING in the original zoning map, the

the above Reclamation should be had; and it further appearing that by reason of the requirements of Section 592.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for offices and office building should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 27th day of March, 1974, that the herein described property or area should be and the same is hereby reclassified, from a D.R. 5.5 zone to a D.R. 16 zone, and/or a Special Exception for offices and office building should be and the same is granted, from and after the date of this Order, subject to the utilization of the existing dwelling only, with no expansions or additions thereon, and the approval of the site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of, the the above re-classification should NOT BE HAD, and/or the Special Exception should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 197, that the above re-classification be and the same is hereby DENIED and that the above described property or area be and the same is hereby continued as and to remain a zone, and/or the Special Exception for be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

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

Bureau of Engineering
ELLSWORTH H. DYER, P.E. Chief

October 29, 1973

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

Re: Item #27 (October 1973-April 1974 - Cycle VI)
Property Owner: Meyers Construction Co., Inc.
N.W.S. of Dreher Ave., 289' S.W. from the intersection of
Reisterstown Rd. and Dreher Ave.
Existing Zoning: D.R. 5.5
Proposed Zoning: D.R. 16
No. of Acres: 0.235 Acres District: 3rd

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:

Dreher Avenue is an existing road which shall ultimately be improved with a 30-foot combination curb and gutter cross-section on a 40-foot right-of-way. Highway right-of-way and improvements would be required in connection with any subsequent development of this property.

Storm Drains:

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.

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.

Water and Sanitary Sewers:

Public sanitary sewerage and public water exist adjacent to this site.

Very truly yours,

Ellsworth H. Dyer
ELLSWORTH H. DYER, P.E.
Chief, Bureau of Engineering

END:PAV:RD:GAS

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

WM. T. MELZER
DEPUTY TRAFFIC ENGINEER

October 25, 1973

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

Re: Item 27 - October 1973 to April 1974 - Cycle Zoning VI
Property Owner: Meyers Construction Co., Inc.
North side of Dreher Avenue, 289 feet west of Reisterstown Road
D.R. 16, with special exception for offices and office building
District 3

Dear Mr. DiNenna:

Dreher Avenue is not adequate access for office uses to Reisterstown Road due to the difficulty entering Reisterstown Road.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/pk

Baltimore County Fire Department

J. Austin Deitz
Chief

Towson, Maryland 21204
923-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Meyers Construction Co., Inc.

Location: N.W.S. of Dreher Avenue, 289 ft. S.W. from the intersection of Reisterstown Road & Dreher Avenue

Item No. 27 Zoning Agenda Wednesday, October 3, 1973

Gentlemen:

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

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards 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 the
- () 4. EXCEEDS the maximum allowed by the Fire Department. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association standard No. 101 "The Life Safety Code", 1973 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *W. Thomas Kelly* Noted and Approved: Deputy Chief
Planning Group Special Inspection Division Fire Prevention Bureau

mls
4/16/73

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 17, 1973

DONALD J. ROOP, 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 Reclassification, Zoning Advisory Committee Meeting, October 3, 1973, are as follows:

Property Owner: Meyers Construction Co., Inc.
Location: NW/S Dreher Ave., 289' W of Reisterstown Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: D.R. 16
No. Acres: 0.235
District: 3

Metropolitan water and sewer are available.

A moratorium was placed on new sewer connections in the Gwynns Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on Sept. 13, 1973; therefore approval may be withheld for this connection.

Very truly yours,

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

HVB:mng

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



November 23, 1973

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

Dear Mr. DiNenna:

Comments on Item #27, VI Zoning Cycle, October 1973, to April 1973 are as follows:

Property Owner: Meyers Construction Co., Inc.
Location: N.W./S of Dreher Avenue, 289 ft. S.W. from the intersection of Reisterstown Road and Dreher Avenue
Existing Zoning: D.R. 5.5
Proposed Zoning: D.R. 16
No. of Acres: 0.235 acre
District: 3

The proposed road widening, curb and gutter must be shown on the site plan along with 4 foot high compact screening on west side of the parking area and driveway.

The 8 foot wide driveway does not meet the normal requirements for a commercial driveway width.

If the petition is granted this office would request the Special Exception be limited to the existing building.

Very truly yours,

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 201 PLANNING 480-3111 ZONING 480-3201

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: October 14, 1973

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

Z.A.C. Meeting of: "Open" 6th

Re: Item
Property Owner: Meyers Construction Co., Inc.
Location: N.W./S. of Dreher Ave, 289 ft. S.W. from the intersection of Reisterstown Rd. & Dreher Ave
Present Zoning: D.R. 5.5
Proposed Zoning: D.R. 16

District: 3rd
No. Acres: 0.235

Dear Mr. DiNenna:

No adverse effect on student population. Acreage is too small to have a residential effect and an office would not effect the student population of this area.

SNP/hl

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

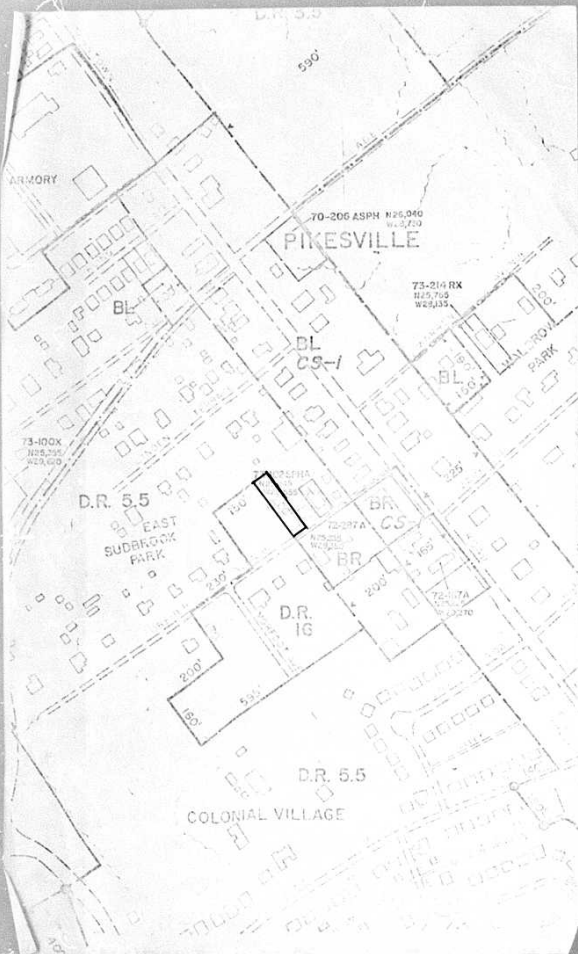
H. EMILIE PARKS, President
EUGENE C. HESS, Vice President
MRS. ROBERT L. BERNER

MARCUS M. BOTSARIS
JOSEPH M. MCGOWAN
ALVIN LOBECK
JOSHUA W. WHEELER, Secretary

T. BAYARD WILLIAMS, III
RICHARD W. TRACY, VMD
MRS. RICHARD K. ALLEN

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 3rd Date of Posting: FEB. 16, 1974
Posted for: G. PETERSON, For RECLASSIFICATION, G. PETERSON, For NEIGHBORHOOD EXEMPTION
Petitioner: MEYERS CONSTRUCTION CO., INC.
Location of property: NW/S. OF DREHER AVE. 289' SW OF REISTERSTOWN RD.
Location of Sign: FRONT #16 DREHER AVE.
Remarks: _____
Posted by: J. A. Deitz Date of return: FEB. 21, 1974



ORIGINAL
OFFICE OF
THE COMMUNITY TIMES
RANDALLSTOWN, MD. 21133 February 18 - 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 ~~xxxxxxx~~
week before the 18th day of Feb. 1974 that is to say, the same
was inserted in the issue of February 11, 1974.

STROMBERG PUBLICATIONS, Inc.

By: *Ruth Morgan*

CERTIFICATE OF PUBLICATION

TOWSON, MD. February 19, 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. 21204, on
one time before the last
day of March 1974, the first publication
appearing on the 11th day of February
1974.

THE JEFFERSONIAN
S. Eric Dinenna
Manager.

Cost of Advertisement, \$.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		250 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: <i>H. H.</i>					Revised Plans: Change in outline or description Yes ☐ No ☐					
Previous case:					Map #					

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

Your Petition has been received* this 26 day of Sept. 1974. Item # _____

S. Eric Dinenna
Zoning Commissioner

Petitioner ANDRUST CO. Submitted by same
Petitioner's Attorney and Reviewed by HN

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

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

Item 27
6th Zoning Cycle

Your Petition has been received and accepted for filing
this 15th day of October 1973

S. Eric Dinenna
Zoning Commissioner

Petitioner Mayers Construction Co., Inc.
Petitioner's Attorney James D. Nolan Reviewed by HN
cc: Neil Associates, Inc. Chairman,
5406 Reisterstown Road, Baltimore, Md. 21315 Zoning Advisory Committee

BALTIMORE COUNTY, MARYLAND No. 12748
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE Nov. 27, 1973 ACCOUNT 01-662
AMOUNT \$50.00

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
TOWN - AGENT

Mayers Construction Co., Inc.
5406 Reisterstown Road
Baltimore, Md. 21215
Petition for Reclassification and Special Exception

BALTIMORE COUNTY, MARYLAND No. 13120
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE March 1, 1974 ACCOUNT 01-662
AMOUNT \$135.16

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
TOWN - AGENT

James D. Nolan, Esq.
201 W. Penna. Ave.
Towson, Md. 21204
Advertising and posting of property for Mayers Constr.
#70-179-RK 11546

D.R. 5.5

D.R. 16

D.R. 5.5

BR

DATA

- 3RD ELECTION DISTRICT
- BALTIMORE COUNTY, MARYLAND
- GECCS AREA .23 ACRE
- EXISTING ZONING D.R. 5.5
- PROPOSED ZONING D.R. 16 WITH SPECIAL EXCEPTION FOR OFFICE USE
- TOTAL FLOOR AREA 2400 SQ. FT.
- NUMBER OF PARKING SPACES REQUIRED 3
- NUMBER OF PARKING SPACES PROVIDED 3

TELEPHONE BLDG ADDITION UNDER CONSTRUCTION

SCALE: 1" = 20'-0"

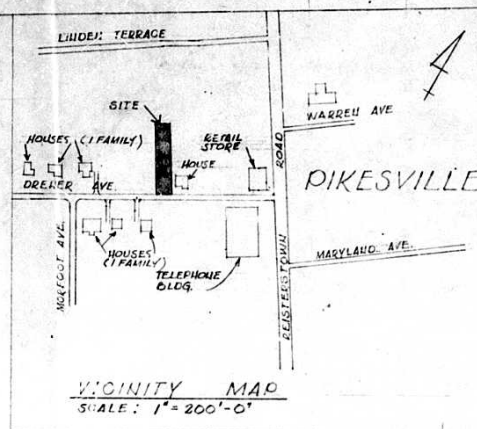
TELEPHONE CO. BLDG.

REVISED SEPT. 26/73
DATE: SEPT. 4/73

AVIR ASSOCIATES INC.
CONSULTING ENGINEERS
5426 REISTERSTOWN ROAD



SITE PLAN FOR
6 DREHER AVENUE



DRIVE ENTRANCE

DRIVE ENTRANCE

VACANT LOT

VACANT LOT

PARKING

RETAIL STORE

REISTERSTOWN RD.

DREHER AVENUE

N 62° 30' E 50'

GRASS

PROPOSED PARKING SPACES 3x20'

CONCRETE CURB

1' HIGH (MIN) SHRUBBERY

STONE CHD

N 29° 45' W 204'-9 1/2'

20'-0"

45'-0"

5 23° 45' E 206'-10"

62° 30' W 50'

8'-0"

GRASS

EXIST. 2 STORY BRICK HOUSE 6 DREHER AVENUE

BRICK HOUSE 1 FAMILY

EXIST. 6" WATER

EXIST. 6" SEWER

289'

S 62° 30' W

S 29° 45' E

60'

80' R/W

D.R. 5.5

D.R. 16

D.R. 5.5

BR

DATA

- 3RD ELECTION DISTRICT
- BALTIMORE COUNTY, MARYLAND
- GROSS AREA .28 ACRE
- EXISTING ZONING D.R. 5.5
- PROPOSED ZONING D.R. 16 WITH SPECIAL EXCEPTION FOR OFFICE USE
- TOTAL FLOOR AREA 2400 SQ. FT.
- NUMBER OF PARKING SPACES REQUIRED 5
- NUMBER OF PARKING SPACES PROVIDED 5

ESTIMATED WATER & SEWAGE LOAD

- ASSUME 100% OF WATER USED ENTERS SEWER
- OCCUPANCY: 8000 - 8HRS PER DAY, NORMALLY CLOSED SAT. & SUNDAY
- WORK FORCE & PEOPLE
- ASSUME 19.9 G.P.C.D. - OFFICE USE
- PLUMBING FIXTURES - BATH GROUP
- KITCHEN FIXTURES WILL BE REMOVED
- 4 PEOPLE @ 15.9 P.C.D. = 60.9 P.D.
- AVG. HOURLY LOAD: 60.9 * .75 P.P.D. = 45.675 P.P.D.
- ASSUME PEAK 120% OF AVG. OR 54.81 P.P.D.
- OR 19.75 J.S.T. 19.75

AVIR
ASSOCIATES INC.
CONSULTING ENGINEERS
5406 REISTERSTOWN ROAD

SITE PLAN FOR
6 DREHER AVENUE

Prepared Construction Co.

DRIVE ENTRANCE

DRIVE ENTRANCE

VACANT LOT

VACANT LOT

PARKING

BL

RETAIL STORE

REISTERSTOWN RD.

PIKESVILLE

VICINITY MAP
SCALE: 1" = 200'-0"

NARREN AVE

MARYLAND AVE.

SITE

NOISES (1 FAMILY)

RETAIL STORE

HOUSE

HOUSES (1 FAMILY)

TELEPHONE BLDG.

LINDEN TERRACE

DREHER AVE

WISCONSIN AVE

REISTERSTOWN ROAD

1' HIGH (MIN) SHRUBBERY

PROPOSED PARKING SPACES

CONCRETE CURB

1' HIGH (MIN) SHRUBBERY

STONE CURB

REMOVE EXIST. PORCH

EXIST. 2 STORY BRICK HOUSE
6 DREHER AVENUEBRICK HOUSE
1 FAMILY

EXIST. 6" WATER

EXIST. 6" SEWER

DREHER AVENUE

FUTURE CURB & GUTTER
ALONG ROAD.

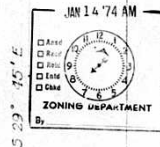
S. 62° 30' W

289'

TELEPHONE CO. BLDG.

SCALE: 1" = 20'-0"

REVISED DEC. 20/73
REVISED SEPT 26/73
DATE: SEPT 4/73



Plot 1
D.R. 5.5

D.R. 16

D.R. 5.5

