

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Evelyn R. Masters &
I, or we, Mary M. Russell, 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 (1) that the zoning status of the herein described property be reclassified, pursuant to the Zoning Law of Baltimore County, from an DR 16 zone to an BL zone; for the following reasons: There was error in

originally zoning the property, and there have been substantial changes in the character of the neighborhood.

See attached description

and (2) for a Special Exception, under the said Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property, for

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.

Contract purchaser

Address

Protestant's Attorney

James T. Smith, Jr.

414 The Jefferson Building

Towson, Maryland, 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of October, 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 6th day of March, 1975, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

E. F. RAPHAEL & ASSOCIATES
Registered Professional Land Surveyors
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

OFFICE 825-3908

September 26, 1974

RESIDENCE: 771-4992

DESCRIPTION: PETITION FOR RECLASSIFICATION.
FROM: EVELYN R. MASTERS ET AL

Beginning at a point in the center line of Reisterstown Road at a distance 430'± southeasterly from the intersection of the center line of Reisterstown Road and the center line of Roaches Lane said point being the beginning of the lot which by deed dated April 23, 1954 and recorded in the records of Baltimore County in Liber GIS 2467, folio 186 was conveyed by Dale E. Semse to Balston W. Russell et al running easterly and then on the center of Reisterstown Road and on the first line in aforesaid deed S35°30'E 94.83' thence leaving the center line of Reisterstown Road and binding on the second, third and fourth lines in aforesaid deed the three following courses and distances: (1) N54°30'E 297'; (2) N35°30'W 94.83'; (3) S54°30'W 297.0' to the place of beginning.

Containing 0.646 Acres of land more or less.
Being the property of Evelyn R. Masters.

RE: PETITION FOR RECLASSIFICATION
NE/S of Reisterstown Road, 430' S of
Roaches Lane - 4th Election District
Evelyn R. Masters, et al - Petitioners
NO. 75-193-R (Item No. 9)

BEFORE THE

DEPUTY ZONING

COMMISSIONER

OF

BALTIMORE COUNTY

This Petition represents a request for a Reclassification from a D.R.16 Zone to a B.L. (Business, Local) Zone. The property in question is situated in the Fourth Election District and the Third Councilmanic District, contains .65 of an acre, more or less, and has frontage of 94.83 feet on Reisterstown Road with a rectangular depth of 297 feet.

Testimony and evidence was proffered by the Petitioner's attorney who also manages the subject property for two elderly sisters, who were unable to attend the hearing. Attempts to sell the property, which has been in the family for over 30 years, have been unsuccessful, and rental to any one party was described as being possible only for a period of six months to a year at most. The result being that the income derived from rental is not sufficient to keep the property in good repair.

In addition to several changes in the area, which have been documented in the brief filed herewith, the Petitioner's attorney felt that the map was in error in that the few remaining residential properties (approximately four) had not been placed in a commercial zoning classification similar to adjacent properties. He pointed out that all other properties fronting a 1,400 foot stretch along both sides of Reisterstown Road, in the vicinity of the Petitioner's property, were commercially zoned. He also noted that during the original mapping process proceeding, the adoption of the 1971 zoning map, that three of the seven remaining properties were placed in a commercial classification leaving his client's property and three other small lots to bear the brunt of the commercial surroundings.

The People's Counsel entered his appearance requesting that he be notified of the passage of any preliminary or final Order. However, he did not attend the hearing.

The lone Protestant, who attended the hearing, felt that the property should be classified D.R.16, but after having heard the testimony, recognized the Petitioner's plight in having one of the few remaining residentially zoned properties in a commercial area.

Without reviewing the testimony and evidence in detail but based on all such testimony and evidence presented, it is the opinion of the Deputy Zoning Commissioner that the changes referred to in the Petitioner's brief do not represent bona fide changes in the character of the neighborhood that would warrant a classification of the Petitioner's property. However, it is very clear that the zoning designation placed on the Petitioner's property is not consistent with other actions and/or zoning designations placed on adjoining and nearby properties and, as such, does not provide the flexibility of use that has been afforded similar adjoining properties. For these reasons, the map must be considered to be in error and the Petitioner's property should be reclassified to a commercial zone. The County-wide Comprehensive Zoning Map is in the process of being updated at the present time, which will undoubtedly result in all the properties in this area being reviewed and placed in a zoning category consistent with adjoining and surrounding properties.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 25th day of August, 1975, that the herein requested Reclassification from a D.R.16 Zone to a B.L. Zone be and the same is hereby GRANTED from and after the date of this Order. Said granting is subject, however, 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

RE: PETITION FOR RECLASSIFICATION
FROM D.R. 16 to B.L.
Northeast side of Reisterstown Road 430 Feet South of Roaches Lane, 4th District
EVELYN R. MASTERS AND MARY M. RUSSELL
Case No. 75-193-R

BEFORE THE

ZONING COMMISSIONER

FOR BALTIMORE COUNTY

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 504.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Kuntz
Deputy People's Counsel

John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-3211

I HEREBY CERTIFY That a copy of the foregoing Order was mailed this 25th day of March, 1975 to James T. Smith, Jr., Esquire, Smith, Johns & Smith, 414 Jefferson Building, Towson, Maryland, 21204, attorney for Petitioner.

John W. Hession, III
JOHN W. HESSIAN, III



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

James T. Smith, Jr., Esquire
414 Jefferson Building
Towson, Maryland 21204

RE: Petition for Reclassification
NE/S of Reisterstown Road, 430' S of
Roaches Lane - 4th Election
District
Evelyn R. Masters, et al -
Petitioners
NO. 75-193-R (Item No. 9)

Dear Mr. Smith:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

JAMES E. DYER
Deputy Zoning Commissioner

JED/mc

Attachments

cc: Mrs. Alice LeGrand
Reisterstown-Owings Mills-Glyndon
Coordinating Council
11 Walstan Avenue
Reisterstown, Maryland 21136

John W. Hession, III

Item 9 - 8th Zoning Cycle
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
James T. Smith, Jr., Esq.
414 The Jefferson Building
Towson, Maryland 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your Petition has been received and accepted for filing this 25th day of October, 1974.
S. ERIC DINENBA, Zoning Commissioner
Evelyn R. & Mary M. Russell
Petitioner's Attorney James T. Smith
cc: E. F. Raphael & Associates
201 Courtland Avenue
Towson, Md. 21204
Reviewed by James B. Byrnes, III
Chairman,
Zoning Advisory Committee

NOV 20 1975

September 27, 1974

IN THE MATTER OF THE PETITION OF
EVELYN R. MASTERS and MARY M.
RUSSELL for zoning reclassification
from DR 16 to B.L.

MEMORANDUM IN SUPPORT OF APPLICATION

The Petitioner's property is a lot situate on the east side of Reisterstown Road (Route 140) approximately 430 feet south of Roaches Lane, in Baltimore County, Maryland. The present zoning is DR 16. Your Petitioner submits that the existing zoning classification is in error and that there were substantial changes in the character of the neighborhood, and that the property is more properly used for retail business purposes, for the following reasons:

A. Use of the subject property in its existing DR 16 zoning is not economically feasible as the property fronts on Reisterstown Road, a highly travelled and commercially oriented dual lane highway, fronting on said highway for a distance of 94.85 feet and with a depth of 297 feet to property already developed.

B. There have been numerous changes in zoning classifications in the immediate neighborhood as follows:

- (1) Case No. 73-51R involving property on the west side of Reisterstown Road (Route 140) opposite Glyndon Drive wherein petition for reclassification from DR 16 to B.L. was filed for Sarah F. Beach and Order granting reclassification was signed by the Deputy Zoning Commissioner on December 29, 1972.
- (2) Case No. 73-48R involving property on the northeast side of Reisterstown Road, approximately 460 feet southeast of Chartley Blvd. wherein petition for reclassification from DR 16 to B.L. was filed for Bernard Posner and Order granting reclassification signed by the Zoning Commissioner on February 5, 1973.
- (3) Case No. 73-44R involving property on the southwest side of Reisterstown Road, approximately 134.28 feet southeast of Cedamere Road, wherein petition for reclassification from B.L. and DR 3.5 to B.R. was filed for Warren D. Klaus and Order for reclassification granted by Zoning Commissioner on January 19, 1973.
- (4) Case No. 73-50R involving property on the northeast side of Reisterstown Road, approximately 855 feet south of Gwynbrook Avenue wherein petition for reclassification from FR 16

and DR 3.5 to B.R. was filed for Palisades Construction Company and Order for Reclassification for parcel A granted by the Deputy Zoning Commissioner in February 5, 1973.

Respectfully submitted,

SMITH, JOHN A. SMITH
414 Jefferson Building
Towson, Maryland 21204
823-6200

BY *James Temple Smith, Jr.*
JAMES TEMPLE SMITH, JR.
Attorney for Petitioners

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 25, 1974

COUNTY OFFICE BUILDING
112 N. Chesapeake Avenue
Towson, Maryland 21204

JAMES B. BYRNES, III
Chairman

DEPARTMENT OF
ZONING ADMINISTRATION

DEPARTMENT OF
FIRE PREVENTION

DEPARTMENT OF
TRAFFIC ENGINEERING

STATE HIGHWAY
ADMINISTRATION

BUREAU OF
ENGINEERING

PROJECT AND
DEVELOPMENT PLANNING

INDUSTRIAL
DEVELOPMENT
COMMISSION

BOARD OF EDUCATION

OFFICE OF THE
BUILDINGS ENGINEER

James T. Smith, Jr., Esq.
414 The Jefferson Building
Towson, Maryland 21204

RE: Reclassification Petition
Item 9 - 8th Zoning Cycle
Evelyn R. & Mary M. Russell -
Petitioners

Dear Mr. Smith:

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 on the northeast side of Reisterstown Road, approximately 430 feet southeast of Roaches Lane, in the 4th Election District of Baltimore County. It is presently improved with a two-story dwelling and a small shed. The properties immediately abutting the subject site on each side are improved with residential uses and the Huntsman Condominium project exists to the rear of the site. The properties opposite the site on Reisterstown Road are vacant and unimproved.

The petitioner is requesting a Reclassification from the existing DR 16 zone to a Business Local zone, and proposes to erect a 4200 square foot building for retail sales. Off street parking is indicated for 21 vehicles.

James T. Smith, Jr., Esq.
Re: Item 9 - 8th Zoning Cycle
October 25, 1974

Page 2

This petition for Reclassification is accepted for filing on the date of the enclosed filing certificate. However, any revisions or corrections to petitions, descriptions, or plats, as may have been requested by this Committee, shall be submitted to this office prior to December 1, 1975, in order to allow time for final Committee review and advertising. Failure to comply may result in this petition not being scheduled for a hearing. Notice of the hearing date and time, which will be between March 1, 1975, and April 15, 1975, will be forwarded to you well in advance of the date and time.

Very truly yours,

James B. Byrnes, III
JAMES B. BYRNES, III
Chairman,
Zoning Plans Advisory Committee

JBB:JD

Enclosure

cc: E. F. Maphel & Associates
201 Courland Avenue
Towson, Maryland 21204

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204

823-7310

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Evelyn R. Masters & Mary M. Russell

Location: NE/4 of Reisterstown Rd. 1/2 mi. SE of Roaches Lane

Item No. 9 Zoning Agenda Cycle #8 - October 1, 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) 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) 2. A second means of vehicle access is required for the site.
- (3) 3. The vehicle dead-end condition shown at exceeds the maximum allowed by the Fire Department.
- (4) 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) 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) 6. Site plans are approved as drawn.
- (7) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed: *Paul H. Rinecke* Noted and Approved: *Paul H. Rinecke*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

**Baltimore County, Maryland
Department of Public Works**

COUNTY OFFICE BUILDING
TOWSON, MARYLAND 21204

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

October 23, 1974

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

Re: Item #9 (Cycle VIII - October 1974 - April 1975)
Property Owners: Evelyn R. Masters & Mary M. Russell
N/4 of Reisterstown Rd. 1/2 mi. SE of Roaches Ln.
Existing Zoning: B.L. 16
Proposed Zoning: B.L.
No. of Acres: 0.646 District: 4th

Dear Mr. DiMenna:

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

Reisterstown Road is a State Road; therefore, all improvements, intersections, entrances and driveway requirements as they affect the road come under the jurisdiction of the Maryland Highway Administration. Any utility construction within the State Road right-of-way will be subject to the standards, specifications and approval of the State in addition to those of Baltimore County.

As no County roads are involved, this office has no comments.

Storm Drains

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

Sediment Controls

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.

Item #9 (Cycle VIII - October 1974 - April 1975)
Property Owners: Evelyn R. Masters & Mary M. Russell
Page 2
October 23, 1974

Water

Public water exists within Reisterstown Road.

Sanitary Sewer

Public sanitary sewer exists along the eastern property line of this site; however, this site falls within the Oyama Falls Drainage Area. The Maryland State Health Department has placed a moratorium on this area, therefore, this site is subject to their approval for any additional connections.

Very truly yours,

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

END:RAM:CLM:ess

T-W Key Sheet
53 NW 37 Pct. Sheet
NW 1/4 J Topo
58 Tax Map



Maryland Department of Transportation
State Highway Administration

Harry R. Hughes
Secretary
Bernard M. Evans
Administrator

October 7, 1974

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

Attn: Mr. James B. Byrnes III

Dear Sir:

The proposed curb along Reisterstown Road is to be 28' from the centerline and not 30' as indicated on the plan.

The 1973 average daily traffic count on this section of Reisterstown Road is 24,000 vehicles.

Very truly yours,

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

CLJ:EMH



DEPARTMENT OF TRAFFIC ENGINEERING

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

October 28, 1974

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

Re: Item 9 - Cycle Zoning - October 1974 through April 1975
Property Owner - Evelyn R. Masters & Mary M. Russell
NE/S of Reisterstown Road, 430 ft. SE of Roaches Lane
B.L.
District 4

Dear Mr. DiNenna:

This increase is undesirable since present capacity problems exist along Reisterstown Road, particularly at the interchange of the Beltway and Reisterstown Road.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/rmg



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 #9, Zoning Cycle VIII, October, 1974 are as follows:

Property Owner: Evelyn R. Masters and Mary M. Russell
Location: NE/S of Reisterstown Road 430 ft. SE of Roaches Lane
Existing Zoning: D.R.16
Proposed Zoning: B.L.
No. of Acres: 0.646
District: 4th

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

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
SUITE 301 JEFFERSON BUILDING 105 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204
AREA CODE 301 PLANNING 494-3811 ZONING 494-3811

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF HEALTH



JEFFERSON BUILDING
TOWSON, MARYLAND 21204

October 17, 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 9, Zoning Reclassification,
Cycle #8, are as follows:

Property Owner: Evelyn R. Masters & Mary M. Russell
Location: NE/S of Reisterstown Rd. 430 ft. SE of
Roaches Lane
Existing Zoning: DR 16
Proposed Zoning: BL
No. of Acres: 0.646
District: 4th

Metropolitan water available; 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.

Cwynns Falls Moratorium: A moratorium was placed on new sewer connections in the Cwynns 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
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

HVB/mcg

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

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: October 8, 1974

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

Z.A.C. Meeting of: October 1, 1974 (Cycle #8)

Re: Item 9
Property Owner: Evelyn R. Masters & Mary M. Russell
Location: NE/S of Reisterstown Rd. 430 ft. S.E. of Roaches Lane
Present Zoning: D.R. 16
Proposed Zoning: B.L.

District: 4th
No. Acres: 0.646

Dear Mr. DiNenna:

No adverse effect on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative.

WHP/ml

H. ENSLIE PARKS, President
EUGENE C. HESS, Vice-President
MRS. ROBERT L. BERNY

MARCUS M. BOSTRANS
JOSEPH N. MCGOWAN
ALVIN LOBECK
JOSHUA R. WHEELER, Secretary

T. BAYARD WILLIAMS, JR.
RICHARD W. TRACEY, M.D.
MRS. RICHARD W. HURFEL



DEPARTMENT OF TRAFFIC ENGINEERING

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

December 10, 1974

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

RE: Revised Item 9 - Cycle Zoning - October 1974 through April 1975
Property Owner - Evelyn R. Masters & Mary M. Russell
NE/S of Reisterstown Road, 430 ft. SE of Roaches Lane
B.L.
District 4

Dear Mr. DiNenna:

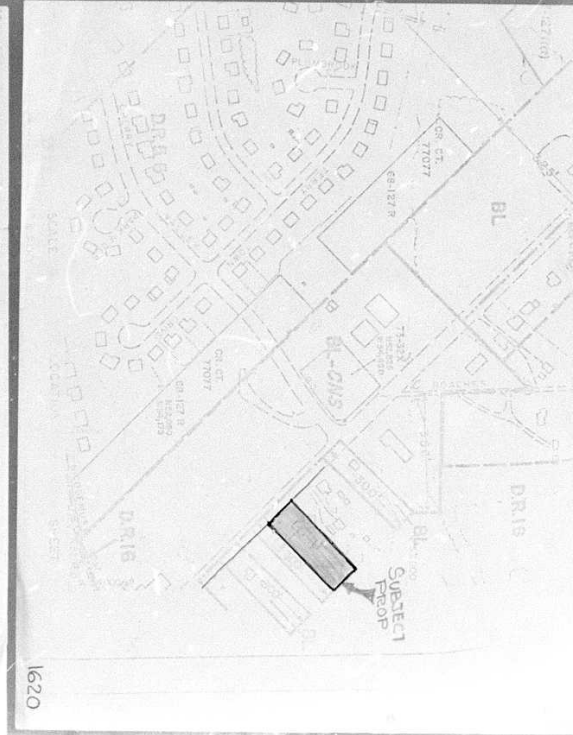
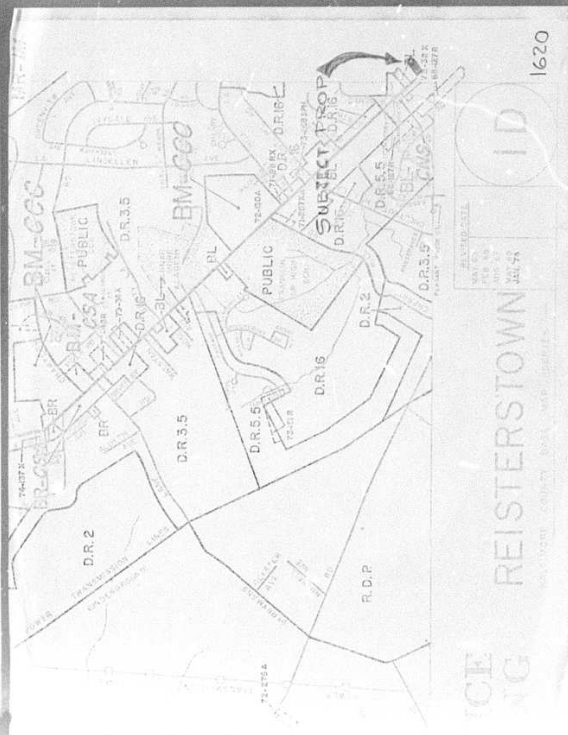
The change from DR 16 to B.L. will increase the Trip Density from 80 to 320 Trips.

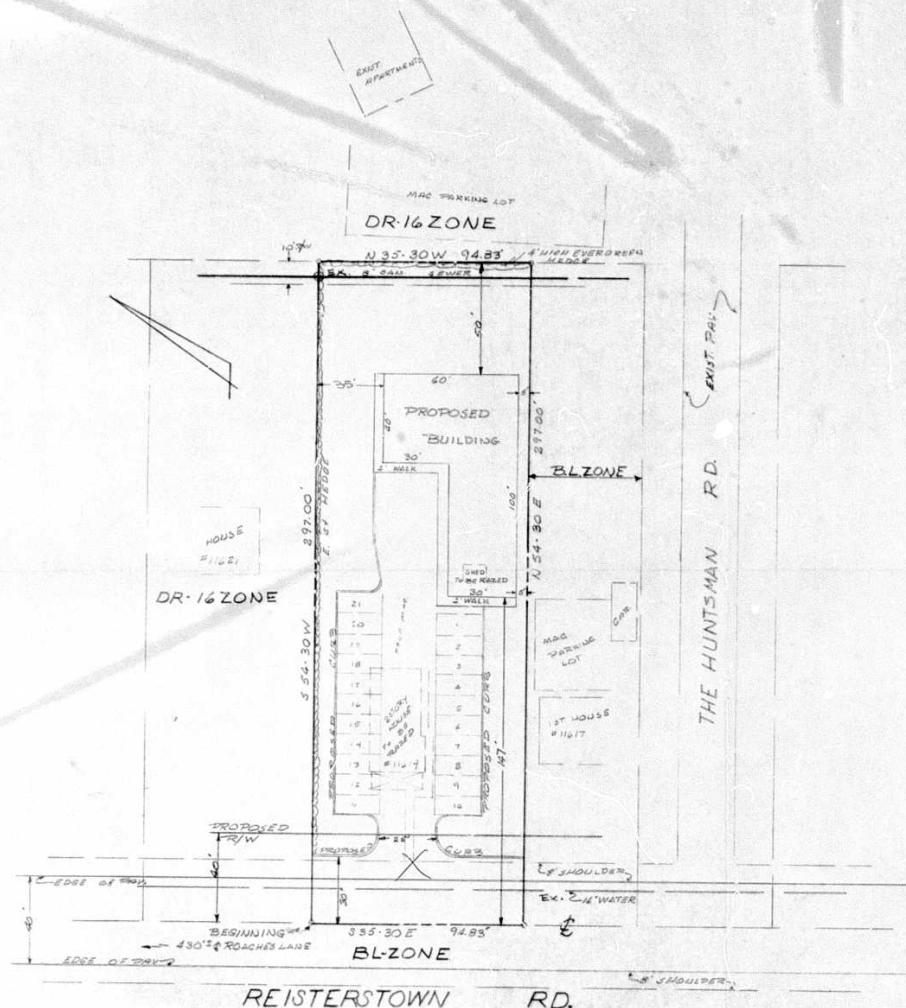
This increase is undesirable since present capacity problems exist along Reisterstown Road, particularly at the interchange of the Beltway and Reisterstown Road.

Very truly yours,

C. Richard Moore
C. Richard Moore
Assistant Traffic Engineer

CRM/bza





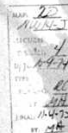
GENERAL NOTES

AREA OF PROPERTY	0.644 AC.
EXISTING ZONE	DR-16
EXISTING USE	RESIDENTIAL
PROPOSED ZONE	BL
PROPOSED USE	RETAIL

PARKING DATA

AREA PROPOSED BLDG	4,200 sq'
PARKING RATIO	1 SPACE/200 sq'
REQUIRED SPACES	21
PROPOSED SPACES	21

(9' x 20')



PLAT TO ACCOMPANY PETITION
FOR ZONING RECLASSIFICATION

PROPERTY OF
EVELYN MASTERS ETAL.

4th ELECT. DIST

SCALE - 1" = 30'

BALTO. CO. MD

SEPT. 25, 1974

E. F. RAPPEL, ASSOC.
REGISTERED PROFESSIONAL LAND SURVEYOR
201 COURTLAND AVENUE
TOWSON, MARYLAND 21204

