

PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:
Edward C. Covahey, Jr., F. Vernon Booser and Diane H. Booser,
I, or we, Donald C. Covahey, 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 re-classified, pursuant to the Zoning Law of Baltimore County, from an _____ zone to an _____ zone; for the following reasons:

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 garage service

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: Diane H. Booser Legal Owner
Address: 614 Bosley Ave., Towson, Md.
By: Edward C. Covahey, Jr.
F. Vernon Booser, Petitioner's Attorney
Address: 614 Bosley Ave., Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day

of August, 1975, 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 29th day of September, 1975, at 1:00 o'clock

Eric D. Hanna
Zoning Commissioner of Baltimore County

(over)

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

Edward C. Covahey, Jr., F. Vernon Booser and Diane H. Booser,
I, or we, Donald C. Covahey, 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 232.1 front yard, proposed front yard variance 10' to zero.

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

1. Hardship
2. Practical Difficulty
3. Taking by State Roads for the widening of York Road and stream traversing the property.

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: Diane H. Booser Legal Owner
Address: 614 Bosley Ave., Towson, Md.
By: Edward C. Covahey, Jr.
F. Vernon Booser, Petitioner's Attorney
Address: 614 Bosley Ave., Towson, Md. 21204

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day

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Eric D. Hanna
Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE
AND VARIANCE : DEPUTY ZONING
NW/corner of York Road and Rose Street : COMMISSIONER
8th Election District
Edward C. Covahey, et al - Petitioners :
NO. 76-67-XA (Item No. 18) : OF
: BALTIMORE COUNTY

This Petition represents requests for a Special Exception for a service garage and a Variance that would permit a front yard setback of zero instead of the required ten feet. The property in question is zoned B.L., contains 0.240 acres, more or less, and is improved with an existing residential type structure, a one story concrete block garage, and a small shed. The 0.240 acre parcel consists of Lots 1, 2, 13, and 14 of the Plat of Timonium Heights, recorded among the land records of Baltimore County, Plat 5, folio 2. Lots 1 and 2 front York Road at the northwest corner of said York Road and Rose Street. Lots 13 and 14 front Rose Street at the rear of the aforementioned Lots 1 and 2 and are separated only by an unimproved 12 foot wide alley.

The Petitioner chose not to present testimony and evidence with regard to the Special Exception for a service garage. Therefore, this portion of his request must be denied.

The testimony and evidence presented with regard to the requested Variance was not concluded as a result of the Petitioners' testimony indicating that the plans for the proposed building, as originally advertised, would be substantially changed. It was the writer's opinion that a change, as described, from a one story service garage to a two story retail-office building should be advertised and posted, and for this reason, the Variance request must also be denied.

ORDER RECEIVED FOR FILING

DATE October 6, 1975

BY Eric D. Hanna

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 16th day of October, 1975, that the herein requested Special Exception for a service garage and a Variance to permit a zero front yard setback should be and the same are hereby DENIED.

Thomas R. Polanco
Deputy Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING

DATE October 6, 1975

BY Eric D. Hanna

- 2 -

ZONING DESCRIPTION NORTHWEST CORNER YORK ROAD AND ROSE STREET

BEGINNING for the same at the point formed by the intersection of the northernmost side of Rose Street (40 feet wide) with the southwesternmost end of the flare connecting Rose Street with the westernmost side of York Road as shown on State Highway Administration Plat No. 42196 said point being distant 32 feet measured in a westerly direction from the northwesternmost corner of said Rose Street and York Road as shown on the Plat of Timonium Heights as filed among the Land Records of Baltimore County in Plat Book 5 folio 82, thence binding on the northernmost side of said Rose Street south 71 degrees 42 minutes 17 seconds west 140.00 feet to the division line between Lots 14 and 15 as shown on said Plat, thence binding on said division line north 18 degrees 17 minutes 43 seconds west 126.00 feet to the center of a 12 foot alley as shown on said Plat, thence binding on said alley north 71 degrees 42 minutes 17 seconds east 46.00 feet to the center of a 12 foot alley as shown on said Plat, thence binding on said alley south 18 degrees 17 minutes 43 seconds east 80.00 feet to the division line between Lots 2 and 3 as shown on said Plat, thence binding on said division line north 71 degrees 42 minutes 17 seconds east 94.00 feet to the outline of said SHA Plat, thence binding on said outline the three following courses and distances south 18 degrees 17 minutes 43 seconds east 24.54 feet, north 86 degrees 15 minutes 32 seconds east 23.87 feet and southerly by a line curving to the west with a radius of 25 feet for a distance of 28.48 feet to the place of beginning.

CONTAINING 0.240 acres of land more or less.

July 18, 1975

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

OFFICE OF ZONING COMMISSIONER

S. ERIC DHANNA
Zoning Commissioner
JAMES E. DYER
Deputy Zoning Commissioner



October 6, 1975

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Petition for Special Exception and Variance
NW/corner of York Road and Rose Street - 8th Election District
Edward C. Covahey, et al - Petitioners
NO. 76-67-XA (Item No. 18)

Dear Mr. Booser:

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

Very truly yours,

James E. Dyer
JAMES E. DYER
Deputy Zoning Commissioner

ENC/mc

Attachments

cc: Alex R. Martick, Esquire
511 Equitable Building
Baltimore, Maryland 21202

John W. Hession, III, Esquire
People's Counsel

111 WEST CHESAPEAKE AVENUE TOWSON, MARYLAND 21204

F. Vernon Booser, Esq.
614 Bosley Ave.
Towson, Md. 21204

NOTICE OF HEARING

Re: Petition for Special Exception and Variance
76-67-XA

TIME: 1:00 P.M.

DATE: Monday, September 29, 1975

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND

Eric D. Hanna
ZONING COMMISSIONER OF BALTIMORE COUNTY

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th Date of Posting: SEPT. 13, 1975
Posted for: PETITION FOR SPECIAL EXCEPTION & PETITION FOR VARIANCE
Petitioner: EDWARD C. COVAHEY, ET AL
Location of property: NW/corner of York Rd. and Rose St.
Location of Sign: Front N.E. Rose St. @ W. Side York Rd
25741- N of Rose St.
Remarks: _____
Posted by: Thomas R. Polanco Date of return: SEPT. 17, 1975

NOV 20 1975

RE: PETITION FOR SPECIAL EXCEPTION
and PETITION FOR VARIANCE
Northwest corner of York Road and
Rose Street, 8th District
EDWARD C. COVAHEY, et al,
Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 76-67-XA

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 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. Kountz, Jr.
Deputy People's Counsel

John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I hereby certify that on this 22nd day of September, 1975, a copy of the foregoing Order was mailed to F. Vernon Boozer, Esquire, 614 Bosley Avenue, Towson, Maryland 21204, Attorney for Petitioners.



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 25, 1975

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

Franklin W. Hogans,
XXXXXXXXXXXXXXXXXXXX
Chairman

F. Vernon Boozer, Esq.
614 Bosley Avenue
Towson, Maryland 21204

RE: Variance & Special Exception
Petition
Item 18
Covahey & Boozer - Petitioners

Dear Mr. Boozer:

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 northwest corner of York Road and Rose Street, and is currently improved with a single family dwelling and block garage.

The petitioner is requesting a Special Exception for a service garage and Variance for yard setbacks for the proposed office and three-bay garage facility. Adjacent properties to the west on both sides of Rose Street are improved with single family detached dwellings, and lots to the north and south are similarly improved. A State Highway Administration storm drain easement, with construction presently occurring therein, exists through this property.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: September 26, 1975
FROM: William D. Fromm, Director of Planning
SUBJECT: Petition #76-67-X. Petition for Special Exception for Garage, Service, and Variance for Front Yard.
Northwest corner of York Road and Rose Street
Petitioner - Edward C. Covahey

8th District

HEARING: Monday, September 29, 1975 at 1:00 P.M.

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

The Planning Board in its report for Cycle V commented on the proposal to rezone this property from DR 16 and DR 3.5 to BL (See Item 19). The Board's warning that a commercial use should not be permitted to extend into the surrounding residential area was ignored and the rezoning granted.

The proposal for the operation of a service garage on this site, particularly with the variances requested, if granted will significantly change the character of the adjacent residential area. Since a service garage has many of the attributes of a machine shop, with machinery such as welders, tire changers, drills, and similar equipment, and the usual slamming of automobile doors and hoods, the proposal here is tantamount to moving a machine shop immediately against residential property. The planning effect of this would be disastrous and the impact on adjacent residential property harsh.

The site plan creates a traffic condition as mentioned in the reports of the Department of Traffic Engineering and the section of Project and Development Planning. This factor alone should result in the denial of the application.

WDF:NEG:nb

F. Vernon Boozer, Esq.
Re: Item 18
August 25, 1975
Page 2

The petitioner should note with particular interest the comments of the Project & Development Planning office and the Bureau of Engineering concerning revised plans necessary.

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,

Franklin W. Hogans
FRANKLIN T. HOGANS, JR.,
Chairman, Zoning Plans
Advisory Committee

FTH:JD

Enclosure

cc: David W. Dallas, Jr.,
Civil Engineer
8713 Old Harford Road
Baltimore, Maryland 21234

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

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

August 18, 1975

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

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

Re: Item #18 (1975-1976)
Property Owner: Covahey and Boozer
W/W cor. of York Rd. and Rose St.
Existing Zoning: B-1
Proposed Zoning: Variance from Sec. 232.1 to permit a front yard setback of 0' in lieu of the required 10' and a Special Exception for garage service.
No. of Acres: 0.240 District 8th

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:

Comments were supplied for this property in connection with Item #19 of Zoning Cycle V.

Highways:

York Road (Md. 45) is a State Road; therefore, all improvements, intersections, entrances and drainage 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.

Rose Street, an existing public road, shown on the recorded plat of Timonium Heights (W.P.C. 5, Folio 82), is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-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, building or other permit application. The horizontal alignment for this street will be centered upon the existing 30-foot right-of-way. Further information in this regard may be obtained from the Baltimore County Bureau of Engineering; the submitted plan must be revised accordingly.

It is the responsibility of the Petitioner to ascertain and clarify his rights in and to the 12-foot alleys adjacent to the rear of these several lots known as Lots 1, 2, 11 and 12, Block "C" as shown on the aforesaid recorded plat of Timonium Heights.

Baltimore County Fire Department

J. Austin Deitz
Chief



Towson, Maryland 21204
875-7510

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

Attention: Mr. Jack Dillon, Chairman
Zoning Advisory Committee

Re: Property Owner: Covahey & Boozer

Location: NW/C of York Road & Rose St.

Item No. 18

Zoning Agenda August 5, 1975

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- (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: *at Kelly* Noted and Approved: *Paul H. Pincus*
Planning Group Deputy Chief
Special Inspection Division Fire Prevention Bureau

Item #18 (1975-1976)
Property Owner: Covahey and Boozer
Page 2
August 18, 1975

Highways: (Cont'd)

Baltimore County has utility easement rights within the alleys and an existing 8-inch sanitary sewer therein (Drawing #69-C-24, File 1). The Petitioner is cautioned that no encroachment by construction of any structure, including footings will be permitted within County rights-of-way or utility easements.

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

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

Major State Highway Administration storm drainage is now under construction through this site.

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 are serving this property. This property is tributary to the Jones Falls Sanitary Sewer System, subject to State Health Department imposed moratorium restrictions.

Very truly yours,

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

END:EAM:FWR:ss

cc: J. Trenner/D. Grise/J. Somers

S-W Key Sheet
56 & 57 NW 3 & 4 Poo. Sheets
NW 14, A Topo
51 Tax Map

NOV 20 1975

NOV 20 1975

Item 18
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
F. Vernon Booser, Esq.
614 Bosley Avenue
Towson, Maryland 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for
filing this 12th day of August 1975

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Covey & Booser

Petitioner's Attorney F. Vernon Booser Reviewed by Franklin T. Hogans, Jr.
cc: David W. Dallas, Jr., Chairman,
Civil Engineer Zoning Plans
8713 Old Harford Road Advisory Committee
Baltimore, Md. 21234

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 23 day of
July 1975 Item # 8

S. Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Covey et al Submitted by Booser

Petitioner's Attorney Booser Reviewed by F. T. Hogans

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

PETITION MAPPING PROGRESS SHEET

FUNCTION	Well Map		Original		Duplicate		Tracing		800 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: <u>F. T. H.</u>	Revised Plans: Change in outline or description <u>Yes</u>									
Previous case: _____	Map # _____ <u>No</u>									

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 21333
DATE Aug. 16, 1975 ACCOUNT 01-662
AMOUNT \$50.00
RECEIVED FROM Messrs. Covey & Booser, 614 Bosley Ave., Towson, Md.
FOR Petition for Special Exception and Variance
716-67-2A
50.00
VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 25901
DATE Oct. 6, 1975 ACCOUNT 01-662
AMOUNT \$87.50
RECEIVED FROM Rose Street Associates, 614 Bosley Ave., Towson, Md. 21204
FOR Advertising and posting of property for
Edward Covey, et al - 716-67-2A
87.50
VALIDATION OR SIGNATURE OF CASHIER

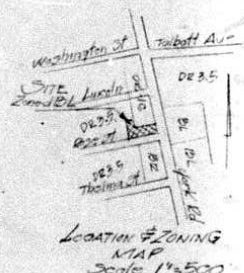


Zoned
OR 3.5

ROSE STREET

Zoned OR 3.5
L+1G

12' ALLEY



Zoned
BR

Zoned OR 1G

YORK ROAD
SHA Plot 4219G
Variable width R/W

MAP	52
SECTION	8
DATE	7-25-75
TYPE	LG
BY	DAV
DATE	11-17-75
BY	DAV

- ZONING DATA**
- Existing Zoning BR Case 74-6384 Item 10
 - Proposed Zoning OR with CE for Garage, Service & Variance for Front yard Setback
 - Gross Acreage of Tract 0.2403 Acres
 - Proposed Use Auto Glass Installation
 - Proposed Building 30' x 43' x 14'40" 3 Bays
 - Proposed Parking

Office 15' x 24' 322 sq/ft	10 Spaces
3 Bays x 25' Garage Bay	75 Spaces
Exit Bay 9'31" x 20'	32 Spaces
 - Proposed Parking
 - All Utilities Available

ZONING PLAT
NW CORNER YORK ROAD & ROSE STREET
Eighth Election District
Scale 1" = 20'
Baltimore County Md
July 19, 1975

OWNER
Edward C. Cordery Jr Etal
614 Rosley Ave
Towson Md 21204
Phone 328-2641

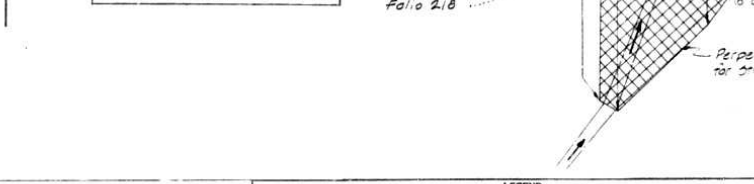
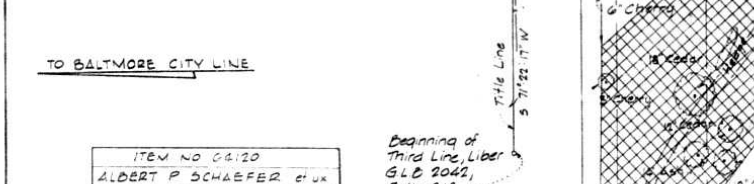
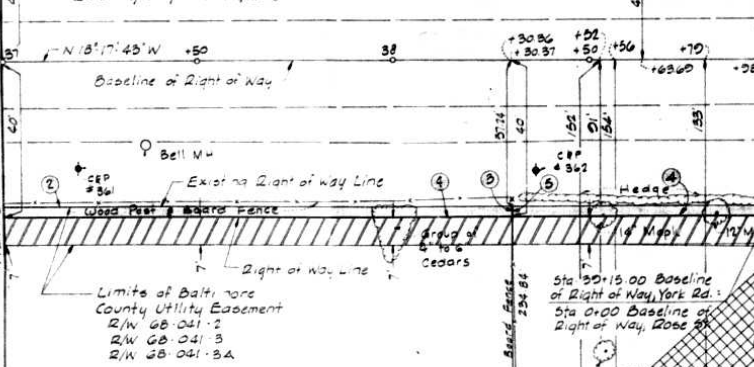
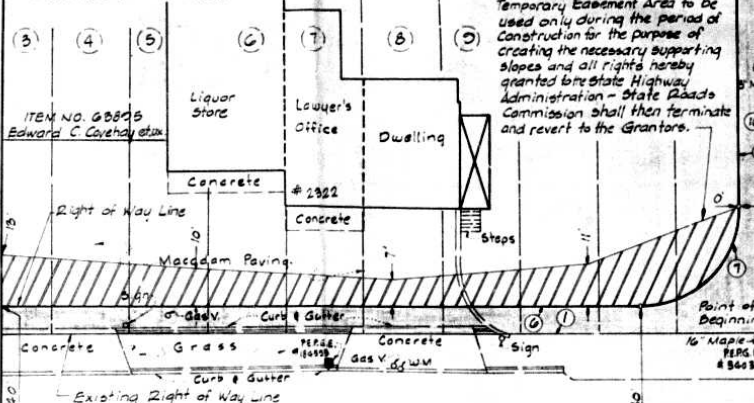
SPECIAL EXCEPTION
VARIANCE



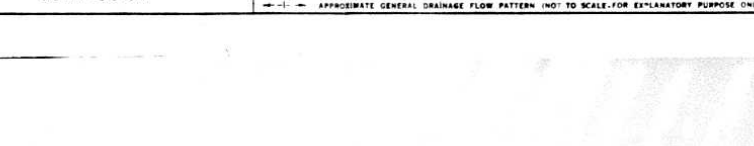
NOV 20 1975

ITEM NO. 68805			
EDWARD C. COVEHAY et al.			
METES & BOUNDS			
1	S 18° 17' 45" E	251.47	
2	S 71° 42' 17" W	65.00	
3	N 18° 17' 45" W	5.00	
4	N 71° 42' 17" E	54.75	
5	R 25.00		
6	N 18° 17' 45" W	184.47	
7	N 68° 17' 45" W	150.27	
8	N 18° 17' 45" W	65.00	
9	N 71° 42' 17" E	10.00	
10	N 71° 42' 17" E	55.24	
FEE SIMPLE AREA 541,090.56			

TIMONIUM HEIGHTS
Block 'C'
Liber W.C. 5, Folio 82

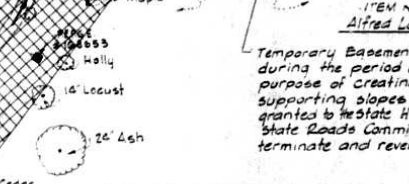
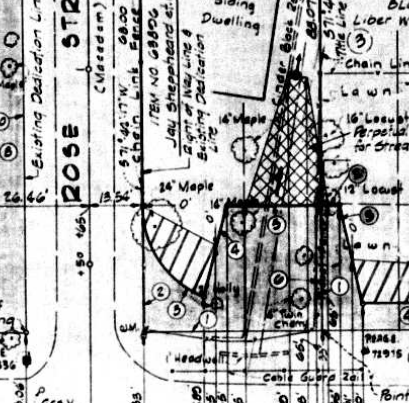


ITEM NO. 68806			
JAY SHEPHERD et al.			
METES & BOUNDS			
1	S 18° 17' 45" E	49.25	
2	S 71° 42' 17" W	91.00	
3	R 25.00		
4	N 18° 17' 45" E	20.45	
5	N 71° 42' 17" E	21.81	
6	S 68° 17' 45" W	25.87	
7	N 18° 17' 45" W	24.41	
8	N 71° 42' 17" E	92.00	
FEE SIMPLE AREA 142,209.66			

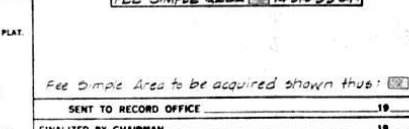


ITEM NO. 68807			
JOSEPH M. KELLY et al.			
METES & BOUNDS			
1	S 18° 17' 45" E	25.00	
2	N 18° 17' 45" W	4.00	
3	N 68° 17' 45" E	25.11	
4	N 18° 17' 45" W	60.50	
5	N 71° 42' 17" E	7.00	
6	S 18° 17' 45" E	70.40	
FEE SIMPLE AREA 142,209.66			

TIMONIUM HEIGHTS
Block 'D'
Liber W.C. 5, Folio 82

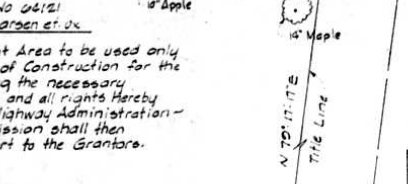
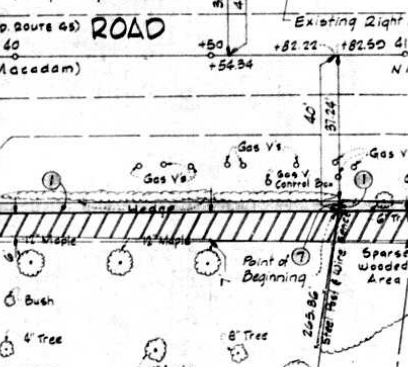
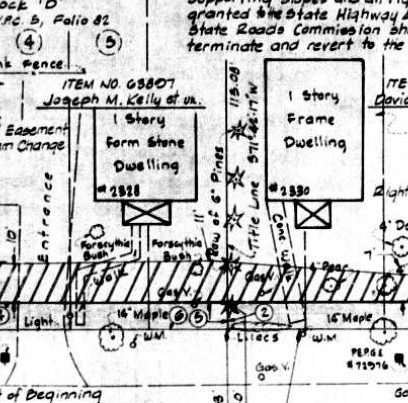


ITEM NO. 64121			
ALFRED LARSEN et al.			
METES & BOUNDS			
1	S 18° 17' 45" E	116.41	
2	S 64° 17' 45" E	40.75	
3	S 35° 40' 38" W	54.00	
4	S 18° 17' 45" E	77.77	
5	S 71° 42' 17" W	2.70	
6	N 18° 17' 45" W	252.35	
7	N 70° 17' 17" E	2.70	
FEE SIMPLE AREA 140,000.56			

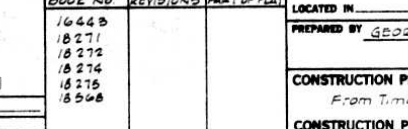


ITEM NO. 68808			
DAVID O. DUNNE et al.			
METES & BOUNDS			
1	S 18° 17' 45" E	60.00	
2	S 71° 42' 17" W	7.00	
3	N 18° 17' 45" W	60.00	
4	N 71° 42' 17" E	7.00	
FEE SIMPLE AREA 560,000.00			

TIMONIUM HEIGHTS
Block 'E'
Liber W.C. 5, Folio 82

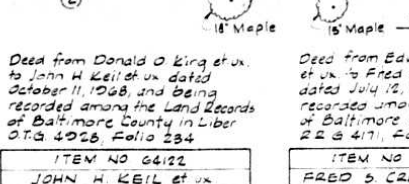
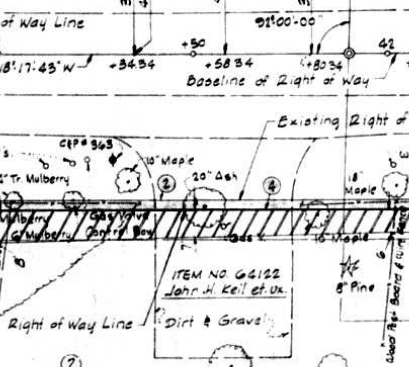
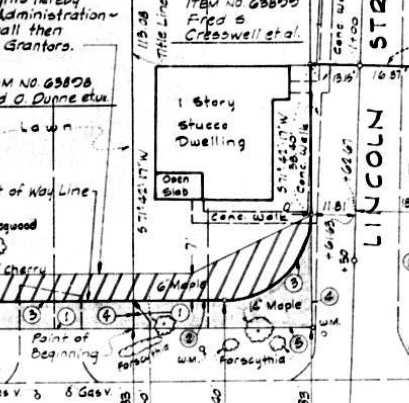


ITEM NO. 64122			
JOHN H. KEIL et al.			
METES & BOUNDS			
1	S 70° 17' 17" W	2.70	
2	N 18° 17' 45" W	21.00	
3	N 70° 17' 17" E	2.70	
4	S 18° 17' 45" E	21.00	
FEE SIMPLE AREA 585,735.56			

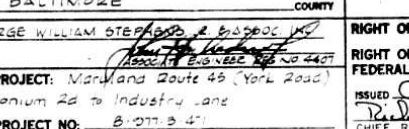


ITEM NO. 68809			
FRED S. CRESSWELL et al.			
METES & BOUNDS			
1	S 18° 17' 45" E	24.00	
2	N 18° 17' 45" W	24.00	
3	N 68° 17' 45" W	34.56	
4	N 71° 42' 17" E	22.00	
5	S 18° 17' 45" E	43.00	
FEE SIMPLE AREA 419,809.56			

TIMONIUM HEIGHTS
Block 'F'
Liber W.C. 5, Folio 82

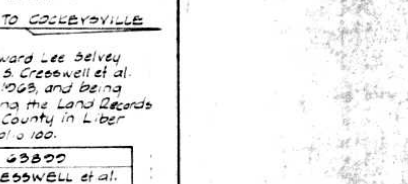
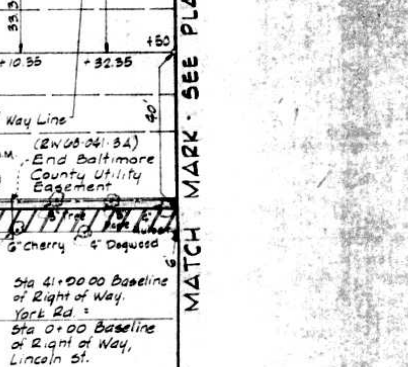
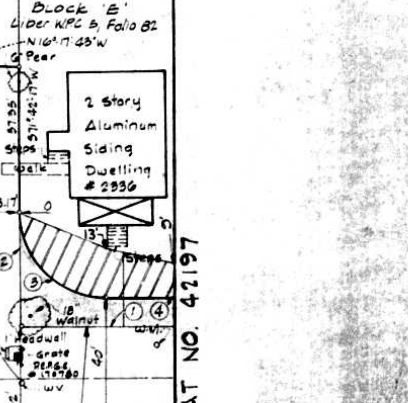


ITEM NO. 64123			
FRED S. CRESSWELL et al.			
METES & BOUNDS			
1	S 71° 42' 17" W	7.00	
2	N 18° 17' 45" W	24.00	
3	R 25.00		
4	N 68° 17' 45" W	34.56	
5	N 71° 42' 17" E	22.00	
6	S 18° 17' 45" E	43.00	
FEE SIMPLE AREA 419,809.56			

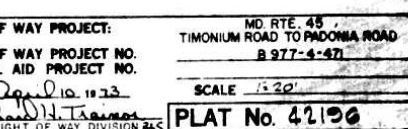


ITEM NO. 64001			
HOWARD L. SCRIVNER et al.			
METES & BOUNDS			
1	S 18° 17' 45" E	25.00	
2	S 71° 42' 17" W	91.00	
3	R 25.00		
4	N 18° 17' 45" E	20.45	
5	N 71° 42' 17" E	21.81	
6	S 68° 17' 45" W	25.87	
7	N 18° 17' 45" W	24.41	
8	N 71° 42' 17" E	92.00	
FEE SIMPLE AREA 142,209.66			

TIMONIUM HEIGHTS
Block 'G'
Liber W.C. 5, Folio 82



ITEM NO. 64124			
HOWARD L. SCRIVNER et al.			
METES & BOUNDS			
1	S 18° 17' 45" E	116.41	
2	S 64° 17' 45" E	40.75	
3	S 35° 40' 38" W	54.00	
4	S 18° 17' 45" E	77.77	
5	S 71° 42' 17" W	2.70	
6	N 18° 17' 45" W	252.35	
7	N 70° 17' 17" E	2.70	
FEE SIMPLE AREA 140,000.56			



STATE OF MARYLAND
DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION
STATE ROADS COMMISSION

REVERTIBLE EASEMENT FOR SUPPORTING SLOPES

REVERTIBLE EASEMENT OR RIGHT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT

PERPETUAL EASEMENT FOR SPECIAL PURPOSE AS INDICATED BY NOTATION ON THIS PLAT

PERPETUAL EASEMENT FOR DRAINAGE FACILITY AS INDICATED BY NOTATION ON THIS PLAT

(ARROW INDICATES GENERAL DRAINAGE FLOW PATTERN)

PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER FROM OR INTO EXISTING WATERWAY OR NATURAL DRAINAGE COURSE

PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER UPON EXISTING GROUND

APPROXIMATE GENERAL DRAINAGE FLOW PATTERN (NOT TO SCALE FOR EXPLANATORY PURPOSE ONLY)

Fee Simple Area to be acquired shown thus: []

SENT TO RECORD OFFICE 19

FINALIZED BY CHAIRMAN 19

BOOK NO. 16448

18271

18272

18274

18276

18298

LOCATED IN BALTIMORE COUNTY

PREPARED BY GEORGE WILLIAM STEPHENS & ASSOCIATES, INC.

CONSTRUCTION PROJECT: Maryland Route 45 (York Road)

From Timonium 2d to Industry Lane

CONSTRUCTION PROJECT NO. B-277.3-47

RIGHT OF WAY PROJECT: MD RTE. 45
TIMONIUM ROAD TO PADONIA ROAD
B 977-4-47

RIGHT OF WAY PROJECT NO. FEDERAL AID PROJECT NO.

ISSUED 10.19.73

CHIEF, RIGHT OF WAY DIVISION

SCALE 1"=20'

PLAT No. 42196