

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, St. Lukes Lane Joint Venture, legal owner... of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1801.2C.4 to permit rear yard setbacks of six (6) feet and twenty (20) feet for Lot Nos. 1 and 21, respectively, instead of the required thirty (30) feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The lots are numbered on Charleswoods Court; therefore, we thought the lots fronted on Charleswoods Court. Because the front entrances face St. Lukes Lane, the Zoning Department has determined the St. Lukes Lane side to be the front yard of these lots.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser St. Lukes Lane Joint Venture
Address Route #3, Cavendish Rd.
Swings Mills, Md. 21117
Petitioner's Attorney James E. Dyer
Address 1600 Mt. N. E. Blvd.
Baltimore, Md. 21202

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of May, 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 24th day of June, 1974, at 10:00 o'clock.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Eric D. Nenna, Zoning Commissioner Date: June 28, 1974
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #74-290-A Northeast and Southeast corners of St. Luke Lane and Charles Woods Court.
Petition for Variance for Rear Yard.
Petitioner - St. Lukes Lane Joint Venture

2nd District

Hearing: Monday, June 24, 1974 (10:00 A.M.)

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

The granting of this request would not be inconsistent with the policies of the 1980 Guideplan, the County's official master plan.

William D. Fromm
Director of Planning

WDF:NEG:rw

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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See attached description

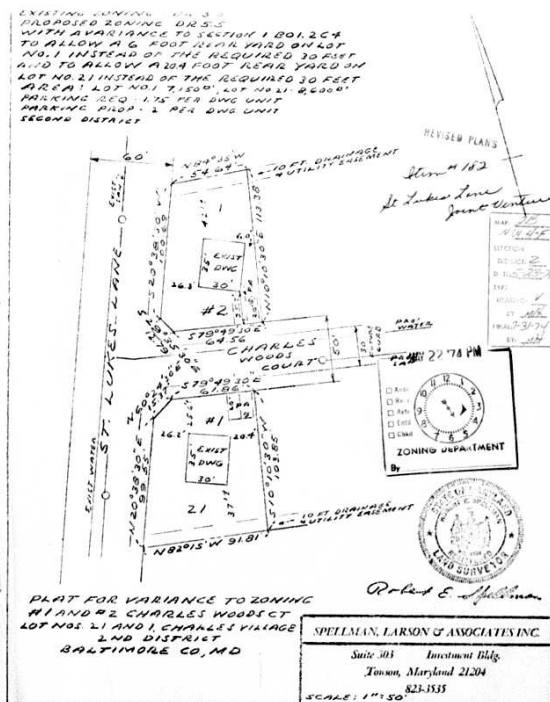
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Contract purchaser St. Lukes Lane Joint Venture
Address Route #3, Cavendish Rd.
Swings Mills, Md. 21117
Petitioner's Attorney James E. Dyer
Address 1600 Mt. N. E. Blvd.
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Zoning Commissioner of Baltimore County.

(over)



SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 303 INVESTMENT BUILDING
TOWSON, MARYLAND 21204
823-3535

DESCRIPTION FOR VARIANCE TO ZONING
#1 AND #2 CHARLES WOODS COURT
2ND DISTRICT, BALTIMORE COUNTY, MARYLAND

Being on the Northeast and Southeast corners of St. Lukes Lane and Charles Woods Court and known as Lot Nos. 1 and 21 Charles Village, the Plat of which is recorded among the Plat Records of Baltimore County in Plat Book EHK, JR. NO. 36, Folio 117.



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SITE LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION

June 27, 1974

John A. Wolf, Esquire
1600 Maryland National Bank Building
Baltimore, Maryland 21202

RE: Petition for Variance
NE and SE corners of St. Lukes Lane and Charles Woods Court -
2nd Election District
St. Lukes Lane Joint Venture -
Petitioner
NO. 74-290-A (Item No. 182)

Dear Mr. Wolf:

I have this date passed my Order in the above referenced matter. Copy of said Order is attached.

Very truly yours,

James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

JED:erl

Attachments

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E. WM. T. MELZER
DIRECTOR DEPUTY TRAFFIC ENGINEER

May 28, 1974

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

Re: Item 182 - ZAC - May 7, 1974
Property Owner: St. Lukes Lane Joint Venture
S/S Charles Woods Court, 182.73 feet E of St. Lukes Lane
Variance from Section 1801.2 to allow 11 foot side yards on each lot for a sum of 19 feet instead of the required sum of 20 feet District 2

Dear Mr. D. Nenna:

No traffic problems are anticipated by the requested variance to the side yards.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF/pk

Pursuant to the advertisement, posting of property, and public hearing on the ~~above~~ Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner

the ~~above~~ Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety and general welfare of the community

to permit rear yard setbacks of 6' and 20' for Lot Nos. 1 and 21, respectively, instead of the required 30' should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 27th day of June, 1974, that the herein Petition for a Variance 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.

Deputy Zoning Commissioner of Baltimore County
James E. Kelly

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the ~~above~~ Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner

the ~~above~~ Variance should be had; and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety and general welfare of the community

to permit rear yard setbacks of 6' and 20' for Lot Nos. 1 and 21, respectively, instead of the required 30' should be granted.

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Deputy Zoning Commissioner of Baltimore County
James E. Kelly

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1974, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 31, 1974

Mr. Steven Gilman, President
St. Lukes Lane Joint Venture
Rte. 3, Cavesdale Road
Owings Mills, Maryland 21117

RE: Variance Petition
Item 182
St. Lukes Lane Joint Venture -
Petitioner

Dear Mr. Gilman:

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 properties are located on the northeast and southeast corner of St. Lukes Lane and Charles Woods Court, in the 2nd Election District of Baltimore County. Each site is improved by an existing dwelling that was constructed in error with regard to the required rear yard setbacks.

The adjacent lots, all within the same subdivision, are part of a recently approved final development plan entitled "Charles Village."

The petitioner requests a Variance for each lot to permit rear yard setbacks of 6 feet and 20 feet instead of the required 30 feet.

Mr. Steven Gilman, President
Item 182
May 31, 1974

June 3, 1974

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.

Very truly yours,

James B. Symkes, III
JAMES B. SYMKE, III
Chairman,
Zoning Advisory Committee

JBB:JD

Enclosure

cc: Spellman, Larson & Associates, Inc.
Suite 301, Investment Bldg.
Towson, Maryland 21204

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

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

May 17, 1974

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

Re: Item #182 (1973-1974)
Property Owner: St. Lukes Lane Joint Venture
S/S of Charles Woods Ct., 182.73' E. of St. Lukes Ln.
Existing Zoning: D.P. 5.5
Proposed Zoning: Variance from Section 1801.2 to allow 11' side yards on each lot for a sum of 19' instead of the required sum of 20'
No. of Acres: 0.41 District: 2nd

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 are existing or as secured by Public Works Agreement #27205, executed in connection with "Charles Village (Formerly Charles Woods)".

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #182 (1973-1974).

Very truly yours,

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

END:RAM:PW:ES

1-1/2 Key Sheet
13 NW 24 Pos. Sheet
NW 1/4 Topo
88 Tax Map

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
878-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: St. Lukes Lane Joint Venture

Location: S/S of Charles Woods Court, 182.73' E. of St. Lukes Lane

Item No. 182 Zoning Agenda May 7, 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
- () 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.
- () 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.
- () 6. Site plans are approved as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Reviewer: *St. Thomas Kelly* Noted and Approved: *Paul H. Reinisch*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

mls
4/16/73

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

May 9, 1974

DONALD J. ROOP, M.D., M.P.H.
SENIOR 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 182, Zoning Advisory Committee Meeting May 7, 1974, are as follows:

Property Owner: St. Lukes Lane Joint Venture
Location: S/S of Charles Woods Court, 182.73' E. of St. Lukes Lane
Existing Zoning: D.R.5.5
Proposed Zoning: Variance from Section 1801.2 to allow 11' side yards on each lot for the sum of 19' instead of the required sum of 20'

No. of Acres: 0.41
District: 2

Metropolitan water and sewer available.

A sanatorium was placed on new sewer connections in the Guyana Falls Drainage Basin by Dr. Neil Solomon, Secretary of Health and Mental Hygiene, on September 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/cso

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



May 21, 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 #182, Zoning Advisory Committee Meeting, May 7, 1974, are as follows:

Property Owner: St. Lukes Lane Joint Venture
Location: S/S of Charles Woods Court,
Existing Zoning: D.R.5.5
Proposed Zoning: Variance

No. of Acres: 0.41
District: 2nd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

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 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 424-2111 ZONING 424-2121

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: May 8, 1974

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

Z.A.C. Meeting of: May 7, 1974

Re: Item 182
Property Owner: St. Lukes Lane Joint Venture
Location: S/S of Charles Woods Court, 182-73' E. of St. Lukes Lane
Present Zoning: D.R. 5-5
Proposed Zoning: Variance from Section 1801.2 to allow 11' side yards on each lot for a sum of 19' instead of the required sum of 20'
District: 2nd
No. Acres: 0.41
Dear Mr. DiNenna:
No effect on student population.

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

WNP/ml
H. EMILIO PARKS, JR., JR.
TOWSON, MARYLAND 21204
HAROLD W. ROYBURN
JENNIFER M. ROYBURN
ROUTE 1, SUITE 100
TOWSON, MARYLAND 21204
T. GARY W. HILLMAN, JR.
RICHARD W. HILLMAN, JR.
ROUTE 1, SUITE 100
TOWSON, MARYLAND 21204

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2nd Date of Posting: June 8, 1974
Posted for: VARIANCE FOR VARIANCE
Petitioner: ST. LUKES LANE JOINT VENTURE
Location of property: NE 1/4 of Sec. 18, T. 18 N., R. 18 E., S. 18 W., CHESAPEAKE AVENUE, TOWSON, MD. 21204
Location of Signs: NE 1/4 of Sec. 18, T. 18 N., R. 18 E., S. 18 W., CHESAPEAKE AVENUE, TOWSON, MD. 21204
Remarks: VARIANCE FOR VARIANCE
Posted by: W. Nick Furutachi Date of return: June 14, 1974

PETITION FOR A VARIANCE
ZONING: Petition for Variance for Rear Yard
LOCATION: Northeast and Southeast corners of St. Lukes Lane and Charles Woods Court
DATE & TIME: MONDAY-JUNE 24, 1974 at 10:00 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Variance from the Zoning Regulations of Baltimore County to permit rear yard setbacks of 6 feet and 20 feet for lots 1 and 2, respectively, within the required 20 feet.
The Zoning Regulation to be amended is Section 1801.2 C. Rear Yards - 30 feet.
All that parcel of land in the Second District of Baltimore County, being on the Northeast and Southeast corners of St. Lukes Lane and Charles Woods Court and known as Lot 1 and 2, Charles Woods, the Plat of which is recorded within the Plat Records of Baltimore County in Plat Book EPRC, 44, PG. 3, File 175.
Being the property of St. Lukes Lane Joint Venture as shown on plat and map filed with the Zoning Department.
Hearing Date: Monday, June 24, 1974 at Public Hearing Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, MD.
BY ORDER OF
S. ERIC DINENNA
ZONING COMMISSIONER OF BALTIMORE COUNTY
JUNE 6

CERTIFICATE OF PUBLICATION

D 3919

Pikesville, Md., June 6, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE NORTHWEST STAR, a weekly newspaper printed and published in Pikesville, Baltimore County, Maryland, once in each of one time before the 24th day of June, 1974, the first publication appearing on the 6th day of June, 1974.

THE NORTHWEST STAR

David L. Landau
Manager

Cost of Advertisement, \$ 17.50

PETITION FOR A VARIANCE
ZONING: Petition for Variance for Rear Yard
LOCATION: Northeast and Southeast corners of St. Lukes Lane and Charles Woods Court
DATE & TIME: Monday, June 24, 1974 at 10:00 A.M.
PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
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The Zoning Regulation to be amended is Section 1801.2 C. Rear Yards - 30 feet.
All that parcel of land in the Second District of Baltimore County, being on the Northeast and Southeast corners of St. Lukes Lane and Charles Woods Court and known as Lot 1 and 2, Charles Woods, the Plat of which is recorded within the Plat Records of Baltimore County in Plat Book EPRC, 44, PG. 3, File 175.
Being the property of St. Lukes Lane Joint Venture as shown on plat and map filed with the Zoning Department.
Hearing Date: Monday, June 24, 1974 at 10:00 A.M.
Public Hearing Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, MD.
S. ERIC DINENNA
Zoning Commissioner of Baltimore County
June 6

CERTIFICATE OF PUBLICATION

TOWSON, MD., June 6, 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 one time before the 24th day of June, 1974, the first publication appearing on the 6th day of June, 1974.

THE JEFFERSONIAN

St. Louis, Missouri
Manager

Cost of Advertisement, \$

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 26th day of

June 1974. Item #

S. Eric DiNenna,
Zoning Commissioner

Petitioner: St. Lukes Lane Joint Venture Submitted by

Petitioner's Attorney: New Reviewed by

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

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 15046

DATE: June 3, 1974 ACCOUNT: 01-662

AMOUNT: \$25.00

WHITE - CASHIER
DISTRIBUTION
FIRM - AGENCY
YELLOW - CUSTOMER
Spellman, Larson & Associates, Inc.
Suite 303 Investment Bldg.
Towson, Md. 21204
Petition for Variance for St. Lukes Lane Joint Venture
#74-290-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 15080

DATE: June 27, 1974 ACCOUNT: 01-662

AMOUNT: \$16.75

WHITE - CASHIER
DISTRIBUTION
FIRM - AGENCY
YELLOW - CUSTOMER
St. Lukes Joint Venture
Rt. #3, Cavendish Rd.
Owings Mills, Md. 21117
Advertising and posting of property.
#74-290-A 46754

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		1:100		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: _____										
Previous case: <u>980.11</u> _____										

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Mr. Steven Gilman, President
St. Lukes Lane Joint Venture
Rte. 3, Cavendish Road
Owings Mills, Maryland 21117

Your Petition has been received and accepted
for filing this 22nd day of May 1974.

S. Eric DiNenna
S. ERIC DINENNA,
Zoning Commissioner

Petitioner: St. Lukes Lane Joint Venture
Petitioner's Attorney: Spellman, Larson & Associates, Inc.
cc: Spellman, Larson & Associates, Inc.
Suite 303, Investment Bldg.
Towson, Maryland 21204

Reviewed by: James E. Byrnes, III
Zoning Advisory Committee