

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Whereas Baltimore Gas & Electric Co., 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 petitions (1) that the zoning status of the above described property be reclassified, pursuant to the Zoning Law of Baltimore County, from... to... and (2) that a special exception be granted for the following reasons:

See attached description

Under a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for... the reconstruction, operation and maintenance of two (2) overhead electric transmission lines.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, 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 and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County, on the 10th day of April, 1974, at 11:00 o'clock.

John B. Howard
409 Washington Avenue
Towson, Md. 21204
Vice President Legal Owner
Address: Gas and Electric Building
Baltimore, Maryland 21203
Petitioner's Attorney
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this... day of... 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 10th day of April, 1974, at 11:00 o'clock.

Zoning Commissioner of Baltimore County.

April 16, 1974

MEMORANDUM

Zoning - Baltimore County - Pumphrey to Westport Transmission System

The Company has an existing transmission system from Pumphrey to Westport consisting of two double circuit 115 KV (115,000 volt) transmission lines and one single circuit 230 KV (230,000 volt) transmission line. The first of these lines was installed in 1925, the second in 1931 and the third in 1949. These circuits have been reinforced over the years to meet the growing demands for electric service of customers principally in Baltimore City and areas of Baltimore County. However, these facilities will not be adequate to meet requirements for electric service in 1977. Under given operating conditions, these circuits would be required to supply as much as 150 MW (150,000,000 watts) while having a capability of transmitting only 115 MW (115,000,000 watts).

Since additional reinforcing utilizing existing structures is not practical, the Company proposes to replace the 230 KV lattice type tower line and one of the double circuit 115 KV lattice type tower lines with two double circuit 115 KV stylized steel pole lines. It is also proposed that in the future, the third double circuit tower line would be replaced with a double circuit pole line.

The attached plat shows the locations of existing structures as well as the location of the proposed steel pole transmission lines. These are color coded to show which structures will be removed and which will remain. The approximate height of each structure, existing and proposed, is also shown adjacent to each structure location. As previously noted at the zoning hearing, the proposed structures are higher than the existing structures to be replaced, principally because the new lines are designed to be compatible with proposed plans for the construction of the rapid transit system which not only parallels our proposed transmission lines, but also crosses under them at two locations in Baltimore County. This drawing also shows that the proposed facilities will be installed farther from the developed area, Baltimore Highlands, than the existing facilities which will be removed.

John E. Reynolds
John E. Reynolds

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
S/S Baltimore County and Baltimore : DEPUTY ZONING
City Lines S to Baltimore Harbor Tunnel : COMMISSIONER
Thruway - 3rd District
Baltimore Gas & Electric Company - :
Petitioner
NO. 74-234-X (Item No. 141) : OF
: BALTIMORE COUNTY

This Petition represents a request for a Special Exception for the construction, operation and maintenance of two overhead electric transmission lines. Said transmission lines being located within the existing right-of-way of the Baltimore Gas & Electric Company. Said right-of-way extends in a southerly direction from the Baltimore County Line to the Pumphrey Switching Station at the Baltimore Harbor Tunnel Thruway, in the Thirteenth Election District of Baltimore County.

Testimony was presented on behalf of the Petition from Mr. John E. Reynolds, Jr., principal engineer with the Electrical Engineering Department of the Baltimore Gas and Electric Company, Mr. Clark Fowles MacKenzie, a real estate appraiser, consultant and developer with considerable experience in Baltimore and other Counties in Maryland.

Testimony established that the existing transmission line is bounded along the north side of two substantial residential developments known as Baltimore Highlands and Rosemont and along the west side by a sanitary landfill. As such, said transmission line serves as a transitional grassed area or buffer between said developments and the sanitary landfill.

Several existing lattice type structures will be removed and replaced with modern stylized poles painted in such a manner as to blend in with the surroundings and constructed so as to be compatible with the rapid transit line that is proposed to parallel and, at certain points, cross under the lines.

April 16, 1974

MEMORANDUM

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Since additional reinforcing utilizing existing structures is not practical, the Company proposes to replace the 230 KV lattice type tower line and one of the double circuit 115 KV lattice type tower lines with two double circuit 115 KV stylized steel pole lines. It is also proposed that in the future, the third double circuit tower line would be replaced with a double circuit pole line.

The attached plat shows the locations of existing structures as well as the location of the proposed steel pole transmission lines. These are color coded to show which structures will be removed and which will remain. The approximate height of each structure, existing and proposed, is also shown adjacent to each structure location. As previously noted at the zoning hearing, the proposed structures are higher than the existing structures to be replaced, principally because the new lines are designed to be compatible with proposed plans for the construction of the rapid transit system which not only parallels our proposed transmission lines, but also crosses under them at two locations in Baltimore County. This drawing also shows that the proposed facilities will be installed farther from the developed area, Baltimore Highlands, than the existing facilities which will be removed.

John E. Reynolds
John E. Reynolds

Without reviewing the testimony in detail but based on the testimony received, it is the opinion of the Deputy Zoning Commissioner that the transmission line, as proposed, will meet all requirements of Section 502.1 of the Baltimore County Zoning Regulations and will not be detrimental to the health, safety and general welfare of the community and should be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 24th day of April, 1974, that a Special Exception for the reconstruction, operation and maintenance of two overhead electric transmission lines should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning, and compliance with Petitioner's Exhibits A and B.

Deputy Zoning Commissioner of Baltimore County

For Special Exception, Pumphrey to Westport

All that right-of-way varying in width, lying and being in the 13th Election District of Baltimore County, State of Maryland, the easternmost side being parallel to and distant 40' measured at right angles in an easterly direction from the center line of the easternmost proposed steel pole transmission line firstly described herein, and the westernmost side being parallel to and distant 120' measured at right angles in a westerly direction from the center line of the westernmost proposed steel pole transmission line secondly described herein.

The center line of the easternmost proposed steel pole transmission line being described as follows:

Beginning for the same in the center line of a proposed steel pole transmission line, at a point where said center line intersects the southwest boundary of Baltimore City, established 1918, said point of intersection being distant 240', more or less, measured southeasterly along said city line from its intersection with the center of the Baltimore and Ohio Railroad, thence leaving said city line and running for said center line S. 16°44'00" W. 615' more or less to a point, thence running parallel to and distant 40', measured at right angles in a westerly direction from the easternmost side of the transmission line right-of-way formerly owned by the Pennsylvania Transmission Company of Maryland, now Baltimore Gas and Electric Company, S. 18°00'00" W. 2204.25' to a point, thence running S. 15°25'00" W. 1322.95' to a point, thence continuing S. 15°25'00" W., crossing the center median strip of the Baltimore Harbor Tunnel Thruway at 700' more or less, for a total distance of 790', to a point in the Baltimore Gas and Electric Company Pumphrey Switching Station.

The center line of the westernmost proposed steel pole transmission line being described as follows:

Beginning for the same in the center line of a proposed steel pole transmission line, at a point where said center line intersects the southwest boundary of Baltimore City, established 1918, said point of intersection being distant 60', measured at right angles in a westerly direction from the center line of the easternmost pole line firstly described herein, thence leaving said city line running parallel to and distant 60' westerly, measured at right angles from said firstly described center line, the three following courses and distances S. 16°44'00" W. 420' more or less, S. 18°00'00" W. 2203.56' and S. 15°25'00" W. 1324.32', thence running S. 24°00'00" W., crossing the center median strip of the Baltimore Harbor Tunnel Thruway at 710' more or less, for a total distance of 709.20', to a point in the Baltimore Gas and Electric Company Pumphrey Switching Station.

The above right-of-way being shown outlined in red on the plat attached hereto and made a part hereof.

John B. Howard, Esq.
409 Washington Avenue
Towson, Maryland 21204
Electric Engineering Department



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

March 13, 1974

John B. Howard, Esq.,
409 Washington Avenue
Towson, Maryland 21204

RE: Special Exception Petition
Item 141
Baltimore Gas & Electric Co. -
Petitioner

Dear Mr. Howard:

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 east of the Baltimore and Ohio Railroad right-of-way, between the Harbor Tunnel Thruway and the Baltimore City Line. It is presently improved with two (2) steel transmission lines that originate at the Pumphrey Switching Station of the Baltimore Gas and Electric Company.

The Rosemont and Baltimore Highlands subdivisions exist west of the site and a Baltimore County land fill to the east. The petitioner proposes to reconstruct the existing transmission lines.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice

John B. Howard, Esq.
Item 141
March 13, 1974

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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.

Very truly yours,

James B. Byrnes, III
Chairman
Zoning Advisory Committee

JBB:J D

Enclosure

cc: John F. Douthirt, III
1021 W. Seminary Avenue
Baltimore, Md. 21093

William E. Colburn, Esq.,
1700 Gas & Elec. Bldg.
Baltimore, Maryland 21203

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

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

March 8, 1974

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

Re: Item #141 (1973-1974)
 Property Owner: Baltimore Gas and Electric Co.
 E/S of Baltimore Street, N. of the Baltimore Harbor
 Tunnel Thruway, and S. of the Baltimore City-Baltimore
 County Line
 Existing Zoning: Public Area
 Proposed Zoning: Special Exception for the reconstruction,
 operation and maintenance of two electric transmission lines
 District: 13th

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.

General:

Baltimore County utilities and highway improvements apparently are not involved.
 However, any existing rights including, but not limited to access rights with proper
 and sufficient vertical and horizontal clearances must be recognized and protected
 by the Petitioner to the benefit of Baltimore County in regard to the "Public Land"
 east of the subject area. This public land currently is the site of solid waste
 disposal operations by the Baltimore County Bureau of Sanitation, and is known as the
 "Reliable Land Fill".

Very truly yours,

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

END:RAN:PMH:ms

cc: Charles C. Farley
 George A. Reier

C-214 Key Sheet
 21-2b SW 3 & 4 Pos. Sheets
 SW 5 & 7 A Topo
 109 Tax Map

BALTIMORE COUNTY, MARYLAND
 JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
 EUGENE J. CLIFFORD, P.E. WIL T. HALLMAN
 DIRECTOR DEPUTY DIRECTOR

March 11, 1974

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

Re: Item 141 - ZAC - February 19, 1974
 Property Owner: Baltimore Gas and Electric Company
 E/S Baltimore Street, N of the Baltimore Harbor Tunnel Thruway,
 and S of the Baltimore City-Baltimore County Line
 Special Exception for the reconstruction, operation and maintenance
 of two electric transmission lines
 District 13

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested special
 exception for electric transmission lines.

Very truly yours,

Michael S. Flanigan
 Michael S. Flanigan
 Traffic Engineer Associate

MSF/pk

Baltimore County Fire Department

J. Austin Deitz
 Chief

Towson, Maryland 21204
 872-7316

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

Attention: Mr. Jack Dillon, Chairman
 Zoning Advisory Committee

Re: Property Owner: Baltimore Gas & Electric Co.

Location: E/S of Baltimore Street, N of the Baltimore Harbor Tunnel
 Thruway, and S of the Baltimore City-Baltimore County Line
 Item No. 141 Zoning Agenda February 19, 1974

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.

- () 1. Fire hydrants for the referenced property are required and
 shall be located at intervals of _____ 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 _____
 EXCEEDS 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
 site shall comply with all applicable requirements of the
 National Fire Protection Association Standard No. 101
 "The Life Safety Code", 1970 Edition prior to occupancy.
 Site plans are approved as drawn.
- () 6. _____
- (X) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *J. P. Marshall* Planning Group
 Special Inspection Division

Noted and Approved: *Paul H. Reinisch*
 Deputy Chief
 Fire Prevention Bureau

mls
 4/16/73

March 8, 1974

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 #141, Zoning Advisory Committee Meeting, February 19, 1974, are as follows:

Property Owner: Baltimore Gas and Electric Co.
 Location: E/S of Baltimore Street, N of the Baltimore Harbor Tunnel thruway, and S of the
 Baltimore City - Baltimore County Line
 Existing Zoning: Public Area
 Proposed Zoning: Special Exception for the reconstruction, operation and maintenance of
 two electric transmission lines.
 No. of Acres: _____
 District: 13th

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

Very truly yours,

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
 SUITE 301 JEFFERSON BUILDING 10 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
 AREA CODE 301 PLANNING 484-2811 ZONING 484-2821

**BOARD OF EDUCATION
 OF BALTIMORE COUNTY**

TOWSON, MARYLAND - 21204

Date: February 25, 1974

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

Re: Item 141
 Property Owner: Baltimore Gas & Electric Company
 Location: E/S of Baltimore Street, N. of the Balto. Harbor Tunnel Thruway,
 Present Zoning: Public Area, and S. of the Balto. City-Balto. County Line.
 Proposed Zoning: Special Exception for the reconstruction, operation and maintenance
 of two electric transmission lines.

Z.A.C. Meeting of: February 19, 1974

District: 13th
 No. Acres: _____

Dear Mr. DiNenna:

No effect on student population.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: April 5, 1974

FROM: William D. From, Director of Planning

SUBJECT: Petition #74-224-X. South side of Baltimore County and Baltimore City Line

South to the Baltimore Harbor Tunnel Thruway
 Petition for Special Exception for the Reconstruction, operation and
 maintenance of two (2) overhead electric transmission lines.
 Petitioner - Baltimore Gas and Electric Company

13th District

Hearing: Wednesday, April 10, 1974 (11:00 A.M.)

The staff of the Office of Planning and Zoning has reviewed the subject
 petition and has the following comment to make.

The granting of this request would not be inconsistent with the
 1960 Guideplan, the official County Master Plan.

William D. From
 William D. From
 Director of Planning

WDF:NEG:rw

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



(CLARK FOWNE MACKENZIE, S.R.A.)

page two

APPRAISED FOR:

Baltimore County Board of Education
 Baltimore County Revenue Authority
 Baltimore County Bureau of Land Acquisition
 Baltimore County Solicitors Office
 Baltimore Gas and Electric Company
 Baltimore Life Insurance Company
 Bendix Corporation
 Chesapeake National Bank
 Circuit Court of Baltimore County
 County Appraisers, Inc.
 Department of Law - State of Maryland
 Department of Public Improvements - State of Maryland
 Getty Oil Company
 Goucher College
 Martin-Marietta Company
 Maryland State Highway Administration
 Mobil Oil Corporation
 Office of Law - Anne Arundel County
 Real Estate Department of Baltimore City
 Reisterstown Federal Savings & Loan Association
 Shell Oil Company
 Toll Facilities Division, Maryland State Highway Administration
 Attorneys and Landowners

Over Six Hundred appraisals in the last nine and
 one half years; combined appraised value exceeding \$275,000,000.
 These appraisals include residential, industrial, and commercial
 properties for condemnation, mortgage, estate and tax purposes.

QUALIFIED AS REAL ESTATE EXPERT BEFORE:

Anne Arundel County Circuit Court
 Baltimore County Circuit Court
 Baltimore County Zoning Board of Appeals
 Baltimore County Zoning Commissioner
 Howard County Circuit Court
 Howard County Zoning Board of Appeals
 Public Service Commission - State of Maryland
 Tax Appeals Court - Baltimore County, Maryland
 Town Council - Easton, Maryland

DEVELOPMENT EXPERIENCE:

Commercial

Scotts Corner Shopping Center
 Ridgely Plaza
 Garrison Forest Plaza
 Tread Avon Square
 Carney Village Shopping Center
 Shamrock Industrial Building

Residential

Stillpond (Condominiums)
 The Beeches (Condominiums)
 Greencroft (Large lot
 Subdivision)

Mackenzie & Associates Inc. March 7, 1974
 consultants appraisers

2-SIGNS

74-234-X

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 13th Date of Posting: MARCH 23, 1974
 Posted for: PETITION FOR SPECIAL EXCEPTION
 Petitioner: BALTO. GAS & ELEC. CO.
 Location of property: S/S of BALTO. HARBOR TUNNEL CITY AVENUE S. to
 the BALTO. HARBOR TUNNEL THRUWAY
 Location of Signs: O.E.S. of BALTIMORE ST. AT DEAD END OF GEORGIA AVE
 @ 160' TOL - EAST OF BALTIMORE ST. AT GEORGIA AVE.
 Remarks: @ UNDER TRANSMISSION LINES
 Posted by: J. P. Marshall Signature Date of return: MARCH 29, 1974

H. EMELIE PARKS, President
 EUGENE C. WEBB, Vice President
 MRS. ROBERT L. BERRY
 MARCUS M. BOYBARS
 JOSEPH N. HODGSON
 ALVIN LOREK
 JOSHUA W. WHEELER, Superintendent
 T. FAYARD WILLIAMS, JR.
 RICHARD W. TRACY, M.D.
 MRS. RICHARD K. KUEHNEL

CERTIFICATE OF PUBLICATION

TOWSON, MD., March 23, 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., once in each of consecutive weeks before the 19th day of April, 1974, the last publication appearing on the 21st day of March, 1974.

THE JEFFERSONIAN,

L. L. Smith, Jr.
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: <i>J.P.B.</i>			Revised Plans:		Change in outline or description	Yes				
Previous case:			Map #			No				

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 19th day of

July 1974 1972. Item #

S. Eric Dinenna
S. Eric Dinenna
Zoning Commissioner

Petitioner *Baltimore Gas & Electric* Submitted by *Howard*

Petitioner's Attorney *Howard* Reviewed by *J.P.B.*

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

Item 141

John B. Howard, Esq.,
699 Washington Avenue
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received and accepted

for filing this 29th day of March 1974.

S. Eric Dinenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner *Baltimore Gas & Electric Co.*

Petitioner's Attorney *John B. Howard* Reviewed by *James B. Brown*
as: John F. Douthett, 211.1423 S. Seminary Ave. (21203) Milman,
William E. Colburn, Esq., 1708 Gas & Elec. Bldg. (21203) Advisory Committee

BALTIMORE COUNTY, MARYLAND No. 13152
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE March 14, 1974 ACCOUNT 01-662

AMOUNT \$50.00

WHITE CASHIER DISTRIBUTION PINK AGENCY YELLOW CUSTOMER

Hessers, Cook, Murray, Madd & Howard
409 Washington Ave.
Towson, Md. 21204
Petition for Baltimore Gas & Elec. Co.
#74-234-X

BALTIMORE COUNTY, MARYLAND No. 14706
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

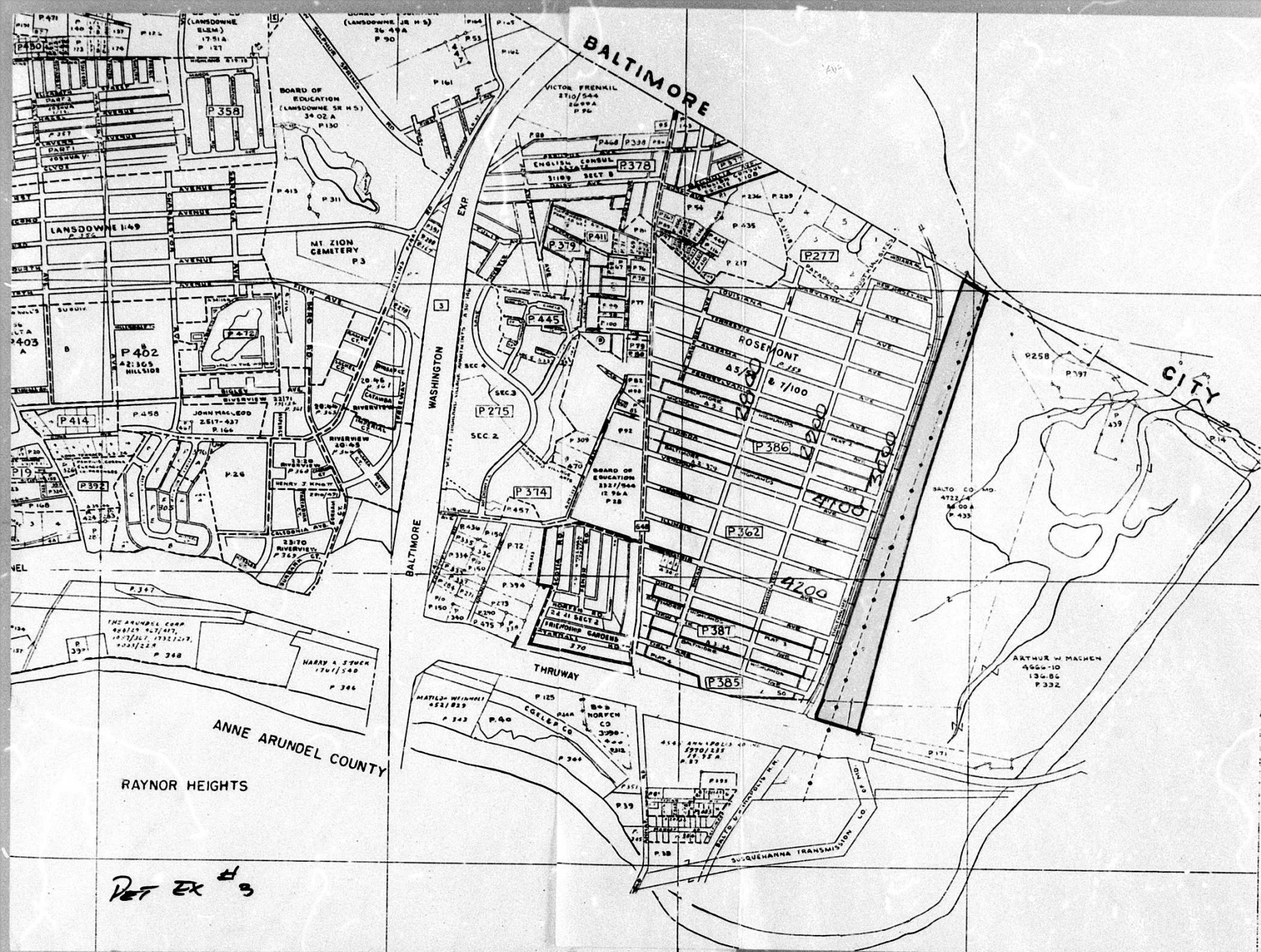
DATE April 10, 1974 ACCOUNT 01-662

AMOUNT \$102.25

WHITE CASHIER DISTRIBUTION PINK AGENCY YELLOW CUSTOMER

Hessers, Cook, Murray & Howard
409 Washington Ave.
Towson, Md. 21204
Advertising and posting of property for Balto.
Gas & Elec. Co. #74-234-X 1 J 225





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