PETITION FOR ZONING RE-CLASSIFICATION AND/OR SPECIAL EXCEPTION

76-232-X
#175

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Carroll Island Associates, 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 - mounting of tires only, no other automotive work.

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

Carroll Island Associates
% David S. Cordish
Legal Owner
Address 1613 Munsey Building
Baltimore, Md. 21202

Petitioner's Attorney

Protestant's Attorney

Address

ORDERED By The Zoning Commissioner of Baltimore County, this 5th day of April, 1976, 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 10th day of May, 1976, at 11:00 o'clock A.M.

Zoning Commissioner of Baltimore County.

(over)

ORDER RECEIVED FOR FILING
DATE April 5, 1976
BY Stella K. Handy

MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION
West side of Bowleys Quarters Road
470 feet South of Carroll Island Road,
15th District

CARROLL ISLAND ASSOCIATES,
Petitioners

: BEFORE THE ZONING COMMISSIONER
: OF BALTIMORE COUNTY
: Case No. 76-232-X

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. Hessian, III
People's Counsel
County Office Building
Towson, Maryland 21204

I HEREBY CERTIFY that on this 7th day of May, 1976, a copy of the foregoing Order was mailed to Mr. David S. Cordish, Carroll Island Associates, 1613 Munsey Building, Baltimore, Maryland 21202, Petitioners.

MAY 10 '76 AM
ZONING DEPARTMENT

MICROFILMED

May 11, 1976

Mr. David S. Cordish
Carroll Island Associates
1613 Munsey Building
Baltimore, Maryland 21202

RE: Petition for Special Exception
W/S of Bowleys Quarters Road,
470' S of Carroll Island Road -
15th Election District
Carroll Island Associates -
Petitioner
NO. 76-232-X (Item No. 175)

Dear Mr. Cordish:

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

cc: John W. Hessian, III, Esquire
People's Counsel

MICROFILMED

COLUMBIA OFFICE
WALTER PARK
Registered Surveyor
PHONE 730-8080

TOWSON OFFICE
HUDKINS ASSOCIATES, INC.
Engineers, Surveyors and Landscape Architects
200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21204
PHONE: 828-8080

BEL AIR
I. GERALD WO...
Landscape Architect
PHONE 838-8080

February 16, 1976

Beginning for the same at a point distant the two following courses and distances from the intersection formed by the west side of Bowleys Quarters Road with the south side of Carroll Island Road thence binding on the said west side of Bowleys Quarters Road Southerly 470 feet more or less and South 82° 11'58" West 535 feet more or less to the centerline of the party wall between buildings 154 and 156 thence binding on said centerline South 07° 48'02" East 100.00 feet thence South 82° 11'58" West 40.00 feet to the centerline of the party wall between building 150 and 152 thence North 07° 48'02" West 40.00 feet thence leaving said partition wall for lines of division two courses viz: (1) North 82° 11'58" East 12.00 feet (2) North 07° 48'02" West 60.00 feet thence North 82° 11'58" East 28.00 feet to the place of beginning.

Containing 3280 square feet of land more or less.

STATE OF MARYLAND
MALCOLM E. HUDKINS
REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR

Malcolm E. Hudkins
Registered Surveyor #5095

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO S. Eric DiNenna, Zoning Commissioner Date April 27, 1976

FROM William D. Fromm, Director of Planning

SUBJECT Petition # 76-232-X.
Petition for Special Exception for Garage, Service
West side of Bowleys Quarters Road 470 feet South of Carroll Island Road
Petitioner - Carroll Island Associates

15th District

HEARING: Monday, May 10, 1976 (11:00 A.M.)

This office is not opposed to the requested special exception.

William D. Fromm
Director of Planning

WDF:JGH:rw

MICROFILMED

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Franklin T. Hogans, Jr.
XXXXXXXXXXXXXX
CHAIRMAN

MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU 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 BUILDING ENGINEER

April 13, 1976

Mr. David S. Cordish
Carroll Island Associates
1613 Munsey Building
Baltimore, Maryland 21202

RE: Special Exception Petition
Item 175
C arroll Island Associates -
Petitioners

Dear Sirs:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency (s) of the Zoning Plans Advisory Committee.

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 T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: Hudkins Associates, Inc.
200 E. Joppa Rd.
Rm. 101, Shell Bldg.
Towson, Md. 21204

MICROFILMED

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baltimore county
department of health
TOWSON, MARYLAND 21204

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

April 26, 1976

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

Dear Mr. DiNenna:

Comments on Item #175, Zoning Advisory Committee Meeting, February 24, 1976, are as follows:

Property Owner: Carroll Island Associates
Location: SW/c Bowleys Quarters Rd. & Carroll Island Rd.
Existing Zoning: B.L.-CCC
Proposed Zoning: Special Exception for garage for mounting of tires only.
Acres: 3280 sq.ft.
District: 15th

Since this is a special exception for a garage used to mount tires only and public water and sewer is existing, no health hazard is anticipated.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

RJW:pb6

MICROFILMED

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baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
(301) 494-3211

WILLIAM D. FROMM
DIRECTOR

April 2, 1976

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Md 21204

Dear Mr. DiNenna:

Comments on Item #175, Zoning Advisory Committee Meeting, February 24, 1976, are as follows:

Property Owner: Carroll Island Associates
Location: SW/c Bowleys Quarters Road and Carroll Island Road
Existing Zoning: B.L.-C.C.C.
Proposed Zoning: Special Exception for garage for mounting of tires only
Acres: 3280 sq. ft.
District: 15th

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 revised site plans appear acceptable to this office.

Very truly yours,

John L. Wimbley
Planning Specialist II
Project and Development Planning

MICROFILMED

AUG 4 2 1976

ORDER RECEIVED FOR FILING
DATE May 11 1976
BY Stella Lowery ak

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations having been met, a Special Exception for a Service Garage should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11th day of May, 1976, that the aforementioned Special Exception should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Zoning Commissioner of Baltimore County

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

the 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 ____ day of ____, 197__, 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 continued as and to remain a ____ zone; and/or the Special Exception for ____ be and the same is hereby DENIED

Zoning Commissioner of Baltimore Co

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baltimore county
department of public works
TOWSON, MARYLAND 21204

April 1, 1976

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

Re: Item #175 (1975-1976)
Property Owner: Carroll Island Associates
S/W cor. Bowleys Quarters Rd. & Carroll Island Rd.
Existing Zoning: B.L. - CCC
Proposed Zoning: Special Exception for garage for mounting of tires only.
No. of Acres: 3280 sq. ft. District: 15th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are existing or as secured by Public Works Agreement #157307, executed in connection with "Carroll Island Shopping Center". This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #175 (1975-1976).

Very truly yours,

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

END:EAM:FWR:ss

Z-NW Key Sheet
14 & 15 NE 41 Pos. Sheets
NE 4 K Topo
91 Tax Map

[redacted]

PETITION AND SITE PLAN

EVALUATION COMMENTS

Item 175

Mr. David S. Cordish
Carroll Island Assoc.
1613 Munsey Bldg.
Baltimore, Md. 21202

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 8th day of April 1976.

S. Eric DiNenna,
Zoning Commissioner

Petitioner Carroll Island Associates
Petitioner's Attorney _____ Reviewed by

Franklin T. Hogans, Jr.
Chairman, Zoning Plans
Advisory Committee

cc: Hudkins Associates, Inc.
200 E. Joppa Rd.
Rm. 101, Shell Bldg.
Towson, Md. 21204

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

Franklin T. Hogans, Jr.
Chairman

MEMBERS
ZONING ADMINISTRATION
HEALTH DEPARTMENT
BUREAU 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 BUILDING ENGINEER

April 13, 1976

Mr. David S. Cordish
Carroll Island Associates
1613 Munsey Building
Baltimore, Maryland 21202

RE: Special Exception Petition
Item 175
Carroll Island Associates -
Petitioners

Dear Sir:

This office is in receipt of revised plans and/or descriptions which reflect the required changes of the participating agency (s) of the Zoning Plans Advisory Committee.

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 T. HOGANS, JR.
Chairman,
Zoning Plans Advisory Committee

FTH:JD

Enclosure

cc: Hudkins Associates, Inc.
200 E. Joppa Rd.
Rm. 101, Shell Bldg.
Towson, Md. 21204

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

c/o

Franklin T. Hogans, Jr.
Chairman

MEMBERS
BUREAU OF ENGINEERING
DEPARTMENT OF TRAFFIC ENGINEERING
STATE ROADS COMMISSION
BUREAU OF FIRE PREVENTION
HEALTH DEPARTMENT
PROJECT PLANNING
BUILDING DEPARTMENT
BOARD OF EDUCATION
ZONING ADMINISTRATION
INDUSTRIAL DEVELOPMENT

March 18, 1976

Mr. David S. Cordish
Carroll Island Associates
1613 Munsey Building
Baltimore, Maryland 21202

RE: Special Exception Petition
Item 175
Carroll Island Associates -
Petitioners

Gentlemen:

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 southwest corner of Bowleys Quarters Road and Carroll Island Road, and is currently the site of the Carroll Island Shopping Center. The site plan as submitted must be revised to indicate clearly the location not only of the parcel on which the proposed Special Exception is requested, but also the location of the proposed overhead door.

Field inspection revealed the rear area of the shopping center to be unpaved and not in compliance therefore with plans approved for the original shopping center construction. Screening as also required is not

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Mr. David S. Cordish
Carroll Island Associates
Re: Item 175
March 18, 1976
Page 2

existing along the rear of this site as approved.

This petition is being withheld from a hearing date until such time as revised plans are received that reflect the comments above, and any comments from other departments as requested.

Very truly yours,

FRANKLIN T. HOGANS, JR.
Chairman, Zoning Plans
Advisory Committee

FTH:JD

Enclosure

cc: Hudkins Associates, Inc.
200 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21204

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baltimore county
department of traffic engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

March 3, 1976

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

Re: Item 175 - ZAC - February 24, 1976
Property Owner: Carroll Island Associates
Location: SW/C Bowleys Quarters Rd. & Carroll Island Road
Existing Zoning: B.L. -CCC
Proposed Zoning: Special Exception for garage for mounting of tires only
No. of Acres: 3280 sq. ft.
District: 15th

Dear Mr. DiNenna:

This department is unable to comment on the requested special exception for a garage because the petitioner did not provide enough information.

Very truly yours,

Michael S. Flanigan
Traffic Engineer Associate

MSF:nc

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: February 25, 1976

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

Z.A.C. Meeting of: February 24, 1976

Re: Item 175
Property Owner: Carroll Island Associates
Location: SW/c Bowleys Quarters Rd. & Carroll Island Rd.
Present Zoning: B.L.-CCC
Proposed Zoning: Special Exception for garage for mounting of tires only.

District: 15th
No. Acres: 3280 Sq. ft.

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich,
Field Representative.

WNP/ml

H. EMSLIE PARKS, PRESIDENT
EUGENE C. HESS, VICE-PRESIDENT
MRS. ROBERT L. BERNEY
MARCUS M. BOTSARIS
JOSEPH N. McGOWAN
ALVIN LORECK
JOSHUA R. WHEELER, SUPERINTENDENT
T. BAYARD
RICHARD W.
MRS. RICHARD

CERTIFICATE OF PUBLICATION

TOWSON, MD., April 22, 1976.

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 time before the 10th day of May, 1976, the publication appearing on the 22nd day of April 1976.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement, $

OFFICE OF
THE TIMES
NEWSPAPERS

TOWSON, MD. 21204

Apr. 21, 1976

THIS IS TO CERTIFY, that the annexed advertisement of Petition for a Special Exception-- Carroll Island Associates was inserted in the following:

- ☐ Catonsville Times
- ☐ Dundalk Times
- ■ Essex Times
- ☐ Suburban Times East
- ☐ Towson Times
- ☐ Arbutus Times
- ☐ Community Times
- ☐ Suburban Times West

weekly newspapers published in Baltimore, County, Maryland, once a week for one successive weeks before the 10th day of May 1976, that is to say, the same was inserted in the issues of April 21, 1976.

STROMBERG PUBLICATIONS, INC.

BY

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

No. 33377

DATE May 10, 1976 ACCOUNT 01-662

AMOUNT $44.25

RECEIVED Carroll Island Assoc., P.O. Box 8616 7720 Belair Rd., Baltimore, Md. 21236
FOR Advertising and posting of property #76-232-X

B 104 PAR 11 4425 MSC

VALIDATION OR SIGNATURE OF CASHIER

Item 175

C. David S. Cordish
Carroll Island Assoc.
1515 Mercantile Bldg.
Baltimore, Md. 21202

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 9th day of April 1976.

S. Eric DiNenna,
Zoning Commissioner

Petitioner Carroll Island Associates
Petitioner's Attorney
Reviewed by Franklin T. Hogans Jr.
Franklin T. Hogans, Jr.
Chairman, Zoning Plans
Advisory Committee

cc: Redline Associates, Inc.
200 E. Joppa Rd.
Rm. 101, Shell Bldg.
Towson, Md. 21204

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

#76-232-X

District 15th
Date of Posting 4-22-76
Posted for: Hearing Mon. May 10th 1976 @ 11:00 A.M.
Petitioner: Carroll Island Assoc.
Location of property: W/S of Bowleys Quarters Rd. 470 S. of Carroll Island Rd.
Location of Signs: 1 Sign Posted @ Entrance to Shopping Center from Bowleys Quarters Rd.
Remarks:
Posted by Paul H. Reis
Signature
Date of return: 4-29-76

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 17 day of Feb 1976. Filing Fee $ 50. Received ✓ Check ___ Cash ___ Other

S. Eric DiNenna,
Zoning Commissioner

Petitioner Carroll Island Assoc. Submitted by David S. Cordish
Petitioner's Attorney Reviewed by NBC

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

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

No. 33335

DATE April 15, 1976 ACCOUNT 01-662

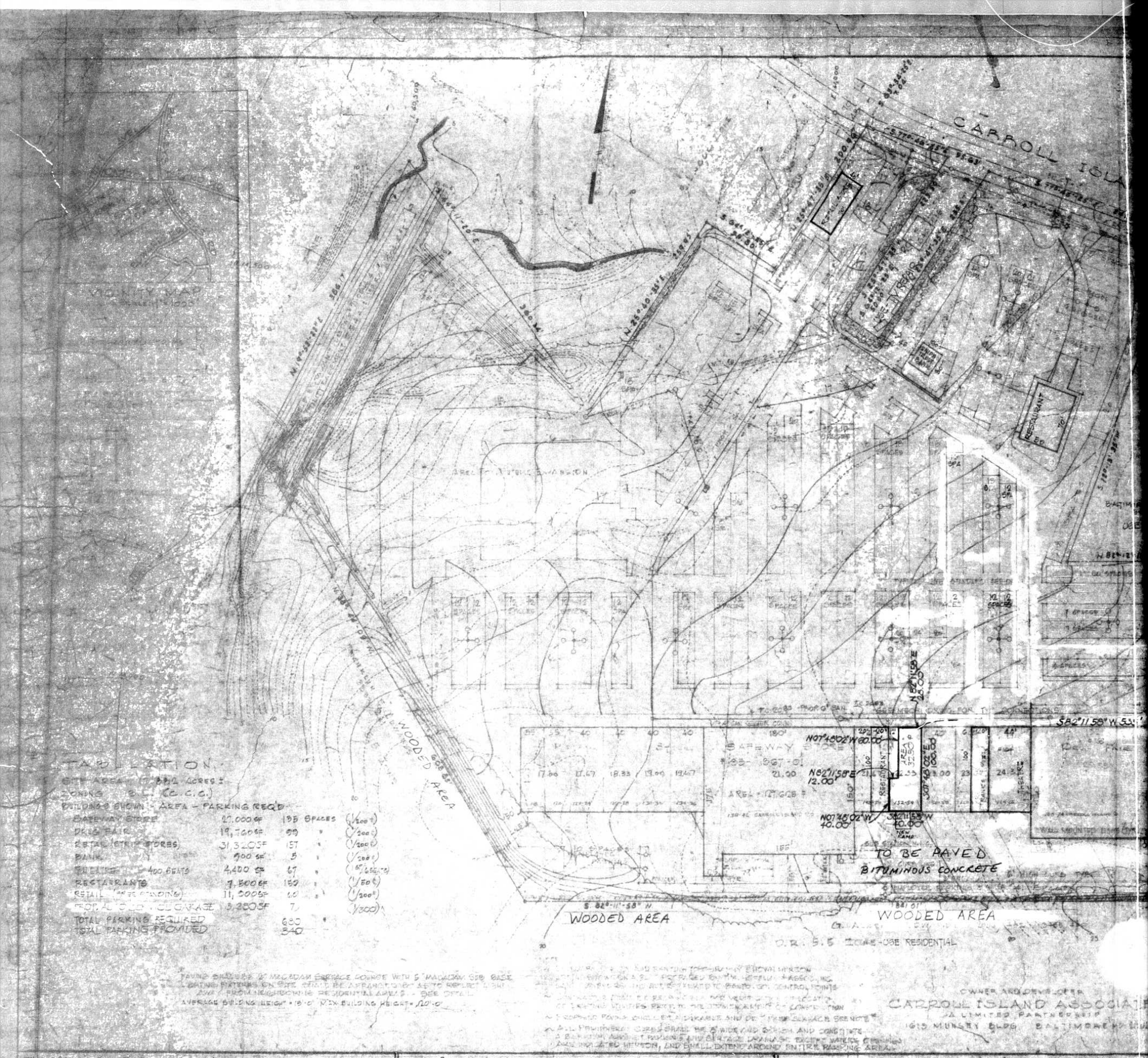
AMOUNT $50.00

RECEIVED Carroll Island Associates P.O. Box 8616 Belair Rd Balto., Md. 21236
FOR Petition for Special Exception #76-232-X

B 382 PAR 19 50.00 MSC

VALIDATION OR SIGNATURE OF CASHIER

WOODED AREA
WOODED AREA
WOODED AREA
SAFEWAY STORE
AREA - 17,605 ±
TO BE MOVED
O.R. 5.5 ZONE - USE RESIDENTIAL
PROPOSED PARKING
PROPOSED PARKING
PROPOSED PARKING

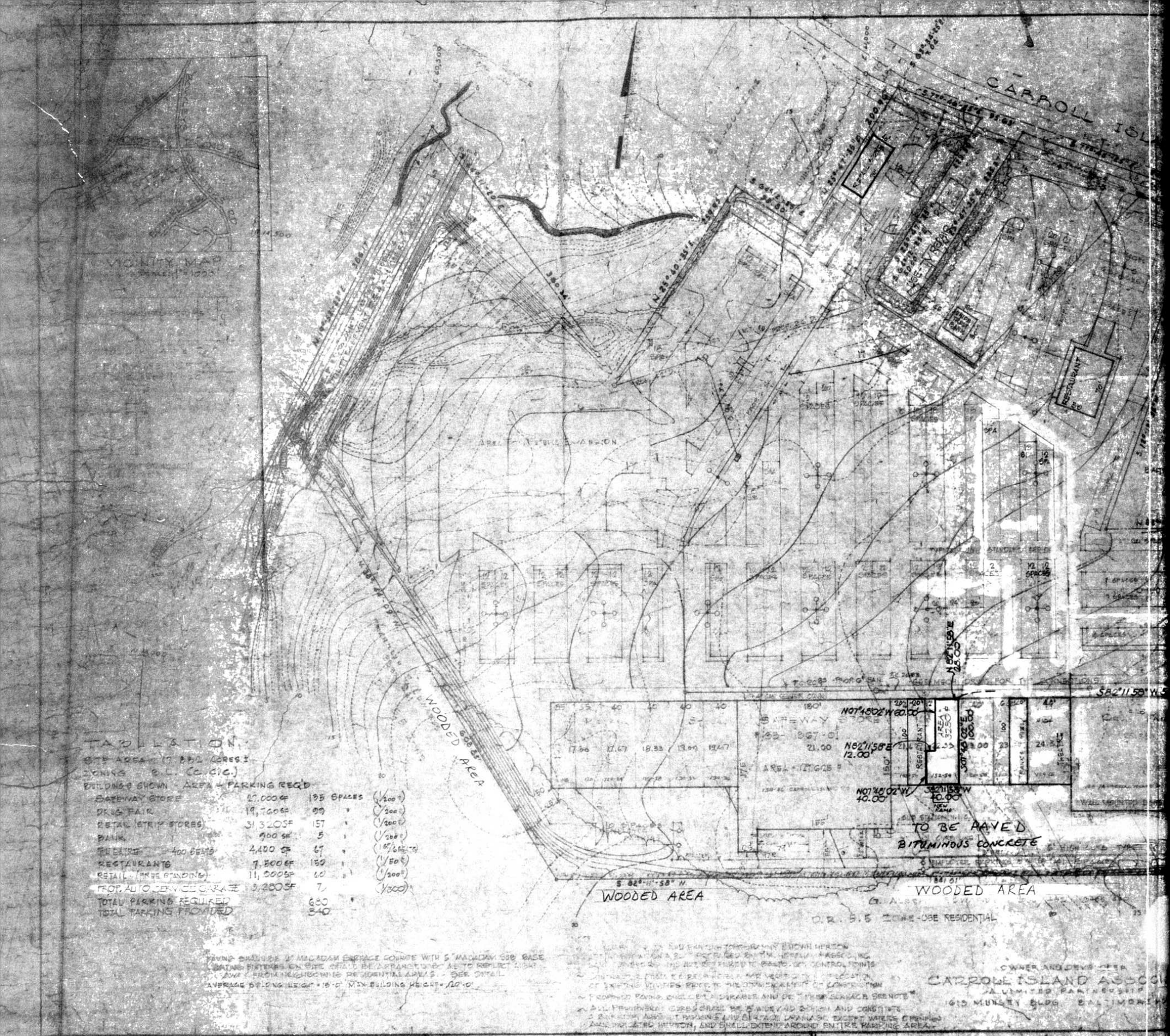


THIS SPECIAL EXCEPTION IS FOR A PENN JERSEY AUTO STORE. THE PURPOSE FOR THE EXCEPTION IS TO ALLOW PENN JERSEY TO HAVE A ONE BAY AREA IN REAR OF ITS STORE SERVICED BY A SINGLE OVERHEAD DOOR, AS ILLUSTRATED ATTACHED. THE BAY WILL BE USED ALMOST EXCLUSIVELY FOR THE CHANGING OF TIRES AND OCCASIONAL INSERTION OF A BATTERY. THE USE IS NOT INTENDED IN ANY SENSE AS A GARAGE OR SERVICE STATION

carroll island shopping cen

CARROLL ISLAND ROAD & BOWLEY'S QUARTERS ROAD

BALTIMORE COUNT



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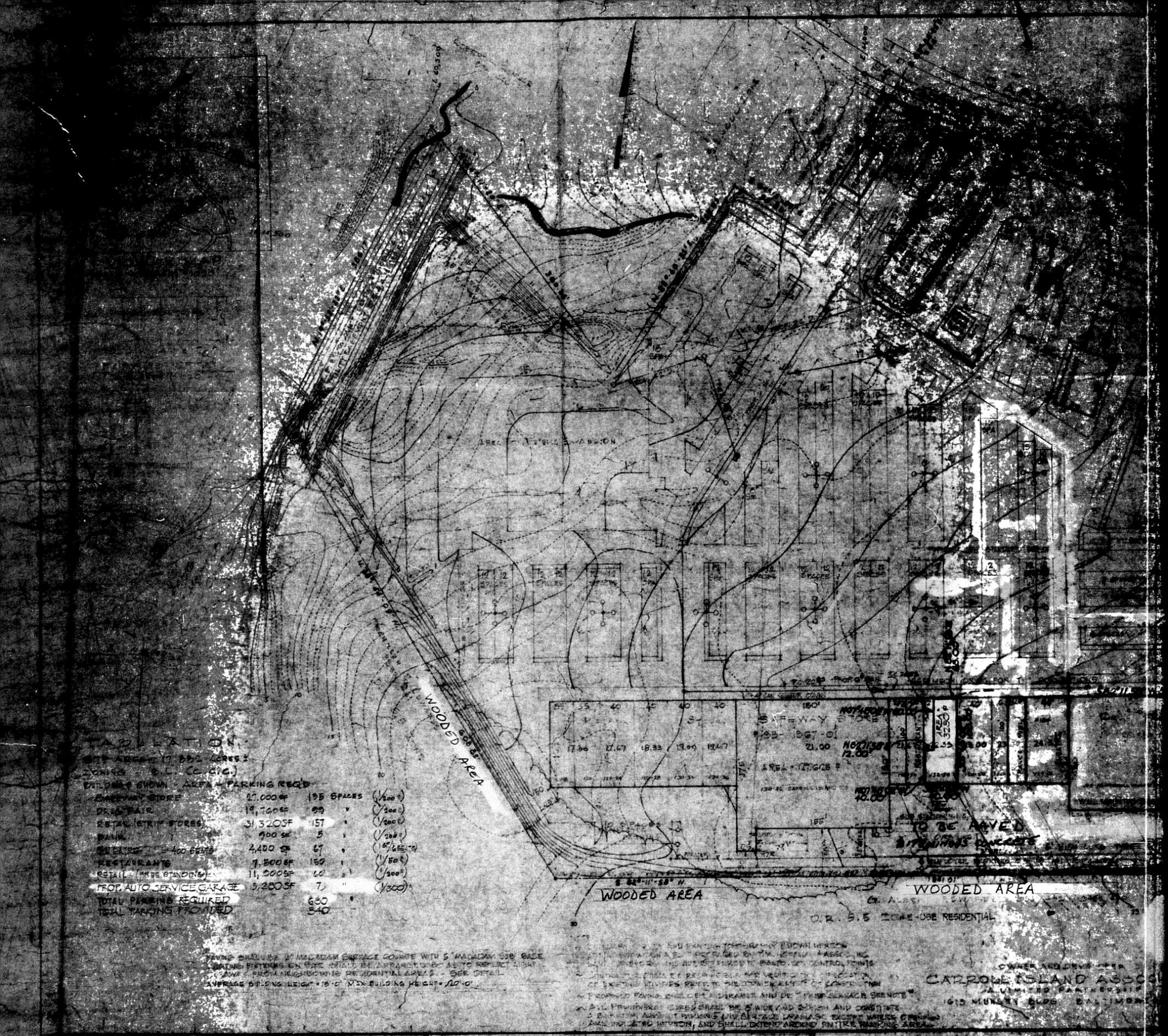
carroll island shopping ce

CARROLL ISLAND ROAD & BOWLEY'S QUARTERS ROAD

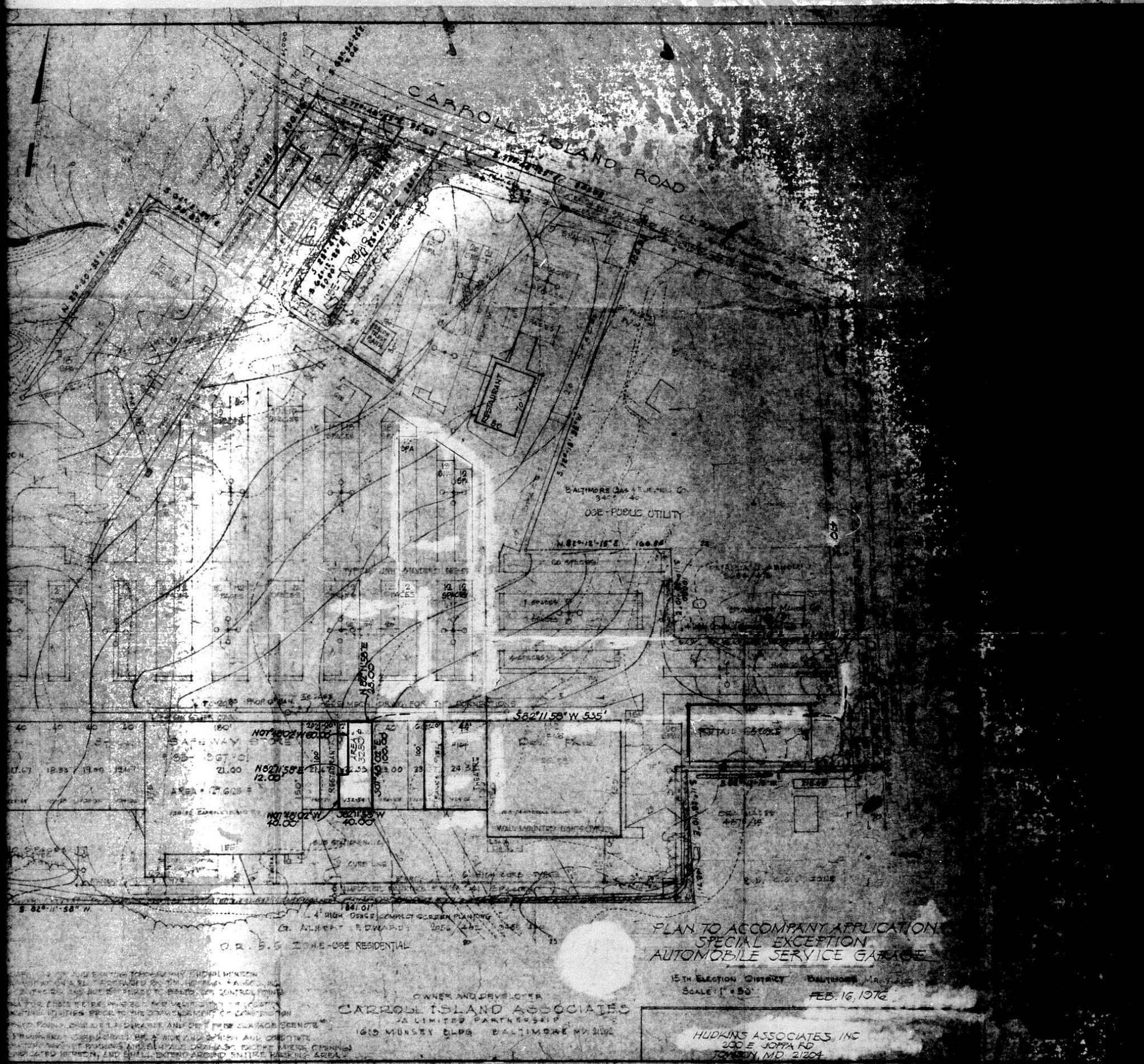
BALTIMORE CO



carroll island shopping ce

CARROLL ISLAND ROAD & BOWLEY'S QUARTERS ROAD

BALTIMORE CO



land shopping center

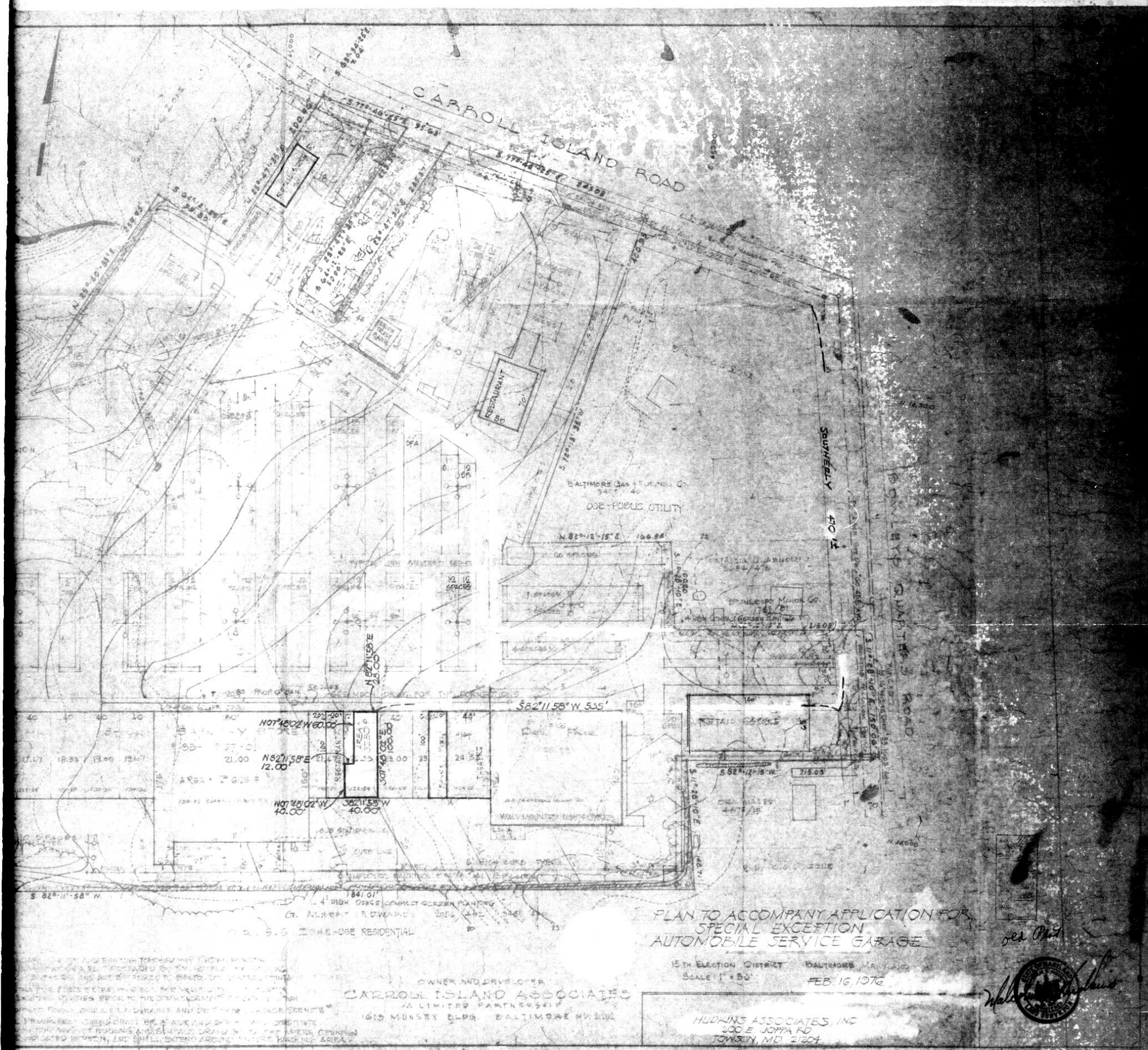
owner/developer
CARROLL ISLAND

L.E. WOLF
architect

LAMPRECHT CONSULTANTS
structural engineers

ARTERS ROAD

BALTIMORE COUNTY, MARYLAND



land shopping center

ARTERS ROAD

BALTIMORE COUNTY, MARYLAND

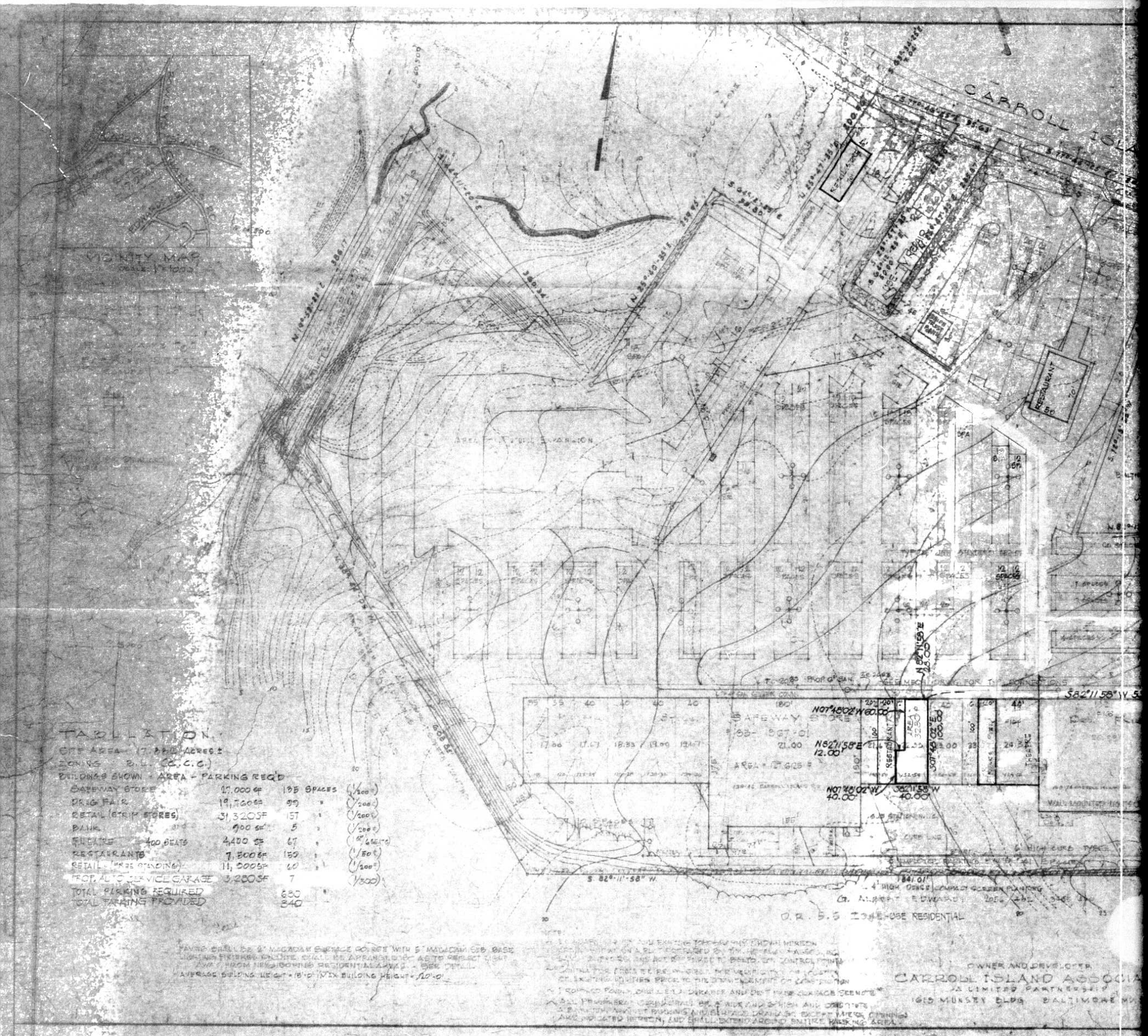
owner/developer
CARROLL ISLAND ASSOCIATES

L.E. WOLF
architect

LAMPRECHT CONSULTANTS
structural engineers

dwg no

date



carroll island shopping cen

CARROLL ISLAND ROAD & BOWLEY'S QUARTERS ROAD

BALTIMORE COU

carroll island shopping cen

CARROLL ISLAND ROAD & BOWLEY'S QUARTERS ROAD

BALTIMORE COU