

PETITION FOR [REDACTED] SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Harstan Realty, A Partnership, legal owners 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 for a special exception to the Zoning Regulations of Baltimore County for the use of the property as an indoor tennis barn.

See attached description

(1) I, the undersigned, being the owner of the property, do hereby petition the Zoning Commissioner of Baltimore County, to use the herein described property, for indoor tennis barn as a special exception in a BL and BL-CCC

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 for Baltimore County.

HARSTAN REALTY, A Partnership
BY: *Stanley Boll*
Stanley Boll, Partner

Contract purchase:
Address: 3412 MARSHMAN RD
21207

Legal Owner
Protestant's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 1st day of November, 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 2nd day of December, 1974, at 11:00 o'clock P. M.

Eric DiNenna
Zoning Commissioner of Baltimore County

(over)

BALTIMORE COUNTY, MARYLAND
JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING
EUGENE J. CLIFFORD, P.E. Director
Wm. T. MILLER, Deputy Traffic Engineer

November 25, 1974

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

Re: Item 90 - ZAC - October 15, 1974
Property Owner: Harstan Realty
Location: Liberty Road, SE of Harriottville Rd.
Existing Zoning: BL
Proposed Zoning: SPECIAL EXCEPTION for indoor tennis barn
No. of Acres: 4.3
District: 2nd

Dear Mr. DiNenna:
No major traffic problems are anticipated by the requested special exception.

Very truly yours,
Michael S. Flanagan
Michael S. Flanagan
Asso. Traffic Engineer

HSF/bza

December 16, 1974

William S. Baldwin, Esquire
24 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Exception
SW/S of Liberty Road, 415'
SE of Harriottville Road -
2nd Election District
Harstan Realty - Petitioner
NO. 75-116-X (Item No. 80)

Dear Mr. Baldwin:

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

Very truly yours,

S. ERIC DI NENNA
Zoning Commissioner

SED/scw

Attachments



SPELLMAN, LARSON
& ASSOCIATES, INC.

SUITE 303 INVESTMENT BUILDING
TOWSON, MARYLAND 21204
823-3535

ROBERT E. SPELLMAN, P.L.R.
JOSEPH L. LARSON
LOUIS J. PIASECKI, P.E.

DESCRIPTION FOR SPECIAL EXCEPTION TO ZONING
LIBERTY ROAD, SOUTHEAST OF HARRIOTTVILLE ROAD
2ND DISTRICT, BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point in the centerline of Liberty Road, Maryland Route No. 26, at the distance of 415 feet, more or less, measured southeasterly along the centerline of Liberty Road from the centerline of Harriottville Road and running thence and bounding on the centerline of Liberty Road South 57 Degrees 15 Minutes 02 Seconds East 171.70 feet thence leaving the centerline of Liberty Road and running South 27 Degrees 45 Minutes 43 Seconds East 711.87 feet, North 56 Degrees 46 Minutes 42 Seconds East 315.51 feet, North 22 Degrees 48 Minutes 57 Seconds East 614.32 feet, South 57 Degrees 18 Minutes 02 Seconds East 120.32 feet and North 32 Degrees 41 Minutes 53 Seconds East 170.00 feet to the place of beginning.

Containing 4.3 acres of land, more or less.

7-24-74



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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: November 26, 1974
FROM: William D. Fromm, Director of Planning

SUBJECT: Petition #75-116-X, Southwest side of Liberty Road 415 feet, more or less, Southeast of Harriottville Road. Petition for Special Exception for Indoor Tennis Barn. Petitioner - Harstan Realty

2nd District

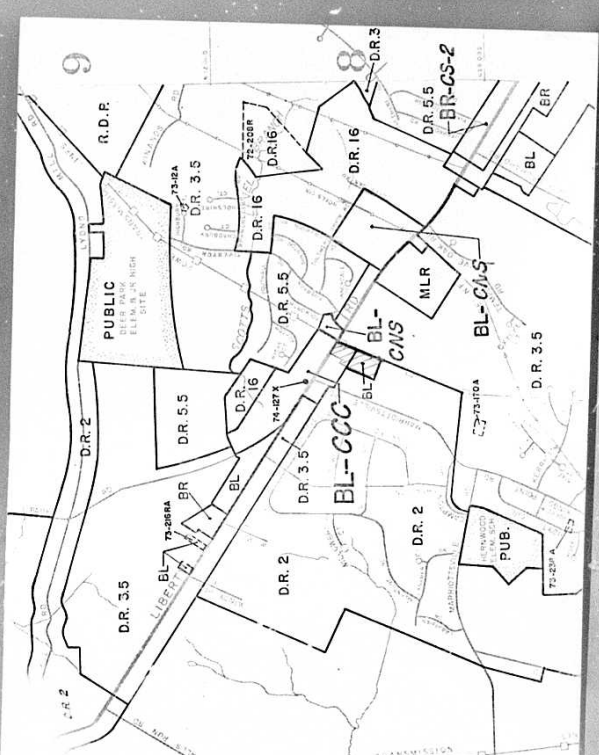
HEARING: Thursday, December 12, 1974 (1:00 P.M.)

This site is zoned BL-CCC on the front and BL in the rear where the proposed tennis barn is located. On the north side of Liberty Road, BL-CCC and the Deer Park Plaza is proposed just west of it. This area is shown as a Community Center on the proposed Northwest Area plan. It is the staff's opinion that a tennis barn is an appropriate use in or near the community center and this Special Exception should be granted.

If granted it should be well screened from the residential uses along Harriottville Road.

William D. Fromm
William D. Fromm
Director of Planning

WDF:DEC174



BALTIMORE COUNTY

ZONING PLANS

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 the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met,

The above reclassification should not be had, and it further appearing that by reason of

a Special Exception for an Indoor Tennis Barn should be granted. IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 16th day of December, 1974, that the character, description of property or area should be and the Special Exception for an Indoor Tennis Barn 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 State Highway Administration, 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 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 16th day of December, 1974, 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 DENIED to remain a zone, and or the Special Exception for

Zoning Commissioner of Baltimore County

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

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

November 4, 1974

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

Re: Item #80 (1974-1975)
Property Owner: Harstan Realty
Liberty Rd., S/E of Harriottsville Rd.
Existing Zoning: RL
Proposed Zoning: Special Exception for indoor tennis barn
No. of Acres: 4.3 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:

Formal comments, dated April 25, 1973, were supplied the Petitioner by the Bureau of Public Services in connection with the Preliminary Plan for the "mall Shopping Center". Those comments are referred to for your consideration. We reemphasize that this property is tributary to the Gwynns Falls Sewerage System, subject to State Health Department imposed moratorium restrictions.

Very truly yours,

Ellsworth N. Diver
Chief, Bureau of Engineering

END:ENR:PM:iss

cc: H. Shalowitz

P&W Key Sheet
30 & 31 NW 39 & 40 Pos. Sheets
NW 8 J Topo
76 Tax Map

Maryland Department of Transportation
State Highway Administration

October 29, 1974

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

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

Attn: Mr. James B. Byrnes III

Dear Sir:

The future widening indicated on the subject plan must be dimensioned; 40' from the centerline of Liberty Road. The proposed road-side curb must be dimensioned; 24' from centerline.

A review of the plan and inspection at the site revealed an existing storm drain under Liberty Road near the east property line, that may be rendered inadequate by the anticipated concentrated storm water from the proposed development. If this is the case, it will be the developer's responsibility to replace or supplement the structure.

The 1973 average daily traffic count for this section of Liberty Road is ... 15,000 vehicles.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Permits
John E. Meyers

CLJ:EM:dk

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

William S. Baldwin, Esq.
24 West Penna. Ave.
Towson, Md. 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 1st day of November, 1974.

S. Eric DiNenna
Zoning Commissioner

Petitioner Harstan Realty

Petitioner's Attorney William S. Baldwin
cc: Spellman, Larson & Associates, Inc.
Suite 303, Investment Bldg.
Towson, Md. 21204
Reviewed by
Chairman,
Zoning Advisory
Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 12, 1974

COUNTY OFFICE BUILDING
111 W. Chesapeake Avenue
Towson, Maryland 21204

James B. Byrnes, III
Chairman

William S. Baldwin, Esq.
24 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Special Exception Petition
Item 80
Harstan Realty - Petitioners

Dear Mr. Baldwin:

The Zoning Plans 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 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 side of Liberty Road, approximately 115 feet southeast of Harriottsville Road, in the Second Election District of Baltimore County, and is presently unimproved. An existing bank facility exists adjacent to the site on Liberty Road and the Power Transmission Lines right-of-way abuts the property to the southwest. A predominant portion of the subject tract is wooded.

The petitioner is requesting a Special Exception for a community building to be utilized as indoor tennis courts. This would supplement the already anticipated development of a two-story building comprised of retail stores. Off street parking for the entire site, which is to have access from two points on Liberty Road, is indicated for 200 vehicles.

Baltimore County Fire Department

J Austin Deitz
Chief

Towson, Maryland 21204

833-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Harstan Realty

Location: Liberty Road, SE/ of Harriottsville Rd.

Item No. 80 Zoning Agenda October 15, 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.

(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

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.

(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", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

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

Reviewed: J. J. Deitz

Planning Group
Special Inspection Division
Noted and Approved:
Deputy Chief
Fire Prevention Bureau

William S. Baldwin, Esq.
Re: Item 80
November 12, 1974

Page 2

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. Byrnes, III
Chairman,
Zoning Plans Advisory Committee

JBB:JD

Enclosure

cc: Spellman, Larson & Associates, Inc.
Suite 303, Investment Bldg.
Towson, Md. 21204

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 30, 1974

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 Item 80, Zoning Advisory Committee Meeting, October 15, 1974, are as follows:

Property Owner: Harstan Realty
Location: Liberty Road, SE/ of Harriottsville Rd.
Existing Zoning: RL
Proposed Zoning: SPECIAL EXCEPTION for indoor tennis barn.

No. of Acres: 4.3
District: 2nd

Metropolitan water and sewer must be extended to site.

Air Pollution Comments: The building or buildings on this site may be subject to a permit to construct and a permit to operate any and all fuel burning and processing equipment. Additional information may be obtained from the Division of Air Pollution and Industrial Hygiene, Baltimore County Department of Health.

Food Protection Comments: If a food service facility is proposed, complete plans and specifications must be submitted to the Division of Food Protection, Baltimore County Department of Health, for review and approval.

Gwynns Falls Moratorium: 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 May 14, 1974; therefore approval may be withheld for this connection.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

JHB/neg

CC--W.L. Phillips
L.A. Schuppert



November 1, 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 #80, Zoning Advisory Committee Meeting, October 15, 1974, are as follows:

Property Owner: Harston Realty
Location: Liberty Road, SE of Marriottsville Road
Existing Zoning: B.L.
Proposed Zoning: Special Exception for indoor tennis barn
No. of Acres: 4.3
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.

The future road widening of Liberty Road must be dimensioned on the site plan. Four foot high compact screening is required where the parking areas are adjacent to residential premises.

Very truly yours,
John L. Wimbley
John L. Wimbley
Planning Specialist II
Project and Development Planning

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 414-3211 ZONING 484-3281

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: October 17, 1974

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

Z.A.C. Meeting of: October 15, 1974

Re: Item 80
Property Owner: Harston Realty
Location: Liberty Road, S.E. of Marriottsville Road
Present Zoning: B.L.
Proposed Zoning: Special Exception for indoor tennis barn

District: 2nd
No. Acres: 4.3

Dear Mr. Dinenna:

No bearing on student population.

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

MICROFILMED

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER

MARCUS W. ROSS
JOSEPH W. MCGINNIS
ALVIN LORICK
ADRIAN W. WHEELER
ZONING COMMISSIONERS

F. HARTLEY WILSON, JR.
WILLIAM D. FROMM
S. ERIC DINENNA
ZONING COMMISSIONERS

CERTIFICATE OF PUBLICATION

TOWSON, MD. November 18, 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, six weeks before the 2nd day of December, 1974, the first publication appearing on the 18th day of November, 1974.

THE JEFFERSONIAN,
John L. Wimbley
Manager

Cost of Advertisement, \$

MICROFILMED

PETITION FOR SPECIAL EXCEPTION

For Indoor Tennis Barn

LOCATION: SE of Liberty Road, SE of Marriottsville Road, 4.3 acres, more or less, 1974 at 100 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

THE ZONING COMMISSIONER OF BALTIMORE COUNTY, for the purpose of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the above petition for Special Exception for Indoor Tennis Barn.

All that parcel of land in the Second District of Baltimore County

containing for the same of a piece in the No. 20 of the Eastern of 60 feet, more or less, of Liberty Road, SE of Marriottsville Road, 4.3 acres, more or less, 1974 at 100 P.M.

containing for the same of a piece in the No. 20 of the Eastern of 60 feet, more or less, of Liberty Road, SE of Marriottsville Road, 4.3 acres, more or less, 1974 at 100 P.M.

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CERTIFICATE OF PUBLICATION

P. O. 5239 2709

Pikesville, Md. Nov. 14, 1974

THIS IS TO CERTIFY, that the annexed advertisement was published in THE SOUTHERN STAR, a weekly newspaper published in Pikesville, Baltimore County, Maryland, once in each of one time, before the 2nd day of December, 1974, the first publication appearing on the 14th day of November, 1974.

THE SOUTHERN STAR

John L. Wimbley
Manager

Cost of Advertisement, \$ 20.00

MICROFILMED

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map date by	Original date by	Duplicate date by	Tracing date by	200 Sheet date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, BA, CC, CA					
Reviewed by: <i>A. Raphael</i>		Revised Plans: Change in outline or description Yes			
Previous case:		Map #			

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 2nd Date of Posting: Nov. 16, 1974
Posted for: PETITION FOR SPECIAL EXCEPTION
Petitioner: HARSTON REALTY
Location of property: SW 1/4 of LIBERTY RD. 415 SE of MARIOTTVILLE RD.
Location of Signs: SW 1/4 of LIBERTY RD. 440 +/- SE of MARIOTTVILLE RD.
Remarks: *Harston Realty*
Posted by: *Harston Realty* Signature Date of return: Nov. 23, 1974

MICROFILMED

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 7th day of Oct 1974 Item #

S. Eric Dinenna
S. Eric Dinenna
Zoning Commissioner

Petitioner: *Harston Realty* Submitted by: *Harston Realty*
Petitioner's Attorney: *Harston Realty* Reviewed by: *Harston Realty*

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

MICROFILMED

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

No. 17101

DATE: Nov. 13, 1974 ACCOUNT: 01562

MICROFILMED

AMOUNT: \$50.00

DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER

WHITE - CASHIER

William S. Baldwin, Esq.
24 W. Penna. Ave.
Towson, Md. 21204

Petition for Special Exception for Harston Realty

#75-116-X

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

No. 17192

DATE: Nov. 12, 1974 ACCOUNT: 01662

MICROFILMED

AMOUNT: \$50.00

DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER

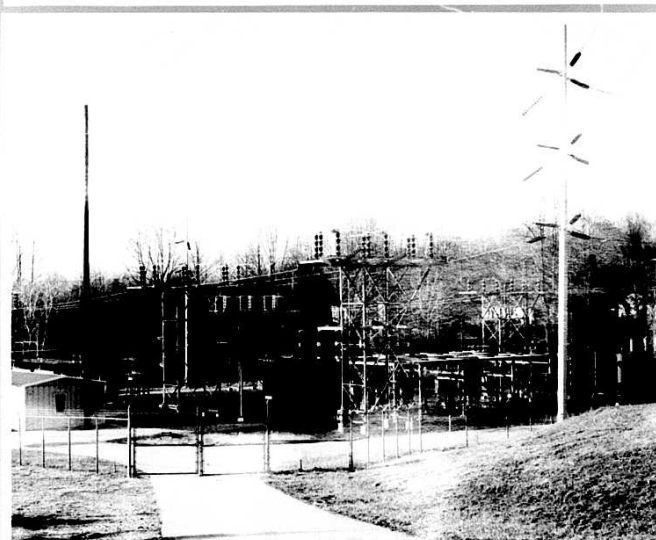
WHITE - CASHIER

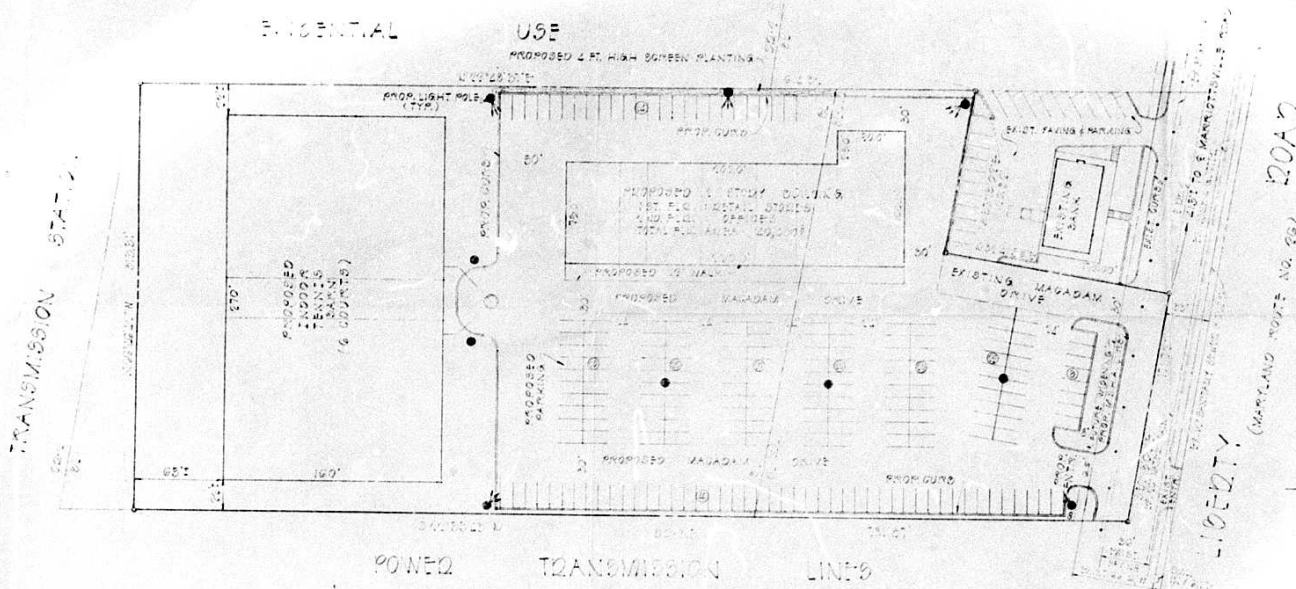
William S. Baldwin, Esq.
24 W. Penna. Ave.
Towson, Md. 21204

Advertising and posting of property for Harston Realty

#75-116-X







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MAP: 1C
NILES
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C. 1097
TIP.
RACE: 25
BY: 11
TOTAL
BY: 11

PLAT 500
SPECIAL EXCEPTION
-AT-
LIBERTY ROAD SOUTHEAST
OF WADSWORTHVILLE, GA.

343 MAR. 1945
343 MAR. 1945


 Polak & H. H. H. H.
 NEW YORK, N. Y.
 ONLY 100
 10/10/10



old Plot

