

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, the legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition the Zoning Commissioner of Baltimore County to re-classify the property as follows:

See Attached Description

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

Property is to be posted and advertised as prescribed by Zoning Regulations. I, 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.

Contract purchaser: Ronald M. Osher, Legal Owners
Address: Mayfair Realty Co., 3701 Old Court Road, Baltimore, Maryland 21208
Barry I. Robinson, Petitioner's Attorney
Address: 1726 Reisterstown Road, Baltimore, Maryland 21208

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 1:30 o'clock P.M.

(over)

December 5, 1974

Barry I. Robinson, Esquire
1726 Reisterstown Road
Baltimore, Maryland 21208

RE: Petition for Special Exception
NW/S of Walker Avenue and the
S/S of Old Court Road - 3rd
Election District
George and Ronald M. Osher -
Petitioners
NO. 75-117-X (Item No. 74)

Dear Mr. Robinson:

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/ew
Attachments

W. T. SADLER, INC.
451 Main Street, Reisterstown, Maryland 21136 301-833-3310 William T. Sadler
David A. Gertens

Page 1 of 2

DESCRIPTION OF THE PROPERTY OF:
Charles A. Skirven and Louise B. Skirvin, his wife

LOCATION:
28 Walker Avenue, Third Election District,
Baltimore County, Maryland

DATE:
September 22, 1974

DESCRIPTION:

All that tract or parcel of ground situate, lying and being in the Third Election District, Baltimore County, Maryland, located on the Northwest side of Walker Avenue and on the South side of Old Court Road approximately 195 feet easterly from the intersection of said roads and more particularly described as follows:

Beginning for the same at a pipe found on the Northwest side of Walker Avenue (40 feet wide), said point being South 18 degrees 41 minutes 20 seconds West 19.55 feet and South 56 degrees 17 minutes 40 seconds West 175.75 feet from a railroad spike found at the intersection of the Northwest side of Walker Avenue and the South side of Old Court Road said point of beginning also being at the end of the first line of a deed from Louise A. Raynager to Madge L. Watts, dated May 4, 1946 and recorded among the Land Records of Baltimore County in Liber 1465, folio 155, thence leaving the Northwest side of said Walker Avenue and running reversely along the outlines of the lot described in a deed from Rowell Title Holding Corp. to Charles A. Skirven and Louise B. Skirvin, his wife, dated June 15, 1959 and recorded among the Land Records of Baltimore County in Liber 3544, folio 355, the four following courses and distances as now surveyed,

North 28 degrees 35 minutes 00 seconds West 110.70 feet to a pipe set on the South side of Old Court Road, thence running along said road

North 84 degrees 41 minutes 20 seconds East 65.05 feet to a pipe found, thence leaving Old Court Road and running and binding along the fourth line of a lot conveyed from Janet Weatherdon, personal representative of the Estate of Madge L. Watts, deceased, to David Miller and Eugene H. Shreiber, trustees, dated August 17, 1973 and recorded among the Land Records of Baltimore County in Liber 3598, page 523

South 28 degrees 35 minutes 00 seconds East 79.64 feet to a pipe found at the end of said line and on the Northwest side of Walker Avenue, thence running along the Northwest side of said road

South 56 degrees 17 minutes 40 seconds West 60.00 feet to the place of beginning. Containing 3637 square feet of land, more or less.

W. T. SADLER, INC.
451 Main Street, Reisterstown, Maryland 21136 301-833-3310 William T. Sadler
David A. Gertens

Page 2 of 2

Being known and designated as number 28 Walker Avenue and being all that lot of ground conveyed from Rowell Title Holding Corp. to Charles A. Skirven and Louise B. Skirvin, his wife, by deed dated June 15, 1959 and recorded among the Land Records of Baltimore County in Liber 3544, folio 355.



William T. Sadler P.L.S. 7750

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 #75-117-X, Northwest side of Walker Avenue and the South side of Old Court Road
Petitioners - George Osher and Ronald M. Osher
3rd District

REMARKS: Thursday, December 5, 1974 (1:30 P.M.)

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

The granting of this request would be consistent with the character of the surrounding area. Office use was anticipated for this area when the D.R. 16 zoning was placed on the map in 1971.

William D. Fromm
Director of Planning

WDF:REG:fv

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

Item 74

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
Barry I. Robinson, Esq.
1726 Reisterstown Road
Baltimore, Md. 21208
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 DI NENNA
Zoning Commissioner

Petitioner: George and Ronald Osher

Petitioner's Attorney: Barry I. Robinson
cc: W. T. Sadler, Inc.
451 Main Street
Reisterstown, Md. 21136

Reviewed by: James B. Jones
Chairman,
Zoning Advisory
Committee

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: George & Ronald Osher

Location: NW/S of Walker Ave. S/S of Old Court Rd. 105 ft. W of the intersection of said streets.
Item No. 74 Zoning Agenda October 8, 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 100 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.

() 6. Site plans are approved as drawn.

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

Reviewed by: J. J. Kelly Noted and Approved: Deputy Chief

Planning Group Special Inspection Division Fire Prevention Bureau

JAN. 30, 1975

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 be had, and it further appearing that by reason of

a Special Exception for an Office Building should be granted. THIS ORDERED by the Zoning Commissioner of Baltimore County, this 5th day of December, 1974, that the above described property or area should be and the order to hereby, reclassified, from a zone to a zone. It is ordered that a Special Exception for an Office Building 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 Zoning Commissioner of Baltimore County 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 reclassification 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 1974, that the above reclassification 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 ZONING PLANS ADVISORY COMMITTEE

November 14, 1974

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

James R. Diver, III
Chairman

MEMORANDUM
FOR THE RECORD
SUBJECT: Special Exception Petition
Item 74
George and Ronald Osher - Petitioners
Dear Mr. Robinson:
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 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 at the intersection of the south side of Old Court Road and the northwest side of Walker Avenue, in the 3rd Election District of Baltimore County. It is presently improved with a 2-1/2 story frame dwelling and a free-standing metal garage. The property immediately to the northeast and between the subject site and the aforementioned intersection is presently unimproved. To the southwest along Walker Avenue are various residential uses, including some which have been converted to offices. In addition, two modern three-story office buildings exist opposite the site on Walker Avenue.
The petitioner is requesting a Special Exception for office use and proposes to utilize the existing residential structure and to remove the metal garage. Ingress and egress is indicated from Walker Avenue

Barry I. Robinson, Esq.
1726 Reisterstown Road
Baltimore, Maryland 21208

RE: Special Exception Petition
Item 74
George and Ronald Osher - Petitioners

Dear Mr. Robinson:

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The petitioner is requesting a Special Exception for office use and proposes to utilize the existing residential structure and to remove the metal garage. Ingress and egress is indicated from Walker Avenue

Barry I. Robinson, Esq.
Item 74
November 14, 1974

Page 2

with off street parking provided for 4 vehicles.

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: W. T. Sadler, Inc.
458 Main Street
Reisterstown, Md. 21136

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

October 31, 1974

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

Re: Item #74 (1974-1975)
Property Owner: George & Ronald Osher
N/W of Walker Ave., S/S of Old Court Rd. 195' W. of
the intersection of said streets
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for an office building
No. of Acres: 5,687 sq. ft. 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

Walker Avenue and Old Court Road, existing improved public streets, are proposed to be further improved as 30-foot and 36-foot closed section roadways respectively, on 50-foot rights-of-way. Highway improvements, including highway right-of-way widening and any necessary reversible easements for slopes, will be required in connection with any grading or building permit application. Further information in this regard may be obtained from the Baltimore County Bureau of Engineering. The plan should be revised accordingly.

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

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.

Storm Drainage

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

Item #74 (1974-1975)
Property Owner: George & Ronald Osher
Page 2
October 31, 1974

Storm Drainage (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer

Public water supply and sanitary sewerage exist and are serving this property.

Very truly yours,

William R. Diver, P.E.
Chief, Bureau of Engineering

END:EAH:FWH:as

cc: J. Somers

P-SE & C-OW Key Sheets
30 NW 21 Topo. Sheet
NW 8 F Topo.
78 Tax Map

BALTIMORE COUNTY, MARYLAND JEFFERSON BUILDING TOWSON, MARYLAND 21204

DEPARTMENT OF TRAFFIC ENGINEERING

EUGENE J. CLIFFORD, P.E.
DIRECTOR

Wm. T. Heller
DEPUTY TRAFFIC ENGINEER

October 22, 1974

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

Re: Item 74 - ZAC - October 8, 1974
Property Owner: George & Ronald Osher
Location: NW/4 of Walker Ave. S/S of Old Court Road 195 ft. W of
Existing Zoning: DR 16
Proposed Zoning: SPECIAL EXCEPTION for an office building.
No. of Acres: 5687 sq. ft.
District: 3rd

Dear Mr. DiNenna

This site is too small to cause any major traffic problems, but continued expansion of offices into this area can be expected to cause traffic problems.

Very truly yours,

Michael S. Flanagan
Traffic Engineer Asso.

MSF/ib

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF HEALTH

JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 23, 1974

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

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

Dear Mr. DiNenna:

Comments on Item 74, Zoning Advisory Committee Meeting, October 8, 1974, are as follows:

Property Owner: George & Ronald Osher
Location: NW/4 of Walker Ave. S/S of Old Court Rd.
195 ft. W of the intersection of said streets.
Existing Zoning: DR 16
Proposed Zoning: SPECIAL EXCEPTION for an office building.
No. of Acres: 5687 sq. ft.
District: 3rd
Metropolitan water and sewer are available.

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

JHVB/mc6

CC--V.L. Phillips
L.A. Schuppert

WILLIAM D. FROMM
DIRECTOR
S. ERIC DINENNA
ZONING COMMISSIONER



October 24, 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 #74, Zoning Advisory Committee Meeting, October 8, 1974, are as follows:

Property Owner: George and Ronald Osher
Location: NW/4 of Walker Ave. S/S of Old Court Road 195 ft. W of the intersection of said streets
Existing Zoning: D.R. 16
Proposed Zoning: Special Exception for an office building
No. of Acres: 5687 sq. ft.
District: 3rd

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
Planning Specialist II
Project and Development Planning

Date: October 11, 1974

Re: Item 74
 Property Owner: George & Ronald Osher
 Location: NW/S of Walker Ave. S/S of Old Court Rd. 195 ft. W. of the
 Present Zoning: D.R. 16 Intersection of said streets.
 Proposed Zoning: Special Exception for an office building.

District: 3rd
No. Acres: 5687 sq. ft.

Dear Mr. DiNerna:

No adverse affect on student population.

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

WCP/m1

TOWSON, MD., November 14, 1971

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~~ successive weeks before the 2nd day of December, 19 74, the first publication appearing on the 14th day of November 19 74.

THE JEFFERSONIAN,
L. Lusk Smith
Manager

Cost of Advertisement, \$_____

ORIGINAL

OFFICE OF
THE COMMUNITY TIMES
DALLASTOWN, MD. 21133
Nov. 18 - 1974

THIS IS TO CERTIFY, that the annexed advertisement of
S. Eric DiMenna
Zoning Commissioner of Baltimore County
was inserted in THE COMMUNITY TIMES, a weekly newspaper published
in Baltimore County, Maryland, once a week for one ~~two~~
week before the 18th day of Nov. 19 74 that is to say, the same
was inserted in the issue of November 13 - 1974.

STROMBERG PUBLICATIONS, Inc.

By Ruth Morgan

District 3rd Date of Posting Nov. 16, 1974

Petitioner: George Osher
Location of property: NW 1/4 of Walker Ave. and the S 1/4 of
Old Court Rd.
Location of Signs: @ Corner 28 Walker Ave. @ 75 of Old
Court Rd. Near 28 Walker Ave.

Remarks: _____
Posted by Thomas E. Boland Date of return Nov. 23 1974
Signature

[illegible]

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: [Signature]

Revised Plans:
Change in outline or description _____ Yes
_____ No

Previous case: _____ Map # _____

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

DATE Dec. 4, 1974 ACCOUNT 01-662

AMOUNT \$90.00

WHITE - CASHIER DISTRIBUTION YELLOW - CUSTOMER
PINK - AGENCY

Barry I. Robinson, Esq.
Suite 200, Hilton Plaza
1726 Reisterstown Road
Baltimore, Md. 21208

Advertising and posting of property for George Oshes
#75-117-X

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

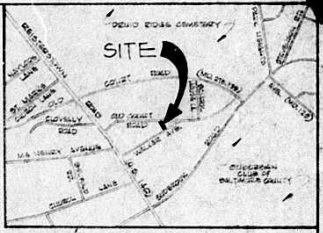
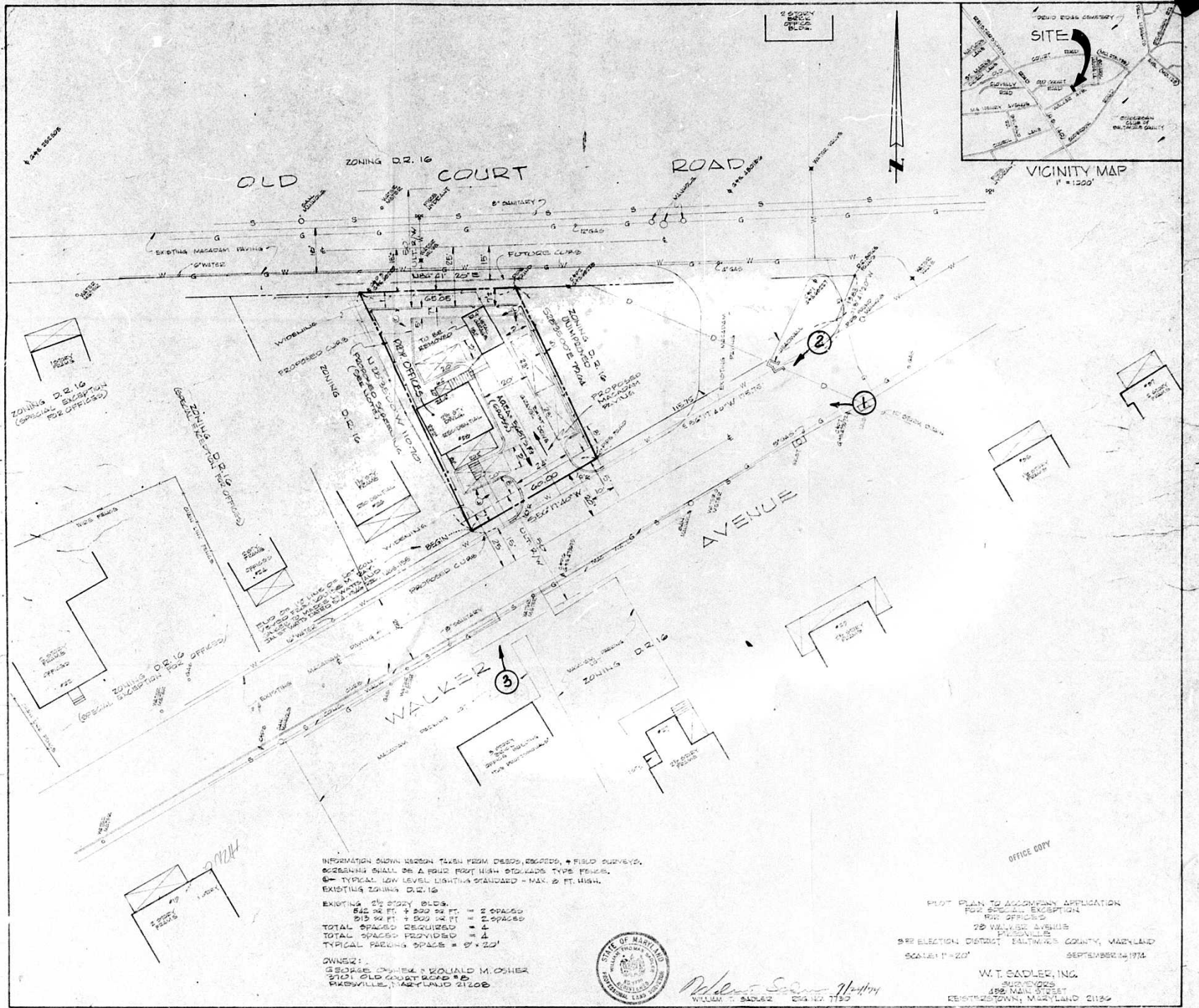
DATE Nov. 13, 1974 ACCOUNT 01-662

AMOUNT \$50.00

WHITE - CASHIER DISTRIBUTION
PINK - AGENCY YELLOW - CUSTOMER

Mayfair Realty Co.
3701 Old Court Road
Baltimore, Md. 21208
Petition for Special Exception for George Gahner
#15-117-X 5000





INFORMATION SHOWN HEREON TAKEN FROM DESIGNS, RECORDS, & FIELD SURVEYS.
 CONCERNING SHALL BE A FOUR FOOT HIGH STOLEADS TYPE FENCE.
 6- TYPICAL LOW LEVEL LIGHTING STANDARD - MAX. 2 FT. HIGH.
 EXISTING ZONING D.2.16

EXISTING 2 1/2 STORY BLDG.
 842 SQ. FT. + 200 SQ. FT. = 2 SPACES
 213 SQ. FT. + 200 SQ. FT. = 2 SPACES
 TOTAL SPACES REQUIRED = 4
 TOTAL SPACES PROVIDED = 4
 TYPICAL PARKING SPACE = 9' x 20'

OWNER:
 GEORGE OSHER & RONALD M. OSHER
 3701 OLD COURT ROAD #2
 PINEVILLE, MARYLAND 21136

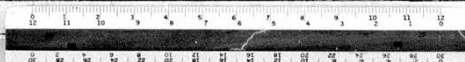


Robert S. ...
 WILLIAM T. SADLER, CIVIL ENGINEER
 400 N. ...

PROT. PLAN TO ACCOMPANY APPLICATION
 FOR SPECIAL EXCEPTION
 FOR OFFICES
 20 WALKER AVENUE
 PINEVILLE
 3RD ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND
 SCALE: 1" = 20' SEPTEMBER 24, 1974

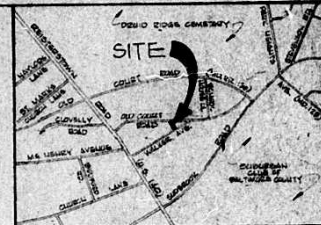
W. T. SADLER, INC.
 SURVEYORS
 400 N. ...
 PINEVILLE, MARYLAND 21136

OFFICE COPY

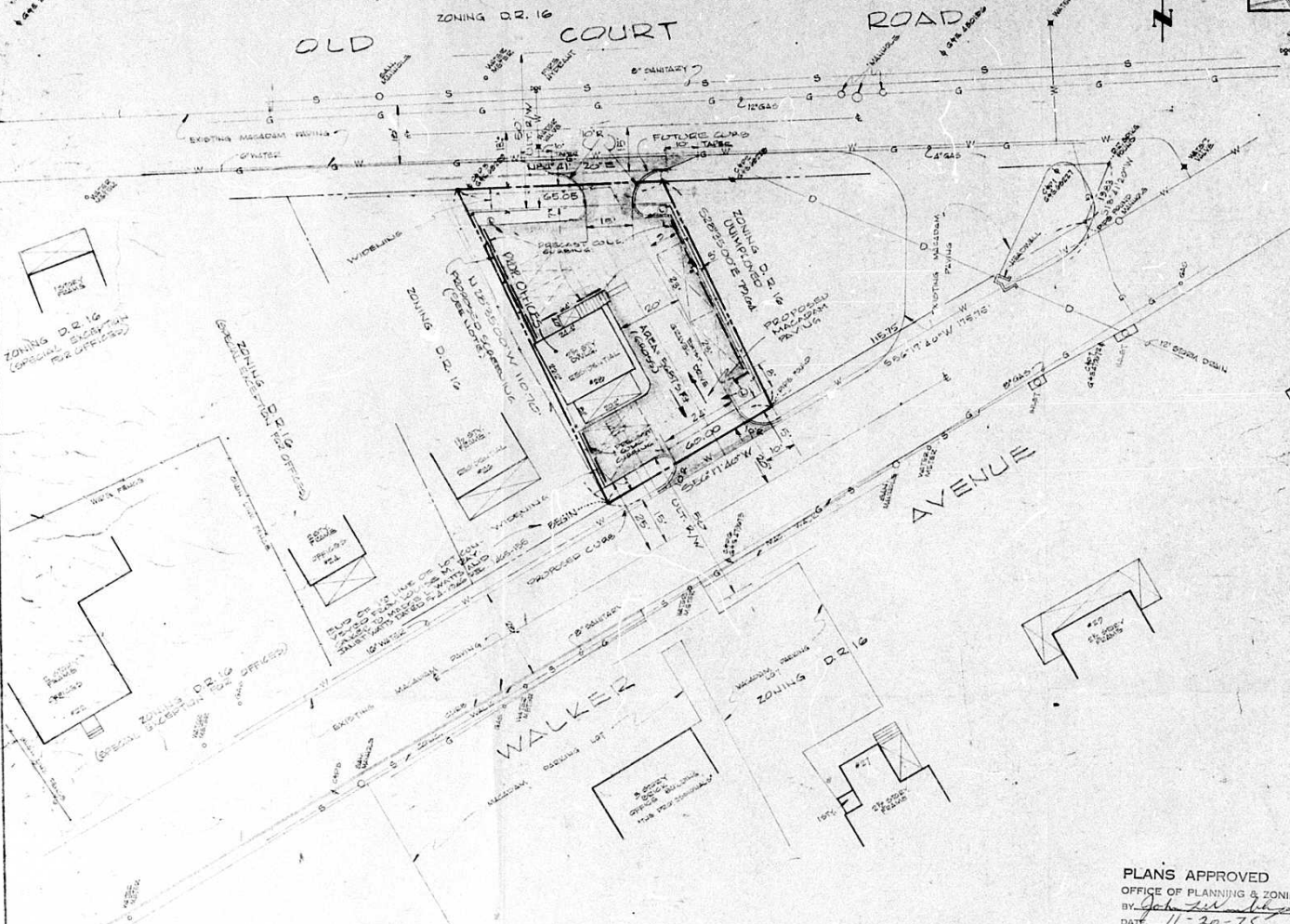


1/4" = 100'

2 STORY
OFFICE BLDG.



VICINITY MAP
1" = 1000'



INFORMATION SHOWN HEREON TAKEN FROM DESIGNS, RECORDS, & FIELD SURVEYS.
 SURVEYING SHALL BE A FURTHER FOOT WITH STANDARD TYPE FENCES.
 6" TYPICAL LOW LEVEL LIGHTING STANDARD - MAX. 2 FT. HIGH.
 EXISTING ZONING D.R. 16

EXISTING 2 1/2 STORY BLDG.
 512 SQ. FT. + 200 SQ. FT. = 2 SPACES
 512 SQ. FT. + 200 SQ. FT. = 2 SPACES
 TOTAL SPACES REQUIRED = 2
 TOTAL SPACES PROVIDED = 6
 TYPICAL PARKING SPACE = 9' x 22'

OWNER:
 GEORGE J. WILK & RONALD M. OSTER
 3101 OLD COURT ROAD #2
 Pikesville, Maryland 21208



REVISION NOV. 1975
 REVISION MAY 6, 1975
 1 PARKING SPACE ADDED
 EXISTING GARAGE REMOVED

REVISION MAY 6, 1975
 1 PARKING SPACE ADDED
 EXISTING GARAGE REMOVED

W. T. SADLER, INC.
 11-20-75
 75-117-X

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY *John T. Sadler*
 DATE 11-20-75

PLOT PLAN TO ACCOMPANY ANY APPLICATION
 FOR SPECIAL EXEMPTION
 FOR OFFICES
 72 WALKER AVENUE
 Pikesville
 DISTRICT, BALTIMORE COUNTY, MARYLAND
 SCALE: 1" = 20' SEPTEMBER 24, 1974

W. T. SADLER, INC.
 188 MAIN STREET
 REISTERSTOWN, MARYLAND 21136

