

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **MIDDLE RIVER REALTY CO., INC.**, 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 Special Hearing Under Section 506.70 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve and issue a special exception and/or a use permit for the use of land in a residential zone to serve a **Study's Restaurant** to be located on the east side of a commercial zone, subject to the provisions of Section 506.70 and other applicable portions of the Baltimore County Zoning Regulations (1976 Edition). The proposed use is in conformity with the letter and spirit of the Regulations in that many other things the land is zoned to be used in a commercial zone for many years and the proposed parking will serve this commercial which will be of benefit to the zone. S. 2. 14 Zone

and Section 502 and other applicable portions, if any.
See attached description.

Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Special Hearing 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.

MIDDLE RIVER REALTY CO., INC.
Legal Owner
2 E. Fayette Street, Baltimore, MD 21202
339-6604
Address: **John W. Heslin, III**
People's Counsel
204 W. Pennsylvania Avenue, Towson, Maryland 21204 (823-7600)

ORDERED By the Zoning Commissioner of Baltimore County, this 25th day of October, 1977, 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 held before the Zoning Commissioner of Baltimore County 106 County Office Building in Towson, Baltimore County, on the 25th day of October, 1977, at 10:00 o'clock, A.M.

John W. Heslin, III
Zoning Commissioner of Baltimore County
(over)

James D. Nolan, Esquire
204 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
NE/S of Martin Blvd., 652.31'
SE of Compass Road - 15th District
Middle River Realty Company -
Petitioner
MD. 77-231-SPH (Item No. 192)

Dear Mr. Nolan

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

Very truly yours,

John W. Heslin, III
John W. Heslin, III
Zoning Commissioner

SED/et
Attachments

cc: Mr. Claude W. Heedrix
Victory Villa Improvement
Association, Inc.
14 Central Court
Baltimore, Maryland 21206
John W. Heslin, III, Esquire
People's Counsel

RE: PETITION FOR SPECIAL HEARING
NE/S of Martin Blvd., 652.31'
SE of Compass Road - 15th District
MIDDLE RIVER REALTY COMPANY,
Petitioner

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 77-231-SPH (Item No. 192)

ORDER FOR APPEAL

Mr. Commissioner:

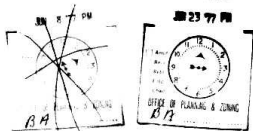
Please note an Appeal from your decision in the above-entitled matter, under date of May 26, 1977, to the County Board of Appeals and forward all papers in connection therewith to said Board for hearing.

John W. Heslin, III
John W. Heslin, III
People's Counsel

Charles E. Kuntz, Jr.
Charles E. Kuntz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that a copy of the above Order was mailed to James D. Nolan, Esquire, 204 West Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner, this 8th day of June, 1977.

John W. Heslin, III
John W. Heslin, III



MOGAN & HOLDEPER, INC.
3013 BELAIR RD. BALTIMORE MD 21206 (301) 659-1901
February 4, 1977

DESCRIPTION TO ACCOMPANY PETITION FOR SPECIAL HEARING FOR COMMERCIAL PARKING IN A DR 15 ZONE FOR A PORTION OF MIDDLE RIVER REALTY COMPANY, INC. PROPERTY.

BEGINNING FOR THE SAME ON THE northeast side of MARTIN BLVD., MD. HT. 700; 150 feet wide, at a point distant 652.31 feet measured southeasterly along said northeast side of Martin Blvd. from its intersection with the southeast side of Compass Road, 100 feet wide, thence leaving said place of beginning and running and ending on the northeast side of Martin Blvd. (1) Southeasterly by a line curving to the left with a radius of 5954.58 feet for a distance of 171.51 feet [the arc of said curve being subtended by a chord bearing south 62 degrees 33 minutes 04.5 seconds East 131.50 feet] thence leaving Martin Blvd. and running the 3 following courses and distances, viz: (2) North 11 degrees 16 minutes 14 seconds East 333.42 feet; (3) North 64 degrees 56 minutes 40 seconds West 41.20 feet and (4) South 26 degrees 59 minutes 20 seconds East 319.50 feet to the place of beginning.

Containing 0.63 acres of land, more or less.
This description has been written for zoning purposes only, and is not intended to be used for conveyance.



RE: PETITION FOR SPECIAL HEARING
NE/S of Martin Blvd., 652.31'
SE of Compass Road - 15th District
Middle River Realty Company
Petitioner

BEFORE
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 77-231-SPH

ORDER OF DISMISSAL

Upon the foregoing Motion filed by the People's Counsel for Baltimore County, and after review of the exhibit appended thereto, it is, by the County Board of Appeals for Baltimore County, this 25th day of October, 1977

ORDERED, that the appeal heretofore filed in this case be and it is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

Robert L. Gifford
Robert L. Gifford, Vice Chairman

William T. Hackett
William T. Hackett

John A. Miller
John A. Miller

AND AS IN DUTY BOUND, etc.,
John W. Heslin, III
John W. Heslin, III
People's Counsel

I HEREBY CERTIFY that on this 15th day of October, 1977, a copy of the foregoing Motion and attachment marked "Motion's Exhibit No. 1" and of the Order appended thereto was mailed to Newton A. Williams, Esquire, Nolan, Plunkhoff & Williams, 204 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.

Motion's Exhibit No. 1

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

Contract 154 Date of Posting 5-5-77
Posted for Heavy Mid May 25th 1977 B. 10:00 A.M.
Petitioner Middle River Realty Co. Inc.
Location of property NE/S of Martin Blvd. 652.31' S.E. of
Compass Rd
Location of Signs 1 Sign South of Lane Way To Upper Route
Which Signs Stated in Pet. When Built 10 To 15
Remarks
Posted by Mark H. News Date of return 5-12-77

Newton A. Williams, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

New Petition has been received and accepted for filing
this 1 day of May 1977

John W. Heslin, III
John W. Heslin, III
Zoning Commissioner

Petitioner's Attorney: James D. Nolan, Esquire
Petitioner's Counsel: William A. Williams, Esquire
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Planning & Zoning
Associate

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric Dilemma
Zoning Commissioner
TO: Robert H. Gertler Date May 20, 1977
FROM: Acting Director of Planning

SUBJECT: Petition 77-231-SPH, Petition for Special Hearing for Off-Street Parking
On the basis of the information available at this point in time, this office is opposed to the granting of the petitioner's request.

15th District
HEARING: Wednesday, May 25, 1977 (10:00 A.M.)

It is our opinion that the following items must be addressed before a knowledgeable recommendation can be made:

1. Clarification of status of Beacon Road (see Zoning Advisory Committee comments of State Highway Administration, County Bureau of Engineering and County Project and Development Planning Division).
2. Opinion on parking usage of Beacon Road right-of-way
3. Overall plan of entire property detailing parking, parking and usage of the entire site.
4. Details of access to trucking facility in rear

It should also be noted that the entire Martin Boulevard corridor has been selected as a target area for the "Corridor Reidentification Plan". The CIP report describes the subject property, in part, as follows: "The Victory Villa Center just north of Martin Boulevard at Compass Road has an unutilized paved area fronting Martin Boulevard that is a collection ground for debris."

Robert H. Gertler
Robert H. Gertler
Acting Director of Planning

WHS:JWH:rw

Pursuant to the advertisement, posting of property, and public hearing on the ~~same~~ Petition and it appearing that by reason of the following finding of facts ~~that the Petitioner's plans meet the requirements set forth in Section 409.4 of the Baltimore County Zoning Regulations and that the health, safety, and general welfare of the locality involved are not adversely affected, the Special Hearing for Off-Street Parking in a Residential Zone should be granted.~~

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17 day of May, 1977, that the herein Petition for Special Hearing for Off-Street Parking in a Residential Zone should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

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 following finding of facts ~~that the Petitioner's plans meet the requirements set forth in Section 409.4 of the Baltimore County Zoning Regulations and that the health, safety, and general welfare of the locality involved are not adversely affected, the Special Hearing for Off-Street Parking in a Residential Zone should be granted.~~

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 17 day of May, 1977, that the herein Petition for Special Hearing for Off-Street Parking in a Residential Zone should be and the same is GRANTED.

Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL HEARING
NE/S of Martin Blvd., 652.31' SE of
Compass Rd., 15th District
MIDDLE RIVER REALTY CO., INC.,
Petitioners
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 77-231-SPH
Petitioners
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. Kuntz, 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 20th day of May, 1977, a copy of the foregoing Order was mailed to James D. Nolan, Esquire, Nolan, Plunhoff and Williams, 204 West Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioners.

John W. Hession, III



RE: PETITION FOR SPECIAL HEARING
NE/S of Martin Blvd., 652.31' SE of
Compass Rd., 15th District
MIDDLE RIVER REALTY COMPANY,
Petitioners
BEFORE THE COUNTY BOARD OF APPEALS
FOR BALTIMORE COUNTY
Case No. 77-231-SPH
Petitioners

MOTION TO DISMISS APPEAL

The Motion of the People's Counsel for Baltimore County for a dismissal of the appeal herein respectfully shows:

1. That this case involves an application for a special permit for the parking of passenger vehicles in a residential zone under the provisions of Section 409.4 of the Baltimore County Zoning Regulations.
2. That the case is presently on the Board's docket by virtue of an appeal filed by the People's Counsel for Baltimore County from an order of the Zoning Commissioner of Baltimore County granting said application.
3. That while said appeal has been pending, the various officials of Baltimore County concerned with the "Corridor Beautification Plan," the owners of the shopping center involved, and the residents of the affected area have negotiated with the ultimate conclusion of an agreement which will lead to substantially a complete renovation and rehabilitation of said shopping area; a photostatic copy of said agreement duly executed by all affected parties is attached hereto, marked, "Movant's Exhibit No. 1."
4. After review of said agreement and discussion with the involved parties, your Movant is of the opinion that the public interest would not be served in further prosecution of said appeal.

WHEREFORE, it is respectfully moved that the County Board of Appeals, by its appropriate order, dismiss said appeal.

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204

County of Baltimore
TOWSON, MARYLAND 21204

Mr. J. E. Kuntz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204

April 1, 1977

Re: Item 111, 112B-1977
Property, NE/S of Martin Blvd., 652.31' SE of
Compass Rd., 15th District
Petitioners: Middle River Realty Co., Inc.
Proposed: Special Hearing of appeal submitted
pertaining to a residential zone.
A new 100' frontage to be added.

Dear Mr. Commissioner:

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

Highways

Martin Boulevard, MD, 130 is a State Road; therefore, all improvements, entrance, entrance and drainage requirements as they affect the road come under the jurisdiction of the Maryland State 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.

Beacon Road, from Compass Road to Martin Boulevard appears on the Baltimore County road inventory as a 40' wide for the presence of a surface wide median marking. This section of Beacon Road appears in "Victory Villa" section of Flat 2 lot subdivision. Flat 2 lot is located in Baltimore County, Maryland, and is located in the "Victory Villa" section of Flat 2 lot subdivision, and is providing access for trucking operations on "Parcel 4" of said lot.

It is the responsibility of the Petitioner to ascertain and clarify rights in and to the area adjacent or contiguous to this section of Beacon Road.

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

Setback Requirements

Development of this property through striping, grading and stabilization could result in a permanent parking problem, damage private and public drainage structures of the property. A grading permit is, therefore, necessary for the grading, including the stripping of top soil.

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 1977

Mr. J. E. Kuntz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
Mr. J. E. Kuntz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204

Mr. J. E. Kuntz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
Mr. J. E. Kuntz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204

Mr. J. E. Kuntz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
Mr. J. E. Kuntz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204

Mr. J. E. Kuntz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
Mr. J. E. Kuntz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204

Mr. J. E. Kuntz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204
Mr. J. E. Kuntz, Jr.
Deputy People's Counsel
County Office Building
Towson, Maryland 21204

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Item 111, 112B-1977
Property, NE/S of Martin Blvd., 652.31' SE of
Compass Rd., 15th District
April 1, 1977

Site Plan

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

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

Highways

Martin Boulevard, MD, 130 is a State Road; therefore, all improvements, entrance, entrance and drainage requirements as they affect the road come under the jurisdiction of the Maryland State 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.

Beacon Road, from Compass Road to Martin Boulevard appears on the Baltimore County road inventory as a 40' wide for the presence of a surface wide median marking. This section of Beacon Road appears in "Victory Villa" section of Flat 2 lot subdivision. Flat 2 lot is located in Baltimore County, Maryland, and is located in the "Victory Villa" section of Flat 2 lot subdivision, and is providing access for trucking operations on "Parcel 4" of said lot.

It is the responsibility of the Petitioner to ascertain and clarify rights in and to the area adjacent or contiguous to this section of Beacon Road.

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

Setback Requirements

Development of this property through striping, grading and stabilization could result in a permanent parking problem, damage private and public drainage structures of the property. A grading permit is, therefore, necessary for the grading, including the stripping of top soil.

Very truly yours,

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

County of Baltimore

TOWSON, MARYLAND 21204

April 1, 1977

Mr. J. E. Kuntz, Jr.

Deputy People's Counsel

County Office Building

Towson, Maryland 21204

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts, that the Petitioner's plan meets the requirements set forth in Section 409.4 of the Baltimore County Zoning Regulations and that the health, safety, and general welfare of the locality involved are hereby advanced, the Special Hearing for Off-Street Parking in a Residential Zone should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 24th day of May, 1977, that the herein Petition for Special Hearing for Off-Street Parking in a Residential Zone should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the State Highway Administration, the Department of Public Works, and the Office of Planning and Zoning.

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

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 24th day of May, 1977, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

RE: PETITION FOR SPECIAL HEARING
NE/5 of Martin Blvd., 682.31' SE of
Compass Rd., 15th District
MIDDLE RIVER REALTY CO., INC.,
Petitioner

ORDER TO ENTER APPEARANCE

Mr. Counselors:

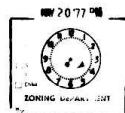
Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby order my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Charles E. Hagan, Jr.
Deputy People's Counsel

John W. Hagan, III
People's Counsel
County Office Building
Towson, Maryland 21204
496-1288

I HEREBY CERTIFY that on this 24th day of May, 1977, a copy of the foregoing Order was mailed to James D. Nolan, Esquire, Nolan, Plushoff and Williams, 284 West Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.

John W. Hagan, III



BALTIMORE COUNTY ZONING ADVISORY COMMITTEE

May 16, 1977

James D. Nolan, Esquire
Newton A. Williams, Esquire
204 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Special Hearing Petition
Item No. 192
Petitioner - Middle River
Realty Company

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.

This currently vacant site, part of an existing shopping center is located on the northeast side of Martin Boulevard approximately 652' southeast of Compass Road in the 15th Election District. Contiguous properties to the east and north are zoned D.R. 16 and B.L. and are improved with an apartment development and a truck terminal, respectively.

This Special Hearing is necessitated by your client's proposal to provide accessory parking for a proposed restaurant which will be constructed in the B.L. zone portion of this site.

As evidenced in the comments of this Committee, the petitioner must ascertain and clarify his rights to Beacon Road. In addition, revised plans reflecting the comments

James D. Nolan, Esquire
Newton A. Williams, Esquire
Page 2
Item 192
May 16, 1977

of the Office of Project and Development Planning must be submitted prior to the scheduled hearing date.

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 10 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

NICHOLAS B. COMBORAH,
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: Evans, Hagan & Holdreife, Inc.
8013 Belair Road
Baltimore, Maryland 21236

RE: PETITION FOR SPECIAL HEARING
NE/5 of Martin Blvd., 682.31'
SE of Compass Rd., 15th District
MIDDLE RIVER REALTY COMPANY,
Petitioner

MOTION TO DENY APPEAL

The Motion of the People's Counsel for Baltimore County for a dismissal of the appeal herein respectfully states:

1. That this case involves an application for a special permit for the parking of passenger vehicles in a residential zone under the provisions of Section 409.4 of the Baltimore County Zoning Regulations.
2. That the case is presently on the Board's docket by virtue of an appeal filed by the People's Counsel for Baltimore County from an order of the Zoning Commissioner of Baltimore County granting said application.
3. That while said appeal has been pending, the various officials of Baltimore County concerned with the "Corridor Beautification Plan," the owners of the shopping center involved, and the residents of the affected area have negotiated with the ultimate conclusion of an agreement which will lead to substantially a complete renovation and rehabilitation of said shopping area; a photostatic copy of said agreement duly executed by all affected parties is attached hereto, marked, "Movement's Exhibit No. 1."
4. After review of said agreement and discussion with the involved parties, your Movement is of the opinion that the public interest would not be served in further prosecution of said appeal.

WHEREFORE, it is respectfully moved that the County Board of Appeals, by its appropriate order, dismiss said appeal.

Baltimore County
Department of public works
TOWSON, MARYLAND 21204

THORNTON M. MOURING, PE
DIRECTOR

April 11, 1977

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

Re: Item #192 (1976-1977)
Property owner: Middle River Realty Co.
W/W Martin Blvd. 652.31' S/E Compass Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special hearing to approve off-street parking in a residential zone.
Acres: 0.63 District: 15th

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:

Martin Boulevard (MS. 700) is a State Road, therefore, all improvements, intersections, entrances and drainage requirements as they affect the road come under the jurisdiction of the Maryland State 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.

Beacon Road, from Compass Road to Martin Boulevard appears on the Baltimore County road inventory as MS. 3021 for maintenance of a 20-foot wide median surface. This section of Beacon Road appears on "Victory Villa - section 1 - plat 1 lot subdivision Plat Road a Utilities, Baltimore County, Maryland, 15th Election District" (recorded G.L.B. 22, Folio 108), also providing access for trucking operations on "Parcel 4" of said plat.

It is the responsibility of the Petitioner to ascertain and clarify rights in and to the areas adjacent or contiguous to this section of Beacon Road.

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

Setback 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.

Item #192 (1976-1977)
Property Owner: Middle River Realty Co.
Page 2
April 11, 1977

Storm Drainage:

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

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent properties, especially by the improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

There are public water mains in Martin Boulevard and Compass Road. Additional fire hydrant protection is required in the vicinity.

The submitted plan indicates the existence of sanitary sewerage adjacent to the site.

Very truly yours,

DONALD W. TUCKER, P.E.
Acting Chief
Bureau of Engineering

DWT:EMH/PMB:es

cc: W. Munchel

1-1/2" Key Sheet
14 & 15 MS 10 & 31 Pos. Sheets
MS 4 & 5 Topo
90 Tax Map

March 9, 1977

Mr. S. Eric DiNenna, Zoning Commissioner
County Office Bldg.
Towson, Md. 21204
Attention: Mr. R. Comoderi

Re: I.A.C. Meeting, March 1, 1977
Item: 192
Property Owner: Middle River Realty Co.
Location: NE/S Martin Blvd. (Rte. 700)
652.31' SE Compass Road
Existing Zoning: D.R. 16
Proposed Zoning: Special hearing to approve off-street parking in a residential zone.

Acres: 0.63
District: 15th

Dear Mr. DiNenna:

Access to the site is by way of Beacon Road, a County maintained street as reported to the State Highway Administration by Baltimore County. The intersection of Beacon Road with Martin Blvd., a State highway, is unimproved with curb and the paving is in poor condition. Since Beacon Road is an existing street, the State cannot require highway improvements, however, the construction of curbing and repaving is strongly recommended.

It is our understanding that there may be a proposal to eliminate Beacon Road as a public street. If this occurs then the intersection with Martin Blvd. must be permanently closed. The reason for this is that Martin Blvd. is a controlled access highway with controlled broken for public streets only. This matter should be resolved prior to the hearing.

Very truly yours,

Charles Lee, Chief
Bureau of Engineering
Access Invaluable

Sgt. John L. Meyers

P.O. Box 717 / 300 West Preston Street, Baltimore, Maryland 21205

STEPHEN COLLINS
DIRECTOR

May 18, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 192 - IAC - March 1, 1977
Property Owner: Middle River Realty Co.
Location: NE/S Martin Blvd. 652.31' SE Compass Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to approve off-street parking in a residential zone.

Acres: 0.63
District: 15th

Dear Mr. DiNenna:

The requested parking in a residential zone is not expected to cause any major traffic problems.
Beacon Road is a County maintained road and cannot be used for the required offstreet parking.

Sincerely,

Michael S. Flannan
Michael S. Flannan
Associate Traffic Engineer

MBP/31F

March 11, 1977

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 #192, Zoning Advisory Committee Meeting, March 1, 1977, are as follows:

Property Owner: Middle River Realty Co.
Location: NE/S Martin Blvd. 652.31' SE Compass Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to approve off-street parking in a residential zone
Acres: 0.63
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 ensure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

The petitioner should clarify all rights in Beacon Road and any other right-of-ways.

No dead-end parking areas will be allowed. All parking areas must have complete traffic flow.

The site should be screened by a six (6) foot high stockade fence where it is adjacent to residential premises.

Landscaping should be provided for the site.

Since the site is part of a larger tract of land, the owner will be required to comply with the Subdivision Regulations.

Very truly yours,

John L. Winkley
John L. Winkley
Planning III
Project and Development Planning

Donald J. Roof, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

March 8, 1977

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

Dear Mr. DiNenna:

Comments on Item 192, Zoning Advisory Committee Meeting, March 1, 1977, are as follows:

Property Owner: Middle River Realty Co.
Location: NE/S Martin Blvd. 652.31' SE Compass Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to approve off-street parking in a residential zone.
Acres: 0.63
District: 15th

Metropolitan water and sewer must be extended to serve this property.

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 prior to construction.

Very truly yours,

Thomas H. Devlin
Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

THD:BJW:maw

cc: Mr. Leo A. Schuppert

STEPHEN COLLINS
DIRECTOR

May 18, 1977

Mr. Eric S. DiNenna
Zoning Commissioner
2nd Floor, Courthouse
Towson, Maryland 21204

Re: Item 192 - IAC - March 1, 1977
Property Owner: Middle River Realty Co.
Location: NE/S Martin Blvd. 652.31' SE Compass Rd.
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to approve off-street parking in a residential zone.
Acres: 0.63
District: 15th

Dear Mr. DiNenna:

The requested parking in a residential zone is not expected to cause any major traffic problems.
Beacon Road is a County maintained road and cannot be used for the required offstreet parking.

Sincerely,

Michael S. Flannan
Michael S. Flannan
Associate Traffic Engineer

MBP/31F

JOHN D. SEYFERT
DIRECTOR

March 11, 1977

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

Dear Mr. DiNenna:

Comments on Item #192 Zoning Advisory Committee Meeting, March 1, 1977 are as follows:

Property Owner: Middle River Realty Co.
Location: NE/S Martin Blvd. - 652.31' S/E Compass Road
Existing Zoning: D.R. 16
Proposed Zoning: Special Hearing to approve off street parking in a residential zone.
Acres: 0.63
District: 15th

The items checked below are applicable:

- ☒ A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement and other applicable codes.
- ☒ B. A building permit shall be required before construction can begin.
- ☐ C. Three sets of construction drawings will be required to file an application for a building permit.
- ☒ D. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- ☐ E. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Burham
Charles E. Burham
Plans Review Chief
(301) 484-3010

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: February 28, 1977

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

I.A.C. Meeting of: March 1, 1977

Re: Item No: 192
Property Owner: Middle River Realty Company
Location: NE/S Martin Blvd. 652.31' SE Compass Road
Present Zoning: D.R. 16
Proposed Zoning: Special Hearing to approve off-street parking in a residential zone.

District: 15th
No. Acres: 0.63

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

Michael S. Flannan
Michael S. Flannan
Field Representative

MBP/bp

JOSEPH M. McLEOD, JR., Chairman
T. BARBARO, Vice Chairman
MARION W. BENTLEY

THOMAS H. BOYER
WILLIAM E. COOPER
ROBERT A. HARTMAN

ALVIN LARSEN
WILLIAM E. COOPER
ROBERT A. HARTMAN

YOUR Petition has been received and accepted for filing
this 8 day of March, 1977

Eric S. DiNenna
Eric S. DiNenna
Zoning Commissioner

Petitioner: Middle River Realty Co.
Petitioner's Attorney: Michael S. Flannan
on County Office Building, 111 S. Chesapeake Avenue, Towson, Maryland 21204

Michael S. Flannan
Planning & Zoning
Associate III

BALTIMORE COUNTY, MARYLAND No. 51758

OFFICE OF FINANCE, REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: May 25, 1977 ACCOUNT: 01-562

AMOUNT: 853.75

PAID TO: Shaw, Helen, Winkoff and Williams 200 W. Popeno Ave., Towson, Md. 21204

FOR: REDEMPTION AND PAYMENT OF PROPERTY TAXES FOR MIDDLE RIVER REALTY CO.

RECEIVED BY: W. Nick Petrovich

DATE: 5/25/77

VALIDATED BY: W. Nick Petrovich

AGREEMENT

THIS AGREEMENT made this 10th day of October, 1977, by and between MIDDLE RIVER REALTY CO., INC. (MIDDLE RIVER), a body corporate of the State of Maryland, and DAVCO FOOD, INC. (WENDY'S) a body corporate of the State of Tennessee, parties of the first part, and ALBERTA PUGH (PUGH), individually and on behalf of the ESSEX-MIDDLE RIVER CIVIC COUNCIL, and WILLIAM HENDRIX (HENDRIX), individually and on behalf of VICTORY VILLA IMPROVEMENT ASSOCIATION, parties of the second part.

WHEREAS, Middle River Realty Co., Inc., is a body corporate of the State of Maryland, and is the fee simple owner of an improved shopping center property of 4.95 acres known as Victory Villa Shopping Center located on the north side of Martin Boulevard and the east side of Compass Road in the 15th Election District of Baltimore County; and

WHEREAS, Davco Food, Inc., a body corporate of the State of Tennessee, is desirous of leasing a portion of the said Victory Villa Shopping Center property, namely the northeastern corner thereof, for utilization as a Wendy's Restaurant site; and

WHEREAS, a 0.63-acre parcel of land zoned D.R. 16 is the subject of a use permit for parking area in a residential zone, which use permit for parking was granted by order of Zoning Commissioner S. Eric DiNenna on May 26, 1977, in Case No. 77-231-SPM, the said area at the eastern end of the Middle River Property to be utilized by the Center and by Wendy's for parking of automobiles only; and

WHEREAS, the People's Counsel and Deputy People's Counsel for Baltimore County did enter an appeal as to the said use permit for parking to the County Board of Appeals by Order for Appeal dated June 9, 1977; and

WHEREAS, the People's Counsel has informed the Petitioner that said appeal has been noted on behalf of various residents of the area, namely on behalf of Mrs. Alberta Pugh, both individually

MOVANT'S EXHIBIT NO. 1

9. DISMISSAL OF ALL APPEALS, GRANTING OF BUILDING PERMITS

AND ALL APPROVALS FOR WENDY'S AND VICTORY VILLA SHOPPING CENTER, AND WENDY'S CONSTRUCTION. It is agreed that this Agreement and the obligation of all parties hereto shall be contingent upon the dismissal of all appeals pending in Case No. 77-231-SPM, thereby reinstating without threat of loss, the use permit for parking granted by the Zoning Commissioner's Order of May 25, 1977, as well as the granting of all other necessary building permits and approvals of any kind, including but not only the building permits for the Wendy's location and Victory Villa Shopping Center modifications, if any, as well as the actual construction of the Wendy's Restaurant on the subject site.

10. DURATION OF AGREEMENT AND OTHER PARTS OF THE CENTER. It is agreed that Wendy's site shall be developed and maintained essentially as shown for the duration of any lease or ownership or operation of a restaurant on the site by Wendy's or any subsidiary or affiliate, or any lessee or successor thereto. With regard to the balance of the Victory Villa Shopping Center site, it is agreed that once installed, all improvements shall be maintained as shown, so long as the State Highway Administration shall permit as to its right-of-way improvements, and for a period of 10 years from the date of signing as to the Victory Villa Shopping Center portions of the improvements; and it is further understood and agreed that Middle River, its successors and assigns, shall not be bound by those portions of the Plat which do not concern the covenants undertaken hereunder, it being specifically agreed and understood that it is the future intention and hope and plan of Middle River to expand, modify and to change the said Victory Villa Shopping Center, which right Middle River specifically reserves, provided, however, that the frontage and other improvements shall be maintained by Middle River as shown, once installed, for at least the 10-year duration of this Agreement in this regard.

and on behalf of the Essex-Middle River Civic Council of which she is an officer, and on behalf of Mr. William Hendrix, both individually and on behalf of Victory Villa Improvement Association, of which he is an officer; and

WHEREAS, Petitioner, Middle River Realty and the Contract Lessee, Davco Food, Inc., hereinafter called Wendy's, have reached an agreement with the Corridor Beautification Group of Baltimore County as well as with Mrs. Pugh and her organization, and Mr. Hendrix and the organization of which he is an officer; and

WHEREAS, the parties hereto wish to embody this Agreement in writing, and to attach thereto and make a part of this Agreement a plat entitled "Preliminary Plat of Proposed Wendy's Restaurant", revised September 7, 1977, hereinafter called the "Plat".

NOW, THEREFORE, IN CONSIDERATION OF the mutual covenants contained herein, and in consideration of other good and valuable considerations, the receipt of which is hereby acknowledged, it is agreed as follows:

1. BUS SHELTER AND CAB STAND AREA. The proposed bus shelter and cab stand area in the southwestern corner of the property at the intersection of Martin Boulevard and Compass Road is to be maintained, improved, and somewhat enlarged, as shown on the Plat, with the actual shelter to be provided by Baltimore County or others, with the agreement that it may be placed on the shopping center property, should Baltimore County desire to do so.

2. MARTIN BOULEVARD FRONTAGE IMPROVEMENTS. It is agreed that the Martin Boulevard frontage of the Victory Villa Shopping Center is to be improved as shown in the Plat, namely the provision of a 21-foot planting strip, with the shopping center to provide 6 feet and 15 feet to be provided by permit from the State Highway Administration, with Baltimore County and the Baltimore County Corridor Beautification Group to assist in the obtaining of such permits from the State Highway Administration or others, as may be necessary. Within the aforesaid planting strip

11. AID BY PROTESTANTS. The Protestants, for themselves individually and for their groups, agree that upon the execution of this Agreement they will cooperate in every way with the Petitioner and Wendy's, including but not only the giving of written and oral testimony, if needed, on behalf of the Petitioner and/or Wendy's, and in the future all of the parties hereto agree to aid the other parties in carrying out this Agreement and shall not take any official or unofficial action contrary to the spirit and intent of this Agreement, including the continued existence of Victory Villa Shopping Center and/or the Wendy's Restaurant site.

12. PARTIES BOUND. It is agreed that this Agreement shall bind and inure to the benefit of the parties, their heirs, successors and assigns, as the case may be or become.

WHEREFORE, the parties have set their hands and affixed their seals the day, month and year first hereinabove written.

ATTEST: MIDDLE RIVER REALTY CO., INC.

By: David L. Linn

ATTEST: DAVCO FOOD, INC.

By: William M. R. Kellon

WITNESS:

Wayne P. Thacker (SEAL) Alberta Pugh, individually and for Essex-Middle River Civic Council

Wayne P. Thacker (SEAL) William Hendrix, individually and for Victory Villa Improvement Association

a series of 16 two-inch to two and one-half-inch caliper Red Maples spaced approximately 40 feet on centers are to be planted, essentially as shown on the Plat, with the said trees to be purchased by Middle River, and planted by Corridor Beautification Group labor, as shown on the Plat, just within the State Highway Administration right-of-way, with the existing 14-inch tree near the southwestern corner of the property within the State frontage to be saved so long as the State Highway Administration shall permit.

3. SHOPPING CENTER PARKING AREA IMPROVEMENTS AND ISLANDS.

It is agreed that improvements shall be made to the existing parking areas of the Victory Villa Shopping Center, as shown on the Plat, including the resurfacing of those areas as shown on the Plat, the installation of asphalt berm curbs as shown, and the installation of a series of 5 traffic islands within the shopping center, spaced as shown, with each of the said islands to contain a two to two and one-half-inch caliper Red Maple as planted along the frontage, with the said Red Maples being purchased by Middle River and planted by Baltimore County Corridor Beautification Group labor.

4. OLDER SIGN REMOVAL. It is agreed that the older signs along the frontage of the shopping center which have been removed are to be kept out, and any replacement sign or signs therefor shall meet all Baltimore County Sign Regulations and shall be installed only pursuant to proper permit issued by Baltimore County.

5. EASTERN MARTIN BOULEVARD ENTRANCE AND PARKING AREA.

It is agreed that the eastern Martin Boulevard entrance and parking area shall be renovated, improved and resurfaced by Wendy's as shown on the Plat, and shall be so maintained by Wendy's so long as a Wendy's Restaurant shall be operated at the subject location.

239. TOMLIN 145. GIMLET 238. TOMLIN
172. COFFMAN 244. GIMLET 237. COFFMAN
173. COFFMAN 245. GIMLET 236. COFFMAN
174. COFFMAN 246. GIMLET 235. COFFMAN
175. COFFMAN 247. GIMLET 234. COFFMAN
176. COFFMAN 248. GIMLET 233. COFFMAN
177. COFFMAN 249. GIMLET 232. COFFMAN
178. COFFMAN 250. GIMLET 231. COFFMAN
179. COFFMAN 251. GIMLET 230. COFFMAN
180. COFFMAN 252. GIMLET 229. COFFMAN
181. COFFMAN 253. GIMLET 228. COFFMAN
182. COFFMAN 254. GIMLET 227. COFFMAN
183. COFFMAN 255. GIMLET 226. COFFMAN
184. COFFMAN 256. GIMLET 225. COFFMAN
185. COFFMAN 257. GIMLET 224. COFFMAN
186. COFFMAN 258. GIMLET 223. COFFMAN
187. COFFMAN 259. GIMLET 222. COFFMAN
188. COFFMAN 260. GIMLET 221. COFFMAN
189. COFFMAN 261. GIMLET 220. COFFMAN
190. COFFMAN 262. GIMLET 219. COFFMAN
191. COFFMAN 263. GIMLET 218. COFFMAN
192. COFFMAN 264. GIMLET 217. COFFMAN
193. COFFMAN 265. GIMLET 216. COFFMAN
194. COFFMAN 266. GIMLET 215. COFFMAN
195. COFFMAN 267. GIMLET 214. COFFMAN
196. COFFMAN 268. GIMLET 213. COFFMAN
197. COFFMAN 269. GIMLET 212. COFFMAN
198. COFFMAN 270. GIMLET 211. COFFMAN
199. COFFMAN 271. GIMLET 210. COFFMAN
200. COFFMAN 272. GIMLET 209. COFFMAN
201. COFFMAN 273. GIMLET 208. COFFMAN
202. COFFMAN 274. GIMLET 207. COFFMAN
203. COFFMAN 275. GIMLET 206. COFFMAN
204. COFFMAN 276. GIMLET 205. COFFMAN
205. COFFMAN 277. GIMLET 204. COFFMAN
206. COFFMAN 278. GIMLET 203. COFFMAN
207. COFFMAN 279. GIMLET 202. COFFMAN
208. COFFMAN 280. GIMLET 201. COFFMAN
209. COFFMAN 281. GIMLET 200. COFFMAN
210. COFFMAN 282. GIMLET 199. COFFMAN
211. COFFMAN 283. GIMLET 198. COFFMAN
212. COFFMAN 284. GIMLET 197. COFFMAN
213. COFFMAN 285. GIMLET 196. COFFMAN
214. COFFMAN 286. GIMLET 195. COFFMAN
215. COFFMAN 287. GIMLET 194. COFFMAN
216. COFFMAN 288. GIMLET 193. COFFMAN
217. COFFMAN 289. GIMLET 192. COFFMAN
218. COFFMAN 290. GIMLET 191. COFFMAN
219. COFFMAN 291. GIMLET 190. COFFMAN
220. COFFMAN 292. GIMLET 189. COFFMAN
221. COFFMAN 293. GIMLET 188. COFFMAN
222. COFFMAN 294. GIMLET 187. COFFMAN
223. COFFMAN 295. GIMLET 186. COFFMAN
224. COFFMAN 296. GIMLET 185. COFFMAN
225. COFFMAN 297. GIMLET 184. COFFMAN
226. COFFMAN 298. GIMLET 183. COFFMAN
227. COFFMAN 299. GIMLET 182. COFFMAN
228. COFFMAN 300. GIMLET 181. COFFMAN
229. COFFMAN 301. GIMLET 180. COFFMAN
230. COFFMAN 302. GIMLET 179. COFFMAN
231. COFFMAN 303. GIMLET 178. COFFMAN
232. COFFMAN 304. GIMLET 177. COFFMAN
233. COFFMAN 305. GIMLET 176. COFFMAN
234. COFFMAN 306. GIMLET 175. COFFMAN
235. COFFMAN 307. GIMLET 174. COFFMAN
236. COFFMAN 308. GIMLET 173. COFFMAN
237. COFFMAN 309. GIMLET 172. COFFMAN
238. COFFMAN 310. GIMLET 171. COFFMAN
239. COFFMAN 311. GIMLET 170. COFFMAN
240. COFFMAN 312. GIMLET 169. COFFMAN
241. COFFMAN 313. GIMLET 168. COFFMAN
242. COFFMAN 314. GIMLET 167. COFFMAN
243. COFFMAN 315. GIMLET 166. COFFMAN
244. COFFMAN 316. GIMLET 165. COFFMAN
245. COFFMAN 317. GIMLET 164. COFFMAN
246. COFFMAN 318. GIMLET 163. COFFMAN
247. COFFMAN 319. GIMLET 162. COFFMAN
248. COFFMAN 320. GIMLET 161. COFFMAN
249. COFFMAN 321. GIMLET 160. COFFMAN
250. COFFMAN 322. GIMLET 159. COFFMAN
251. COFFMAN 323. GIMLET 158. COFFMAN
252. COFFMAN 324. GIMLET 157. COFFMAN
253. COFFMAN 325. GIMLET 156. COFFMAN
254. COFFMAN 326. GIMLET 155. COFFMAN
255. COFFMAN 327. GIMLET 154. COFFMAN
256. COFFMAN 328. GIMLET 153. COFFMAN
257. COFFMAN 329. GIMLET 152. COFFMAN
258. COFFMAN 330. GIMLET 151. COFFMAN
259. COFFMAN 331. GIMLET 150. COFFMAN
260. COFFMAN 332. GIMLET 149. COFFMAN
261. COFFMAN 333. GIMLET 148. COFFMAN
262. COFFMAN 334. GIMLET 147. COFFMAN
263. COFFMAN 335. GIMLET 146. COFFMAN
264. COFFMAN 336. GIMLET 145. COFFMAN
265. COFFMAN 337. GIMLET 144. COFFMAN
266. COFFMAN 338. GIMLET 143. COFFMAN
267. COFFMAN 339. GIMLET 142. COFFMAN
268. COFFMAN 340. GIMLET 141. COFFMAN
269. COFFMAN 341. GIMLET 140. COFFMAN
270. COFFMAN 342. GIMLET 139. COFFMAN
271. COFFMAN 343. GIMLET 138. COFFMAN
272. COFFMAN 344. GIMLET 137. COFFMAN
273. COFFMAN 345. GIMLET 136. COFFMAN
274. COFFMAN 346. GIMLET 135. COFFMAN
275. COFFMAN 347. GIMLET 134. COFFMAN
276. COFFMAN 348. GIMLET 133. COFFMAN
277. COFFMAN 349. GIMLET 132. COFFMAN
278. COFFMAN 350. GIMLET 131. COFFMAN
279. COFFMAN 351. GIMLET 130. COFFMAN
280. COFFMAN 352. GIMLET 129. COFFMAN
281. COFFMAN 353. GIMLET 128. COFFMAN
282. COFFMAN 354. GIMLET 127. COFFMAN
283. COFFMAN 355. GIMLET 126. COFFMAN
284. COFFMAN 356. GIMLET 125. COFFMAN
285. COFFMAN 357. GIMLET 124. COFFMAN
286. COFFMAN 358. GIMLET 123. COFFMAN
287. COFFMAN 359. GIMLET 122. COFFMAN
288. COFFMAN 360. GIMLET 121. COFFMAN
289. COFFMAN 361. GIMLET 120. COFFMAN
290. COFFMAN 362. GIMLET 119. COFFMAN
291. COFFMAN 363. GIMLET 118. COFFMAN
292. COFFMAN 364. GIMLET 117. COFFMAN
293. COFFMAN 365. GIMLET 116. COFFMAN
294. COFFMAN 366. GIMLET 115. COFFMAN
295. COFFMAN 367. GIMLET 114. COFFMAN
296. COFFMAN 368. GIMLET 113. COFFMAN
297. COFFMAN 369. GIMLET 112. COFFMAN
298. COFFMAN 370. GIMLET 111. COFFMAN
299. COFFMAN 371. GIMLET 110. COFFMAN
300. COFFMAN 372. GIMLET 109. COFFMAN
301. COFFMAN 373. GIMLET 108. COFFMAN
302. COFFMAN 374. GIMLET 107. COFFMAN
303. COFFMAN 375. GIMLET 106. COFFMAN
304. COFFMAN 376. GIMLET 105. COFFMAN
305. COFFMAN 377. GIMLET 104. COFFMAN
306. COFFMAN 378. GIMLET 103. COFFMAN
307. COFFMAN 379. GIMLET 102. COFFMAN
308. COFFMAN 380. GIMLET 101. COFFMAN
309. COFFMAN 381. GIMLET 100. COFFMAN
310. COFFMAN 382. GIMLET 99. COFFMAN
311. COFFMAN 383. GIMLET 98. COFFMAN
312. COFFMAN 384. GIMLET 97. COFFMAN
313. COFFMAN 385. GIMLET 96. COFFMAN
314. COFFMAN 386. GIMLET 95. COFFMAN
315. COFFMAN 387. GIMLET 94. COFFMAN
316. COFFMAN 388. GIMLET 93. COFFMAN
317. COFFMAN 389. GIMLET 92. COFFMAN
318. COFFMAN 390. GIMLET 91. COFFMAN
319. COFFMAN 391. GIMLET 90. COFFMAN
320. COFFMAN 392. GIMLET 89. COFFMAN
321. COFFMAN 393. GIMLET 88. COFFMAN
322. COFFMAN 394. GIMLET 87. COFFMAN
323. COFFMAN 395. GIMLET 86. COFFMAN
324. COFFMAN 396. GIMLET 85. COFFMAN
325. COFFMAN 397. GIMLET 84. COFFMAN
326. COFFMAN 398. GIMLET 83. COFFMAN
327. COFFMAN 399. GIMLET 82. COFFMAN
328. COFFMAN 400. GIMLET 81. COFFMAN
329. COFFMAN 401. GIMLET 80. COFFMAN
330. COFFMAN 402. GIMLET 79. COFFMAN
331. COFFMAN 403. GIMLET 78. COFFMAN
332. COFFMAN 404. GIMLET 77. COFFMAN
333. COFFMAN 405. GIMLET 76. COFFMAN
334. COFFMAN 406. GIMLET 75. COFFMAN
335. COFFMAN 407. GIMLET 74. COFFMAN
336. COFFMAN 408. GIMLET 73. COFFMAN
337. COFFMAN 409. GIMLET 72. COFFMAN
338. COFFMAN 410. GIMLET 71. COFFMAN
339. COFFMAN 411. GIMLET 70. COFFMAN
340. COFFMAN 412. GIMLET 69. COFFMAN
341. COFFMAN 413. GIMLET 68. COFFMAN
342. COFFMAN 414. GIMLET 67. COFFMAN
343. COFFMAN 415. GIMLET 66. COFFMAN
344. COFFMAN 416. GIMLET 65. COFFMAN
345. COFFMAN 417. GIMLET 64. COFFMAN
346. COFFMAN 418. GIMLET 63. COFFMAN
347. COFFMAN 419. GIMLET 62. COFFMAN
348. COFFMAN 420. GIMLET 61. COFFMAN
349. COFFMAN 421. GIMLET 60. COFFMAN
350. COFFMAN 422. GIMLET 59. COFFMAN
351. COFFMAN 423. GIMLET 58. COFFMAN
352. COFFMAN 424. GIMLET 57. COFFMAN
353. COFFMAN 425. GIMLET 56. COFFMAN
354. COFFMAN 426. GIMLET 55. COFFMAN
355. COFFMAN 427. GIMLET 54. COFFMAN
356. COFFMAN 428. GIMLET 53. COFFMAN
357. COFFMAN 429. GIMLET 52. COFFMAN
358. COFFMAN 430. GIMLET 51. COFFMAN
359. COFFMAN 431. GIMLET 50. COFFMAN
360. COFFMAN 432. GIMLET 49. COFFMAN
361. COFFMAN 433. GIMLET 48. COFFMAN
362. COFFMAN 434. GIMLET 47. COFFMAN
363. COFFMAN 435. GIMLET 46. COFFMAN
364. COFFMAN 436. GIMLET 45. COFFMAN
365. COFFMAN 437. GIMLET 44. COFFMAN
366. COFFMAN 438. GIMLET 43. COFFMAN
367. COFFMAN 439. GIMLET 42. COFFMAN
368. COFFMAN 440. GIMLET 41. COFFMAN
369. COFFMAN 441. GIMLET 40. COFFMAN
370. COFFMAN 442. GIMLET 39. COFFMAN
371. COFFMAN 443. GIMLET 38. COFFMAN
372. COFFMAN 444. GIMLET 37. COFFMAN
373. COFFMAN 445. GIMLET 36. COFFMAN
374. COFFMAN 446. GIMLET 35. COFFMAN
375. COFFMAN 447. GIMLET 34. COFFMAN
376. COFFMAN 448. GIMLET 33. COFFMAN
377. COFFMAN 449. GIMLET 32. COFFMAN
378. COFFMAN 450. GIMLET 31. COFFMAN
379. COFFMAN 451. GIMLET 30. COFFMAN
380. COFFMAN 452. GIMLET 29. COFFMAN
381. COFFMAN 453. GIMLET 28. COFFMAN
382. COFFMAN 454. GIMLET 27. COFFMAN
383. COFFMAN 455. GIMLET 26. COFFMAN
384. COFFMAN 456. GIMLET 25. COFFMAN
385. COFFMAN 457. GIMLET 24. COFFMAN
386. COFFMAN 458. GIMLET 23. COFFMAN
387. COFFMAN 459. GIMLET 22. COFFMAN
388. COFFMAN 460. GIMLET 21. COFFMAN
389. COFFMAN 461. GIMLET 20. COFFMAN
390. COFFMAN 462. GIMLET 19. COFFMAN
391. COFFMAN 463. GIMLET 18. COFFMAN
392. COFFMAN 464. GIMLET 17. COFFMAN
393. COFFMAN 465. GIMLET 16. COFFMAN
394. COFFMAN 466. GIMLET 15. COFFMAN
395. COFFMAN 467. GIMLET 14. COFFMAN
396. COFFMAN 468. GIMLET 13. COFFMAN
397. COFFMAN 469. GIMLET 12. COFFMAN
398. COFFMAN 470. GIMLET 11. COFFMAN
399. COFFMAN 471. GIMLET 10. COFFMAN
400. COFFMAN 472. GIMLET 9. COFFMAN
401. COFFMAN 473. GIMLET 8. COFFMAN
402. COFFMAN 474. GIMLET 7. COFFMAN
403. COFFMAN 475. GIMLET 6. COFFMAN
404. COFFMAN 476. GIMLET 5. COFFMAN
405. COFFMAN 477. GIMLET 4. COFFMAN
406. COFFMAN 478. GIMLET 3. COFFMAN
407. COFFMAN 479. GIMLET 2. COFFMAN
408. COFFMAN 480. GIMLET 1. COFFMAN
409. COFFMAN 481. GIMLET 0. COFFMAN
410. COFFMAN 482. GIMLET 0. COFFMAN
411. COFFMAN 483. GIMLET 0. COFFMAN
412. COFFMAN 484. GIMLET 0. COFFMAN
413. COFFMAN 485. GIMLET 0. COFFMAN
414. COFFMAN 486. GIMLET 0. COFFMAN
415. COFFMAN 487. GIMLET 0. COFFMAN
416. COFFMAN 488. GIMLET 0. COFFMAN
417. COFFMAN 489. GIMLET 0. COFFMAN
418. COFFMAN 490. GIMLET 0. COFFMAN
419. COFFMAN 491. GIMLET 0. COFFMAN
420. COFFMAN 492. GIMLET 0. COFFMAN
421. COFFMAN 493. GIMLET 0. COFFMAN
422. COFFMAN 494. GIMLET 0. COFFMAN
423. COFFMAN 495. GIMLET 0. COFFMAN
424. COFFMAN 496. GIMLET 0. COFFMAN
425. COFFMAN 497. GIMLET 0. COFFMAN
426. COFFMAN 498. GIMLET 0. COFFMAN
427. COFFMAN 499. GIMLET 0. COFFMAN
428. COFFMAN 500. GIMLET 0. COFFMAN

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

Your Petition has been received * this 11 day of July 1977. Filing Fee \$ 2.00. Received Cash

Eric DiNenna
S. Eric DiNenna,
Zoning Commissioner

Petitioner Middle River Realty Co. Submitted by David L. Linn
Petitioner's Attorney Wayne P. Thacker Reviewed by Eric DiNenna

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

6. BASKET WEAVE FENCE. It is agreed that a 6-foot high basket weave fence shall be erected and maintained along the eastern and northern boundaries of the Wendy's site and partially along the rear of the Victory Villa Shopping Center site as shown on the Plat, as a visual screen against most offensive and allegedly illegal truck terminal uses to the north, and as an accommodation to Windsor House Apartments to the east.

7. ADDITIONAL PLANTING STRIP AND PLANTING BY WENDY'S.

It is agreed that as in additional accommodation to Baltimore County, to the parties hereto, and to the Windsor House Apartments to the east, that rather than a 6-foot wide planting area as originally proposed along the rear portion of the eastern boundary of the Wendy's site adjacent to the Windsor House Apartments, that a 16-foot wide planting strip as shown on the Plat shall be utilized, to be planted and maintained by Wendy's, including, in addition to the other shrubbery shown therein, a series of 6 Pin Oaks of approximately two and one-half inches in caliper and 25 feet on centers as shown on the Plat, to be planted as shown within the planting strip, in order to further augment the existing natural screening between the Wendy's site and the existing Windsor House Apartments, with all plantings to be live plantings.

8. DISMISSAL OF APPEAL TO BOARD OF APPEALS AND OTHER ACTION.

It is agreed that immediately upon the execution of this Agreement that the Protestants, Pugh and Hendrix, both individually and on behalf of their respective organizations, shall immediately indicate to the County Board of Appeals that they wish any appeal on their behalf be dismissed, and they shall also indicate to the People's Counsel and the Deputy People's Counsel of Baltimore County that they as individuals and on behalf of their groups are satisfied with this Agreement, and with the Plat attached hereto and made a part hereof, and shall forthwith direct People's Counsel to dismiss any appeal on their behalf.

USE WHITE
MIDDLE RIVER REALTY
& WENDY'S
EXHIBIT NO. 1

Official
CERTIFICATE OF POSTING
BORNE DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 6-28-77

Posted for Middle River Realty Co.

Location of property N.W. 1/4 of Martin Blvd. 673 ft. S.W. of Compass Rd.

Location of signs 1 sign posted along 673 ft. S.W. of Compass Rd. facing Martin Blvd. C. Entrance to Victory Villa Shopping Center

Posted by Mark H. Jones Date of return 7-7-77

BALTIMORE COUNTY, MARYLAND
OFFICE OF REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 51681

DATE May 2, 1977 ACCOUNT 65-662

AMOUNT \$25.00

RECEIVED Wayne P. Thacker and William M. R. Kellon
for Petitioner for Special Hearing for Middle River Realty, Inc.
77-231-SPM

30 APR 2 25000
VALIDATION OF SIGNATURE OF CARRIER

TOWSON, MD 21204 May 10 19 77

Petition for Special Excp.-15th Dist.

THIS IS TO CERTIFY, that the annexed advertisement of
was inserted in the following

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

weekly newspapers published in Baltimore, County, Maryland,
once a week for 1 successive weeks before the
25 day of May 19 77, that is to say, the same
was inserted in the issues of

5/5/77

STROMBERG PUBLICATIONS, INC

JY.

1. Catonsville Times	26. Essex Times	51. Catonsville Times	86. Catonsville Times	121. Catonsville Times	156. Catonsville Times
2. Dundalk Times	27. Essex Times	52. Catonsville Times	87. Catonsville Times	122. Catonsville Times	157. Catonsville Times
3. Dundalk Times	28. Essex Times	53. Catonsville Times	88. Catonsville Times	123. Catonsville Times	158. Catonsville Times
4. Dundalk Times	29. Essex Times	54. Catonsville Times	89. Catonsville Times	124. Catonsville Times	159. Catonsville Times
5. Dundalk Times	30. Essex Times	55. Catonsville Times	90. Catonsville Times	125. Catonsville Times	160. Catonsville Times
6. Dundalk Times	31. Essex Times	56. Catonsville Times	91. Catonsville Times	126. Catonsville Times	161. Catonsville Times
7. Dundalk Times	32. Essex Times	57. Catonsville Times	92. Catonsville Times	127. Catonsville Times	162. Catonsville Times
8. Dundalk Times	33. Essex Times	58. Catonsville Times	93. Catonsville Times	128. Catonsville Times	163. Catonsville Times
9. Dundalk Times	34. Essex Times	59. Catonsville Times	94. Catonsville Times	129. Catonsville Times	164. Catonsville Times
10. Dundalk Times	35. Essex Times	60. Catonsville Times	95. Catonsville Times	130. Catonsville Times	165. Catonsville Times
11. Dundalk Times	36. Essex Times	61. Catonsville Times	96. Catonsville Times	131. Catonsville Times	166. Catonsville Times
12. Dundalk Times	37. Essex Times	62. Catonsville Times	97. Catonsville Times	132. Catonsville Times	167. Catonsville Times
13. Dundalk Times	38. Essex Times	63. Catonsville Times	98. Catonsville Times	133. Catonsville Times	168. Catonsville Times
14. Dundalk Times	39. Essex Times	64. Catonsville Times	99. Catonsville Times	134. Catonsville Times	169. Catonsville Times
15. Dundalk Times	40. Essex Times	65. Catonsville Times	100. Catonsville Times	135. Catonsville Times	170. Catonsville Times
16. Dundalk Times	41. Essex Times	66. Catonsville Times	101. Catonsville Times	136. Catonsville Times	171. Catonsville Times
17. Dundalk Times	42. Essex Times	67. Catonsville Times	102. Catonsville Times	137. Catonsville Times	172. Catonsville Times
18. Dundalk Times	43. Essex Times	68. Catonsville Times	103. Catonsville Times	138. Catonsville Times	173. Catonsville Times
19. Dundalk Times	44. Essex Times	69. Catonsville Times	104. Catonsville Times	139. Catonsville Times	174. Catonsville Times
20. Dundalk Times	45. Essex Times	70. Catonsville Times	105. Catonsville Times	140. Catonsville Times	175. Catonsville Times
21. Dundalk Times	46. Essex Times	71. Catonsville Times	106. Catonsville Times	141. Catonsville Times	176. Catonsville Times
22. Dundalk Times	47. Essex Times	72. Catonsville Times	107. Catonsville Times	142. Catonsville Times	177. Catonsville Times
23. Dundalk Times	48. Essex Times	73. Catonsville Times	108. Catonsville Times	143. Catonsville Times	178. Catonsville Times
24. Dundalk Times	49. Essex Times	74. Catonsville Times	109. Catonsville Times	144. Catonsville Times	179. Catonsville Times
25. Dundalk Times	50. Essex Times	75. Catonsville Times	110. Catonsville Times	145. Catonsville Times	180. Catonsville Times

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

No. 51803

DATE June 23, 1977 ACCOUNT 01-660

AMOUNT \$10.00

RECEIVED BY John V. Hanson, Jr., Rep. People's Council

FROM City of Annapolis for Middle River Realty Co.

FOR 671-231-07X

48400000 4000000

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 5 19 77

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 a week~~
one time ~~successive weeks~~ before the 25th
day of May 19 77 the ~~same~~ publication
appearing on the 5th day of May
19 77

THE JEFFERSONIAN
L. Frank Struth
Manager

Cost of Advertisement, \$

DOUBLE FACE STREET SIGN

Double face — two-pole sign, with double face changeable copy sign mounted between two poles

Top sign measures 8'0" X 14'10" with embossed copy. All colors are applied to protected (inside) surface of plastic faces. Chasing bulb border (11 watt yellow incandescent bulbs) can be supplied with this sign if requested.

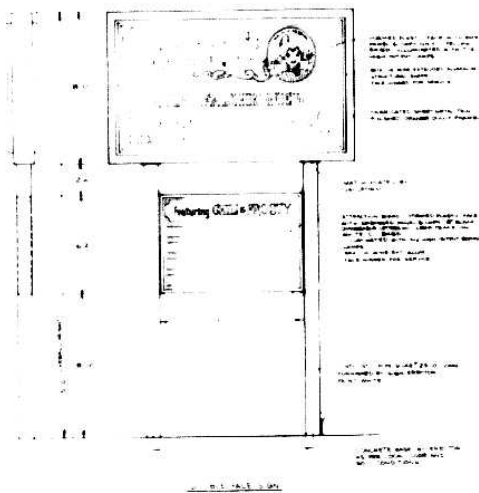
Without Flashing Lamps
Total 12.7 Amps on 1-circuit
With Flashing Lamps
Total 31.7 Amps on 3 circuits

Bottom sign measures 6'2" X 9'0" with one line of permanent embossed copy (Featuring Chili & Frosty). Sign is equipped with tracks to accept four (4) rows 8 (changeable) letters. Vacuform Corporation also furnishes a complete font of 250 letters, numerals and mechanical arm (changer) with sign.

Total Amps — 7.1
Circuits Required — 1

Concrete Base Requirements: Two (2) 42" X 42" X 72" deep (with re-rods) or per local code and soil conditions.

Pole Sizes: Two (2) 10" X 40 48 # (by sign erector) to be painted white.



DECORATIVE FACIA PANELS

Deep formed non-illuminated facia panels fabricated of ABS (Cyclocast) with white Korad protective film. Each panel has embossed red design which adds strength and definition. These panels for sides of standard image building. Aluminum dividers and bottom retainers are supplied with panels.



PICK-UP WINDOW SIGN

Pick-Up Window Sign (single face) measures 5'0" X 8'2" internally illuminated with high output lamps and ballasts. Copy is embossed on a smooth panel with embossed arrows directing customers to the Pick-Up Window.

Total Amps — 5.4
Total Circuits — 1



MENU SIGNS



Interior and Exterior menu signs are each internally illuminated. Menu copy is screened on the outside of plastic face. All prices are changeable. Sticker numerals.

Interior wall sign measures 20" X 9 7/8" (1.6 amps — 1 circuit) single face.

Exterior wall sign measures 24" X 37" (9.5 amps — 1 circuit) single face.



Exterior under-station sign measures 46" X 42" (1.7 amps — 1 circuit) double face sign with ordering instructions and menu copy on one plastic face. Opposite face has arrow directing customers to Pick-Up Window. Pole size: 2" standard steel pipe 48" long (by sign erector) to be painted white. Sign 20" above driveway level.

ORDERING INFORMATION

Vacuform Corporation is very proud to be a part of Wendy's identification program, and our experienced design and engineering staff is eager to serve you.

If complete engineering drawings are needed, or if restrictive ordinances in your area require additional information, please let us know. We are most anxious to be of assistance to you.

All Vacuform signs are shipped, prepaid, via common carrier, and freight charges are added to the invoice. Delivery of signs via Vacuform Truck can be arranged, if requested.

Delivery on all signs can be expected within six (6) weeks after receipt of order. Prices quoted are for signs crated F.O.B., Columbus, Ohio.

All signs described herein meet U.L. requirements.

For additional information, please write or phone:

Terry Dorgan
Vice President - Sales
Vacuform Corporation
1877 East 17th Avenue
Columbus, Ohio 43219
(614) 294-2616

WARRANTY

Signs manufactured by Vacuform Corporation are guaranteed to be free from defects in materials for a period of one year from date of shipment from factory with the exception of lamps. Replacement parts will be exchanged at no charge F.O.B. our plant, Columbus, Ohio.

This warranty is effective only if sign is wired to 120 volt 60 cycle alternating current, and if installation, handling and operation of the sign is in accordance with approved methods of installation and handling. Charges incurred by the Purchaser, such as indemnity for labor and cleaning, removing, installing and/or reinstalling equipment or parts are not covered by this warranty.



12/8/84
Wendy's



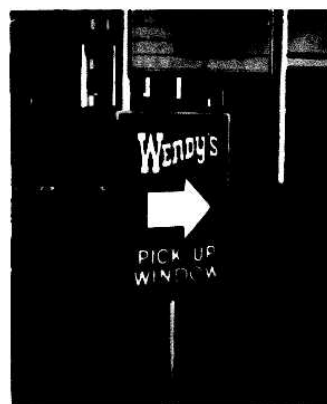
**OLD FASHIONED
HAMBURGERS**

**APPROVED
IDENTIFICATION
MEDIA**

MANUFACTURED BY
**VACUFORM
CORPORATION**



DIRECTIONAL SIGNS



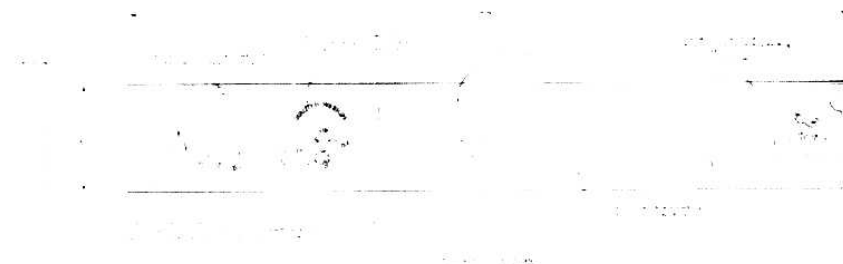
Double face, directional signs with embossed copy and arrows on smooth plastic background. All colors are decorated internally. Two (2) signs: 1-OUT, 1-PICK UP WINDOW. Each sign measures 37" x 24".

Amps: 1.0 (each)
Circuits: 1 (each)

Concrete base requirements: Two (2) 12" x 12" x 30" deep or per local code requirements.

Pole sizes: 2 1/2" standard steel pipe, 54" by sign projector, to be painted white.

SINGLE FACE FRONT SIGN



Single Face Front Building Sign measures 5'0" X 34'0" and extends across the entire width of the building. All copy is embossed with all colors decorated on the inside of the plastic face. Face is hinged for easy access to lamps and ballasts.

Total Amps: 25.2
Total Circuits: 3

22"

17"

11"

8.5"



8.5"

11"

17"



22"

22"

17"

11"

8.5"



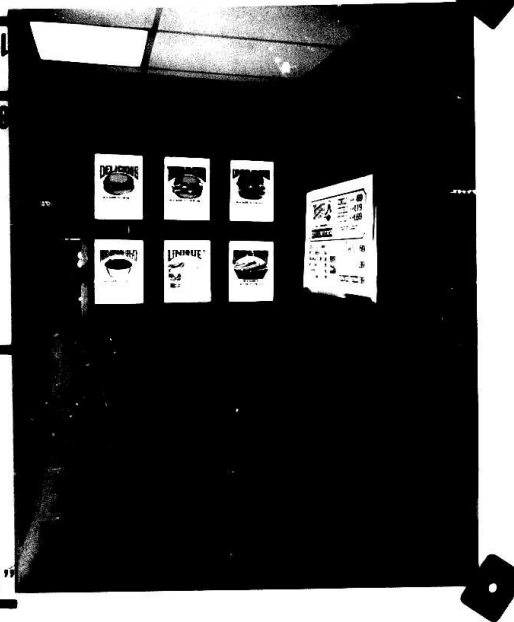
8.5"

11"

17"



22"



COMPASS ADJUSTED 1953

N 05 52 00 E 145.36'

N 64 50 40 E

271.51'

RE-INS OF 10

N 04 5 40 N 4.20

S 25 27 00 N 513.60'

DESS

LOCATION OF

AREA OF OFFICIAL HEADLINE

NOTES

1. 42.37' to 42.43' = 0.06'
2. Area of 100' x 100' = 10,000 sq ft
3. 24.37' x 24.43' = 594.12 sq ft
4. 100' x 100' = 10,000 sq ft
5. 100' x 100' = 10,000 sq ft

PLANNING & ZONING

PLANNING & ZONING
1. 42.37' to 42.43' = 0.06'
2. Area of 100' x 100' = 10,000 sq ft
3. 24.37' x 24.43' = 594.12 sq ft
4. 100' x 100' = 10,000 sq ft
5. 100' x 100' = 10,000 sq ft

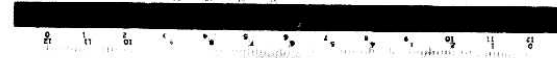


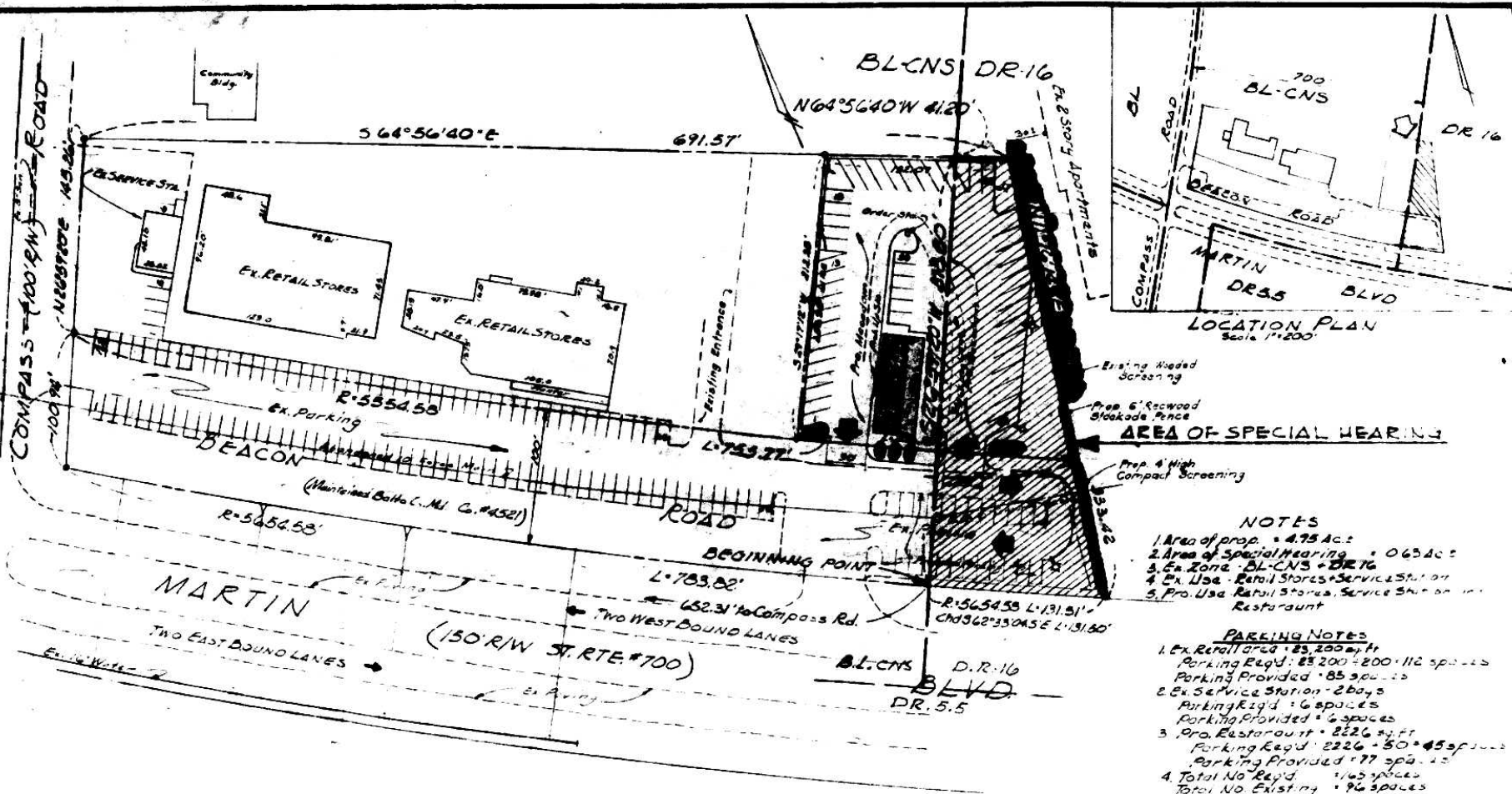
EVANS HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS

1000 N. HARRIS ST. BALTIMORE, MD. 21204

DATE: Feb 4, 77

BY: [Signature]





NOTES

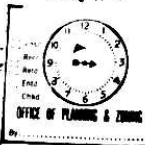
1. Area of prop. = 4.75 Ac.
2. Area of Special Hearing = 0.65 Ac.
3. Ex. Zone - BL-CNS + DR-16
4. Ex. Use - Retail Stores + Service Station
5. Prop. Use - Retail Stores, Service Station, Restaurant

PARKING NOTES

1. Ex. Retail Store - 85,200 sq. ft.
 Parking Req'd: 85,200 ÷ 200 = 426 spaces
 Parking Provided: 85 spaces
2. Ex. Service Station - 2 bays
 Parking Req'd: 6 spaces
 Parking Provided: 6 spaces
3. Prop. Restaurant - 2,226 sq. ft.
 Parking Req'd: 2,226 ÷ 50 = 44.5 spaces
 Parking Provided: 77 spaces
4. Total No. Req'd: 436 spaces
 Total No. Existing: 96 spaces
 Prop. Addition: 340 spaces
 Total No. Spaces Provided: 436 spaces

REVISED PLANS

Submitted to Board of Planning & Zoning
 10/10/77
 10/10/77
 10/10/77



TYPICAL FLOODLIGHT DETAIL

See 5-2-77 for Zoning Advisory Committee
 10/10/77



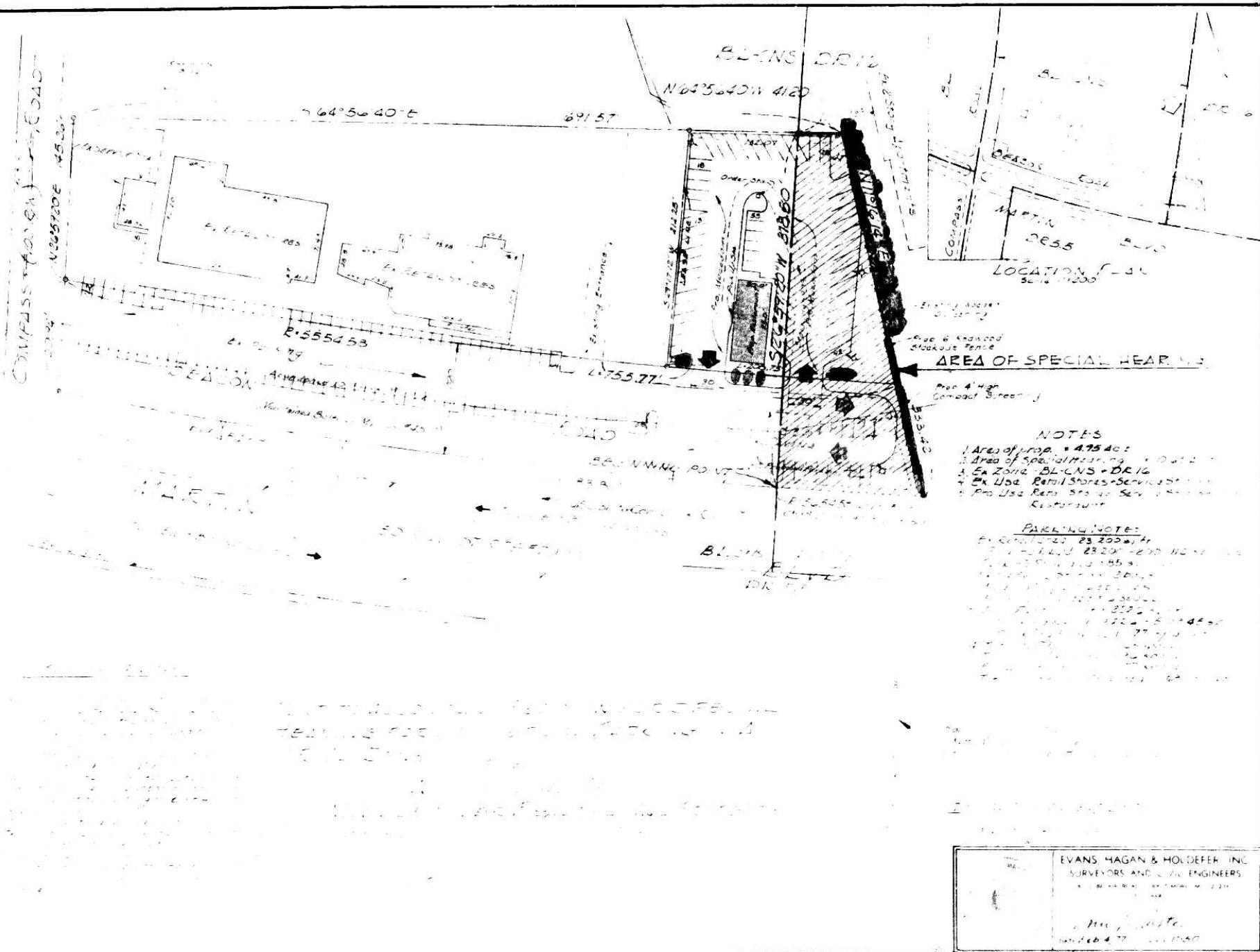
EVANS, HAGAN & HOLDEFER, INC.
 SURVEYORS AND CIVIL ENGINEERS
 8013 BELAIR ROAD BALTIMORE MD 21236
 (301) 644-1501
Ann M. Hagan
 DATE: 10/10/77 SCALE: 1"=50'

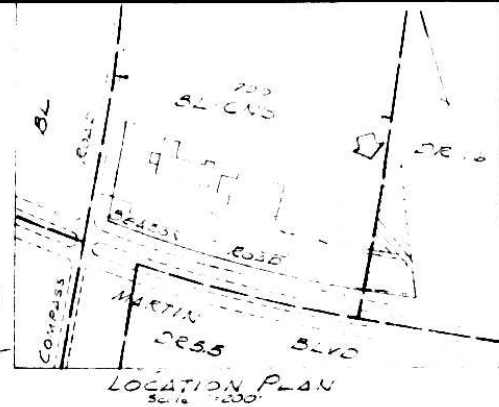
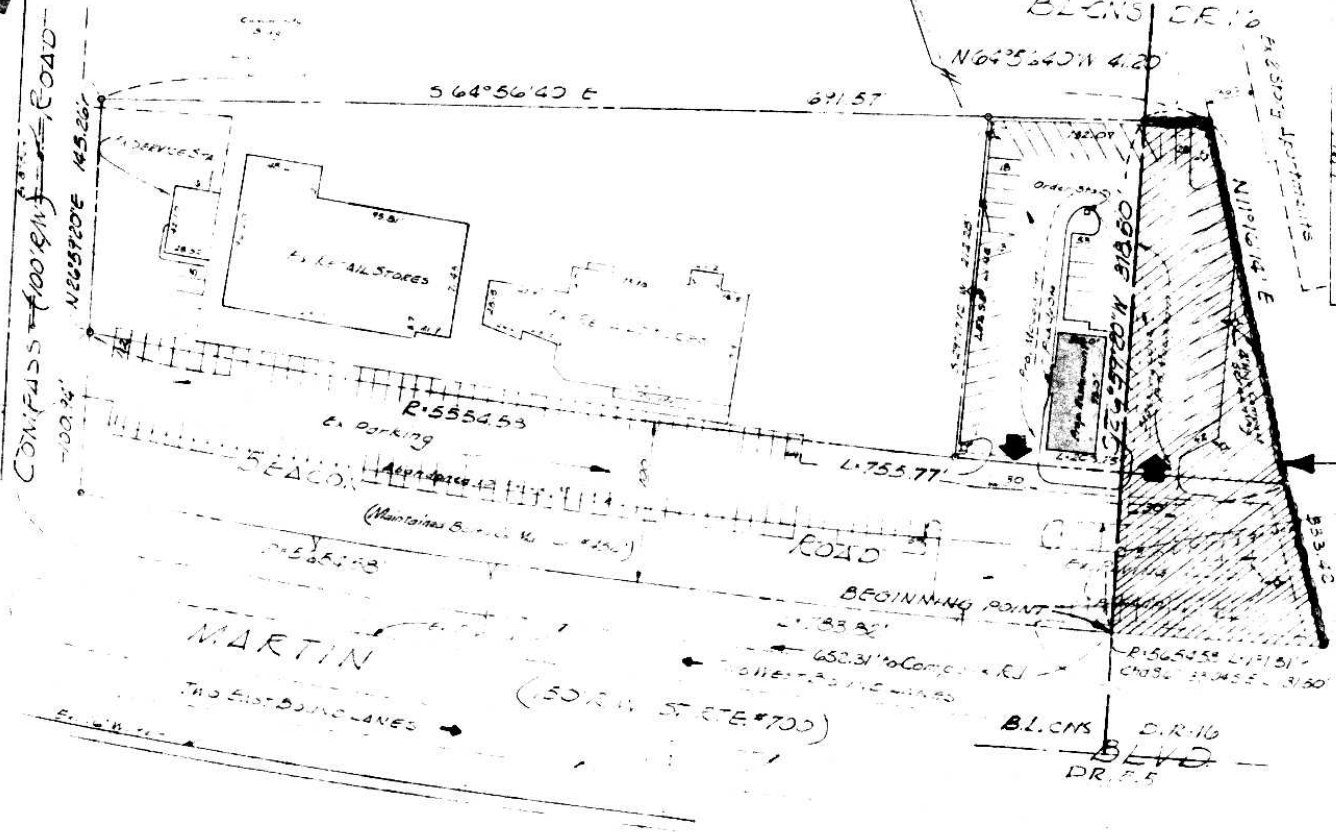
Section 4094 Notes

1. The land proposed for parking use adjoins the commercially zoned prop. occupied by the restaurant and the shopping center.
2. Only passenger vehicles will use the parking area.
3. No loading, service, or any use other than parking shall be allowed.
4. Lighting shall be placed and directed so as not to invade on neighboring properties.
5. Compact plant screening at least 4' in height is provided.
6. A paved surface, properly drained is provided.
7. This plot shows the parking arrangement and the means of access.
8. The stores shall be used supervised and maintained by the restaurant and the shopping center which they respectively serve.

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING FOR COMMERCIAL PARKING IN A DR-16 ZONE

FOR
 A PORTION OF
 MIDDLE RIVER REALTY CO. INC. PROPERTY
 15th Elect. Dist. Baltimore County Md.





AREA OF SPECIAL HEARING

NOTES

1. A 20' wide strip of 475 sq ft
2. Area of 500 sq ft measuring 10' x 50' sq ft
3. A 20' wide strip of 475 sq ft
4. A 20' wide strip of 475 sq ft
5. A 20' wide strip of 475 sq ft

PARKING NOTES

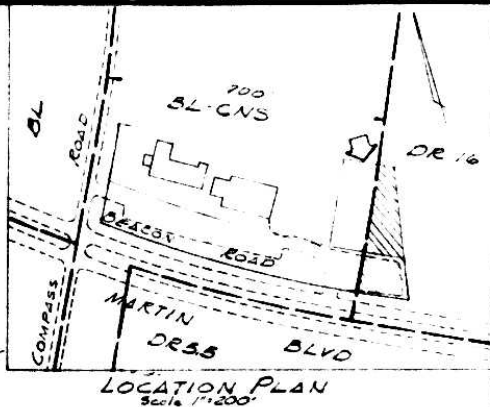
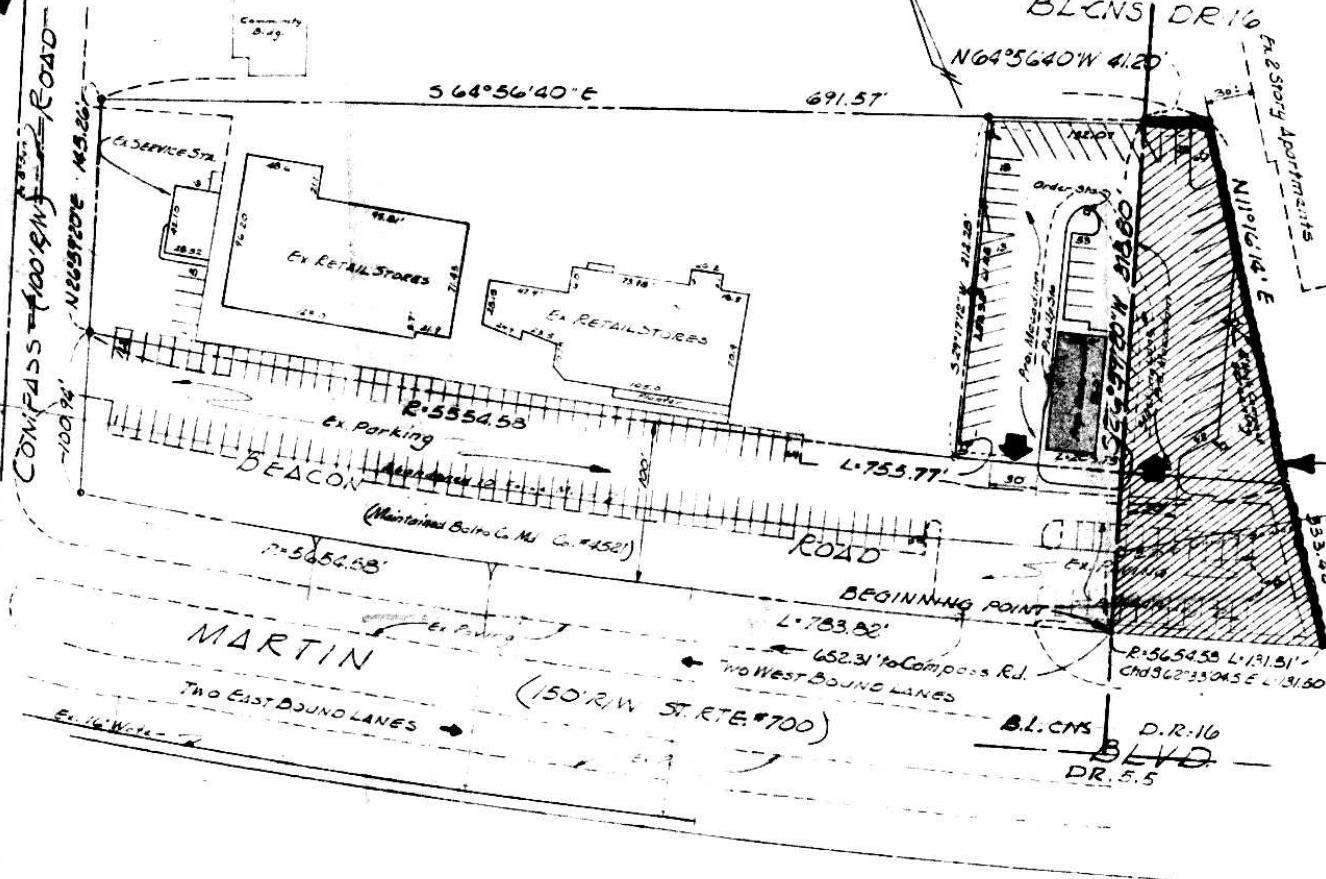
1. A 20' wide strip of 475 sq ft
2. Area of 500 sq ft measuring 10' x 50' sq ft
3. A 20' wide strip of 475 sq ft
4. A 20' wide strip of 475 sq ft
5. A 20' wide strip of 475 sq ft

Section 4010 Notes

1. The land on which the proposed use is to be carried out shall be zoned for such use.
2. The proposed use shall be carried out in accordance with the zoning ordinance.
3. The proposed use shall be carried out in accordance with the zoning ordinance.
4. The proposed use shall be carried out in accordance with the zoning ordinance.
5. The proposed use shall be carried out in accordance with the zoning ordinance.

PLAT TO LELONGA. PETITION FOR SPECIAL HEARING FOR COMMERCIAL PARKING IN A DR-16 ZONE

A PORTION OF MIDDLEBURY REALTY CO., INC. PROPERTY 15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279-1280-1281-1282-1283-1284-1285-1286-1287-1288-1289-1290-1291-1292-1293-1294-1295-1296-1297-1298-1299-1300-1301-1302-1303-1304-1305-1306-1307-1308-1309-1310-1311-1312-1313-1314-1315-1316-1317-1318-1319-1320-1321-1322-1323-1324-1325-1326-1327-1328-1329-1330-1331-1332-1333-1334-1335-1336-1337-1338-1339-1340-1341-1342-1343-1344-1345-1346-1347-1348-1349-1350-1351-1352-1353-1354-1355-1356-1357-1358-1359-1360-1361-1362-1363-1364-1365-1366-1367-1368-1369-1370-1371-1372-1373-1374-1375-1376-1377-1378-1379-1380-1381-1382-1383-1384-1385-1386-1387-1388-1389-1390-1391-1392-1393-1394-1395-1396-1397-1398-1399-1400-1401-1402-1403-1404-1405-1406-1407-1408-1409-1410-1411-1412-1413-1414-1415-1416-1417-1418-1419-1420-1421-1422-1423-1424-1425-1426-1427-1428-1429-1430-1431-1432-1433-1434-1435-1436-1437-1438-1439-1440-1441-1442-1443-1444-1445-1446-1447-1448-1449-1450-1451-1452-1453-1454-1455-1456-1457-1458-1459-1460-1461-1462-1463-1464-1465-1466-1467-1468-1469-1470-1471-1472-1473-1474-1475-1476-1477-1478-1479-1480-1481-1482-1483-1484-1485-1486-1487-1488-1489-1490-1491-1492-1493-1494-1495-1496-1497-1498-1499-1500-1501-1502-1503-1504-1505-1506-1507-1508-1509-1510-1511-1512-1513-1514-1515-1516-1517-1518-1519-1520-1521-1522-1523-1524-1525-1526-1527-1528-1529-1530-1531-1532-1533-1534-1535-1536-1537-1538-1539-1540-1541-1542-1543-1544-1545-1546-1547-1548-1549-1550-1551-1552-1553-1554-1555-1556-1557-1558-1559-1560-1561-1562-1563-1564-1565-1566-1567-1568-1569-1570-1571-1572-1573-1574-1575-1576-1577-1578-1579-1580-1581-1582-1583-1584-1585-1586-1587-1588-1589-1590-1591-1592-1593-1594-1595-1596-1597-1598-1599-1600-1601-1602-1603-1604-1605-1606-1607-1608-1609-1610-1611-1612-1613-1614-1615-1616-1617-1618-1619-1620-1621-1622-1623-1624-1625-1626-1627-1628-1629-1630-1631-1632-1633-1634-1635-1636-1637-1638-1639-1640-1641-1642-1643-1644-1645-1646-1647-1648-1649-1650-1651-1652-1653-1654-1655-1656-1657-1658-1659-1660-1661-1662-1663-1664-1665-1666-1667-1668-1669-1670-1671-1672-1673-1674-1675-1676-1677-1678-1679-1680-1681-1682-1683-1684-1685-1686-1687-1688-1689-1690-1691-1692-1693-1694-1695-1696-1697-1698-1699-1700-1701-1702-1703-1704-1705-1706-1707-1708-1709-1710-1711-1712-1713-1714-1715-1716-1717-1718-1719-1720-1721-1722-1723-1724-1725-1726-1727-1728-1729-1730-1731-1732-1733-1734-1735-1736-1737-1738-1739-1740-1741-1742-1743-1744-1745-1746-1747-1748-1749-1750-1751-1752-1753-1754-1755-1756-1757-1758-1759-1760-1761-1762-1763-1764-1765-1766-1767-1768-1769-1770-1771-1772-1773-1774-1775-1776-1777-1778-1779-1780-1781-1782-1783-1784-1785-1786-1787-1788-1789-1790-1791-1792-1793-1794-1795-1796-1797-1798-1799-1800-1801-1802-1803-1804-1805-1806-1807-1808-1809-1810-1811-1812-1813-1814-1815-1816-1817-1818-1819-1820-1821-1822-1823-1824-1825-1826-1827-1828-1829-1830-1831-1832-1833-1834-1835-1836-1837-1838-1839-1840-1841-1842-1843-1844-1845-1846-1847-1848-1849-1850-1851-1852-1853-1854-1855-1856-1857-1858-1859-1860-1861-1862-1863-1864-1865-1866-1867-1868-1869-1870-1871-1872-1873-1874-1875-1876-1877-1878-1879-1880-1881-1882-1883-1884-1885-1886-1887-1888-1889-1890-1891-1892-1893-1894-1895-1896-1897-1898-1899-1900-1901-1902-1903-1904-1905-1906-1907-1908-1909-1910-1911-1912-1913-1914-1915-1916-1917-1918-1919-1920-1921-1922-1923-1924-1925-1926-1927-1928-1929-1930-1931-1932-1933-1934-1935-1936-1937-1938-1939-1940-1941-1942-1943-1944-1945-1946-1947-1948-1949-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959-1960-1961-1962-1963-1964-1965-1966-1967-1968-1969-1970-1971-1972-1973-1974-1975-1976-1977-1978-1979-1980-1981-1982-1983-1984-1985-1986-1987-1988-1989-1990-1991-1992-1993-1994-1995-1996-1997-1998-1999-2000-2001-2002-2003-2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2



AREA OF SPECIAL HEARING

NOTES

1. Area of prop. = 4.75 Ac.
2. Area of Special Hearing = 0.65 Ac.
3. Ex. Zone = B.L.CNS + D.R.16
4. Ex. Use = Retail Stores, Service Station
5. Prop. Use = Retail Stores, Service Station and Restaurant

PARKING NOTES

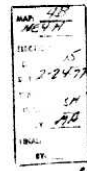
1. Ex. Retail Stores = 23,200 sq. ft.
Parking Req'd: 85,200 ÷ 200 = 426 spaces
Parking Provided = 85 spaces
2. Ex. Service Station = 2 bays
Parking Req'd = 6 spaces
Parking Provided = 6 spaces
3. Prop. Restaurant = 2,226 sq. ft.
Parking Req'd: 2,226 ÷ 50 = 45 spaces
Parking Provided = 77 spaces
4. Total No. Req'd. = 146 spaces
Total No. Existing = 96 spaces
Pro. Additional = 77 spaces
Total No. Spaces Provided = 168 spaces

Section 409.4 Notes

1. The land proper parking use as per the commercially zoned prop. occupied by the restaurant and the shopping center.
2. Only passenger vehicles will use the parking area.
3. No loading, service, or any use other than parking shall be allowed.
4. Lighting shall be placed directed so as not to intrude on neighboring properties.
5. Compact plant screening at least 4' in height is provided.
6. A paved surface, properly drained & provided.
7. This plat shows the parking arrangement and the means of access.
8. The lot area shall be used, supervised and maintained by the restaurant and the shopping center which they respectively serve.

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING FOR COMMERCIAL PARKING IN A DR-16 ZONE

A PORTION OF
MIDDLE RIVER REALTY CO., INC. PROPERTY
15th EIGHT DR. BALTO. COUNTY MD.



Red Plat

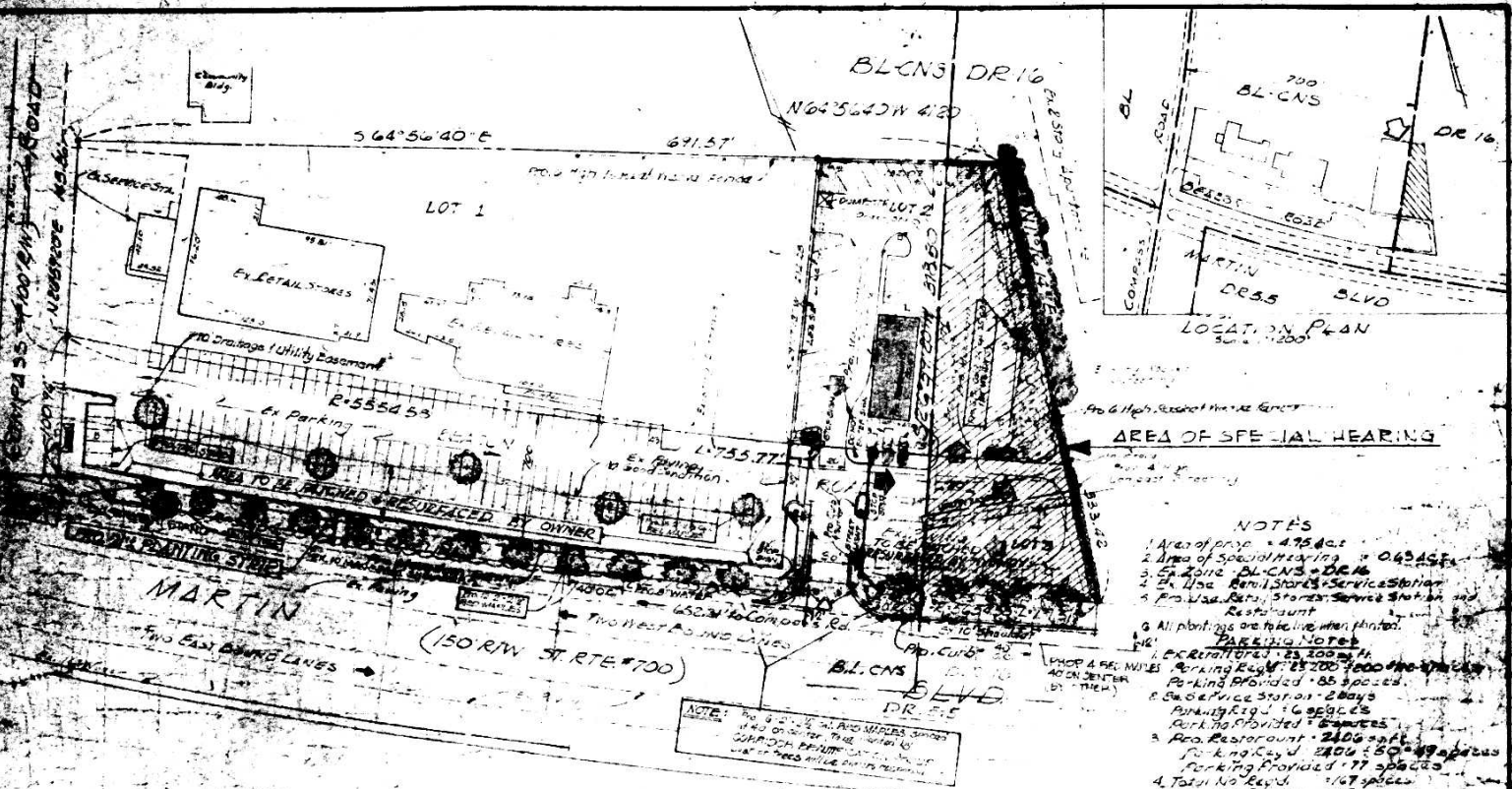
Spaulding Co. V.90A-1000-10-5180
Note: Times is indicated on sign. Sign
Not to exceed 8 in DR-16 zone

TYPICAL FLOODLIGHT DETAIL



EVANS, HAGAN & HOLDEFER, INC.
SURVEYORS AND CIVIL ENGINEERS
8013 BELAIR ROAD / BALTIMORE MD 21236
(301) 648-1501
DATE: 2/24/77 SCALE: 1"=50'





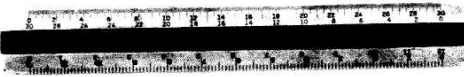
- NOTES**
1. Area of prop. = 4.75 ac.
 2. Area of Special Hearing = 0.65 ac.
 3. 2nd Floor - BL-CNS - DR 16
 4. 2nd Floor - BL-CNS - DR 16
 5. 2nd Floor - BL-CNS - DR 16
 6. 2nd Floor - BL-CNS - DR 16
 7. 2nd Floor - BL-CNS - DR 16
 8. 2nd Floor - BL-CNS - DR 16
 9. 2nd Floor - BL-CNS - DR 16
 10. 2nd Floor - BL-CNS - DR 16
 11. 2nd Floor - BL-CNS - DR 16
 12. 2nd Floor - BL-CNS - DR 16
 13. 2nd Floor - BL-CNS - DR 16
 14. 2nd Floor - BL-CNS - DR 16
 15. 2nd Floor - BL-CNS - DR 16
 16. 2nd Floor - BL-CNS - DR 16
 17. 2nd Floor - BL-CNS - DR 16
 18. 2nd Floor - BL-CNS - DR 16
 19. 2nd Floor - BL-CNS - DR 16
 20. 2nd Floor - BL-CNS - DR 16
 21. 2nd Floor - BL-CNS - DR 16
 22. 2nd Floor - BL-CNS - DR 16
 23. 2nd Floor - BL-CNS - DR 16
 24. 2nd Floor - BL-CNS - DR 16
 25. 2nd Floor - BL-CNS - DR 16
 26. 2nd Floor - BL-CNS - DR 16
 27. 2nd Floor - BL-CNS - DR 16
 28. 2nd Floor - BL-CNS - DR 16
 29. 2nd Floor - BL-CNS - DR 16
 30. 2nd Floor - BL-CNS - DR 16
 31. 2nd Floor - BL-CNS - DR 16
 32. 2nd Floor - BL-CNS - DR 16
 33. 2nd Floor - BL-CNS - DR 16
 34. 2nd Floor - BL-CNS - DR 16
 35. 2nd Floor - BL-CNS - DR 16
 36. 2nd Floor - BL-CNS - DR 16
 37. 2nd Floor - BL-CNS - DR 16
 38. 2nd Floor - BL-CNS - DR 16
 39. 2nd Floor - BL-CNS - DR 16
 40. 2nd Floor - BL-CNS - DR 16
 41. 2nd Floor - BL-CNS - DR 16
 42. 2nd Floor - BL-CNS - DR 16
 43. 2nd Floor - BL-CNS - DR 16
 44. 2nd Floor - BL-CNS - DR 16
 45. 2nd Floor - BL-CNS - DR 16
 46. 2nd Floor - BL-CNS - DR 16
 47. 2nd Floor - BL-CNS - DR 16
 48. 2nd Floor - BL-CNS - DR 16
 49. 2nd Floor - BL-CNS - DR 16
 50. 2nd Floor - BL-CNS - DR 16
 51. 2nd Floor - BL-CNS - DR 16
 52. 2nd Floor - BL-CNS - DR 16
 53. 2nd Floor - BL-CNS - DR 16
 54. 2nd Floor - BL-CNS - DR 16
 55. 2nd Floor - BL-CNS - DR 16
 56. 2nd Floor - BL-CNS - DR 16
 57. 2nd Floor - BL-CNS - DR 16
 58. 2nd Floor - BL-CNS - DR 16
 59. 2nd Floor - BL-CNS - DR 16
 60. 2nd Floor - BL-CNS - DR 16
 61. 2nd Floor - BL-CNS - DR 16
 62. 2nd Floor - BL-CNS - DR 16
 63. 2nd Floor - BL-CNS - DR 16
 64. 2nd Floor - BL-CNS - DR 16
 65. 2nd Floor - BL-CNS - DR 16
 66. 2nd Floor - BL-CNS - DR 16
 67. 2nd Floor - BL-CNS - DR 16
 68. 2nd Floor - BL-CNS - DR 16
 69. 2nd Floor - BL-CNS - DR 16
 70. 2nd Floor - BL-CNS - DR 16
 71. 2nd Floor - BL-CNS - DR 16
 72. 2nd Floor - BL-CNS - DR 16
 73. 2nd Floor - BL-CNS - DR 16
 74. 2nd Floor - BL-CNS - DR 16
 75. 2nd Floor - BL-CNS - DR 16
 76. 2nd Floor - BL-CNS - DR 16
 77. 2nd Floor - BL-CNS - DR 16
 78. 2nd Floor - BL-CNS - DR 16
 79. 2nd Floor - BL-CNS - DR 16
 80. 2nd Floor - BL-CNS - DR 16
 81. 2nd Floor - BL-CNS - DR 16
 82. 2nd Floor - BL-CNS - DR 16
 83. 2nd Floor - BL-CNS - DR 16
 84. 2nd Floor - BL-CNS - DR 16
 85. 2nd Floor - BL-CNS - DR 16
 86. 2nd Floor - BL-CNS - DR 16
 87. 2nd Floor - BL-CNS - DR 16
 88. 2nd Floor - BL-CNS - DR 16
 89. 2nd Floor - BL-CNS - DR 16
 90. 2nd Floor - BL-CNS - DR 16
 91. 2nd Floor - BL-CNS - DR 16
 92. 2nd Floor - BL-CNS - DR 16
 93. 2nd Floor - BL-CNS - DR 16
 94. 2nd Floor - BL-CNS - DR 16
 95. 2nd Floor - BL-CNS - DR 16
 96. 2nd Floor - BL-CNS - DR 16
 97. 2nd Floor - BL-CNS - DR 16
 98. 2nd Floor - BL-CNS - DR 16
 99. 2nd Floor - BL-CNS - DR 16
 100. 2nd Floor - BL-CNS - DR 16

REVISED
PRELIMINARY PLAN
OF
PROPOSED WENDY'S RESTAURANT
115 BEACON ROAD
BEING
A PORTION OF
MIDDLE RIVER REALTY CO., INC. PROPERTY
15th EIGHTH ST
Baltimore County MD

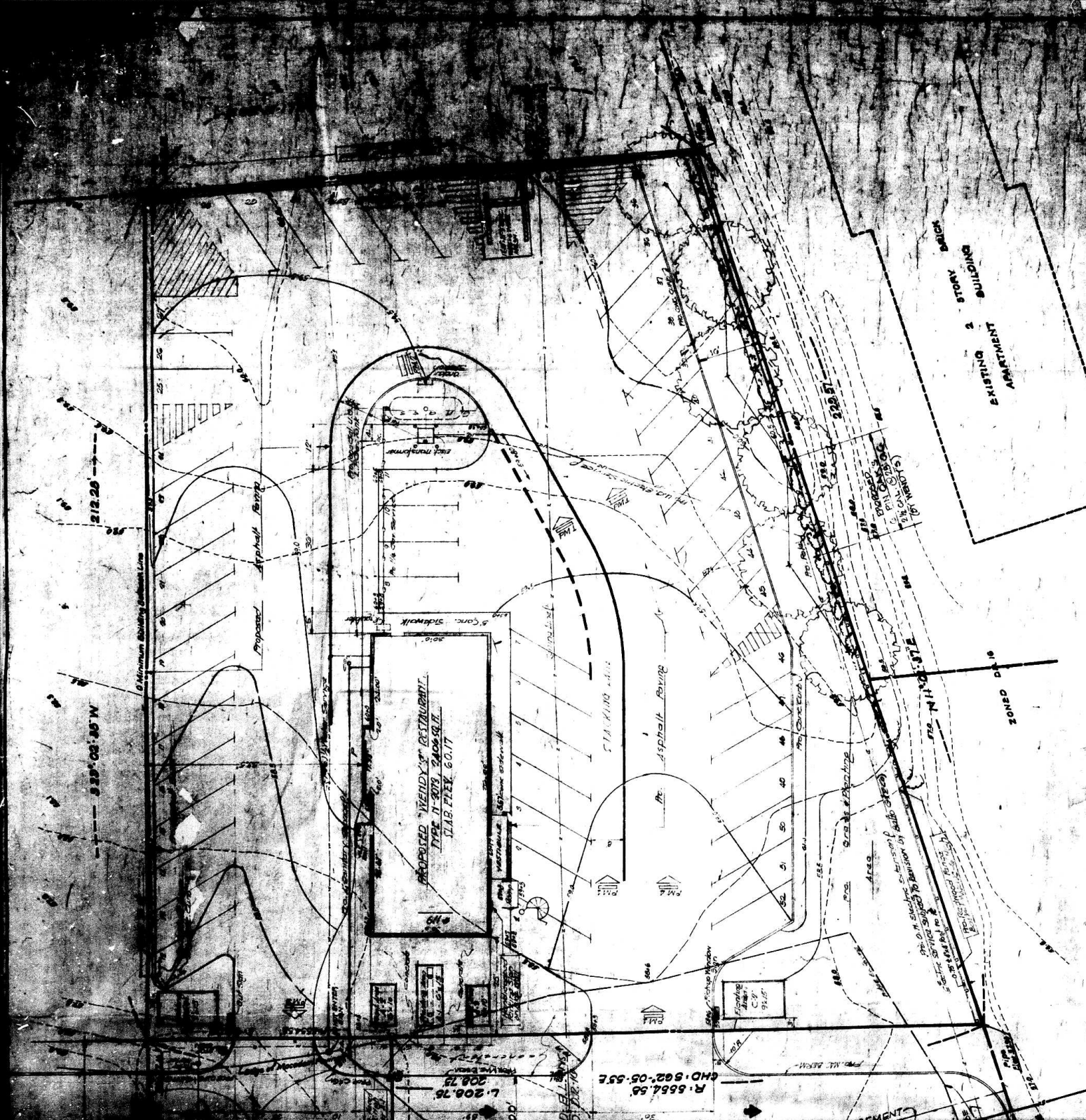
PLANS APPROVED
OFFICE OF PLANNING & ZONING
BY *[Signature]*
DATE **7-5-78**
77-231-3PH

REVISED JAN 9 1978 AS PER BALTO CO COMMENTS DATED 1/11/78
REVISED SEPT 7 1977 PER BALTO CO COMMENTS DATED 8/11/77
REVISED AUG 12 1977 PER BALTO CO COMMENTS DATED 8/11/77
REVISED AUG 3 1977 PER BALTO CO COMMENTS DATED 8/11/77

EVANS, HAGAN & HILDEBRAND, INC.
SURVEYORS AND CIVIL ENGINEERS
2012 BELAIR ROAD / BALTIMORE MD 21206
(410) 444-1200
[Signature]
DATE **7-5-78** SCALE **1"=50'**







SITE PLAN OF 119 BEACON RD. WENDY'S RESTAURANT

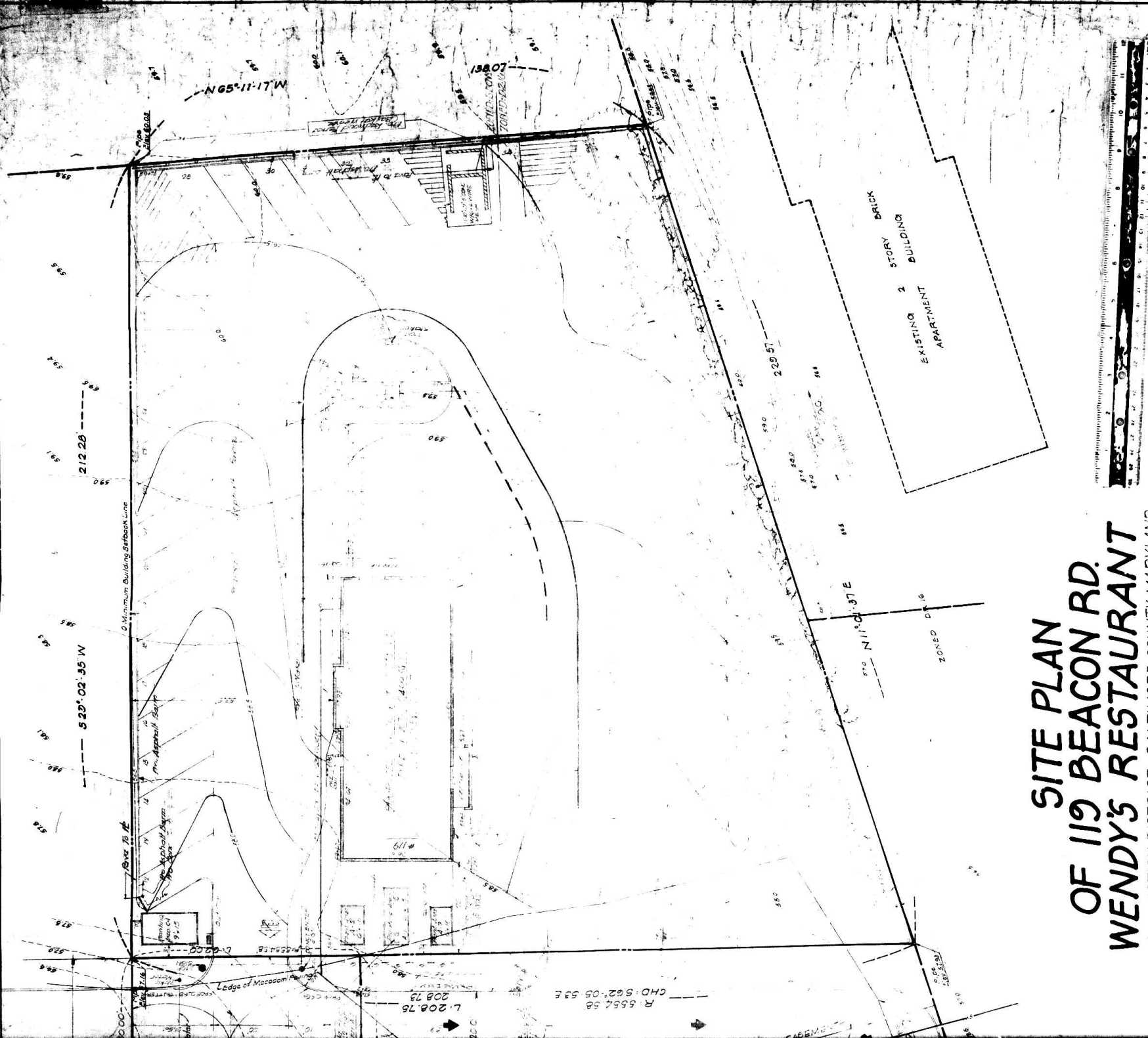
15TH ELECTION DISTRICT BALTIMORE COUNTY MARYLAND

FOR
THE KRYSTAL COMPANY
701 CHERRY STREET CHATTANOOGA TENN. 37402

PLANS APPROVED
OFFICE OF PLANNING & ZONING
DATE 5-1-77

Revised 5-1-77 (as shown on plan)
Revised 4-1-77 (as shown on plan)
Revised 1-1-77 (as shown on plan)





SITE PLAN OF 119 BEACON RD. WENDY'S RESTAURANT

15TH ELECTION DISTRICT BALTIMORE COUNTY MARYLAND

FOR
THE KRYSTAL COMPANY
701 CHERRY STREET CHATTANOOGA TENN. 37402

PLANS APPROVED



Evans, Hagan & Holdefer, Inc.
Professional Engineers
1010 1ST AVENUE
BALTIMORE, MD 21202
(410) 526-1000

EVANS, HAGAN & HOLDEFER, INC. PROFESSIONAL ENGINEERS 1010 1 ST AVENUE BALTIMORE, MD 21202 (410) 526-1000	
PROJECT NO. DATE DRAWN BY CHECKED BY IN CHARGE	SCALE SHEET NO. TOTAL SHEETS PROJECT NAME CLIENT NAME

STATE ROUTE N° 700

BOULEVARD

MARTIN

**SITE PLAN
OF 119 BEACON
WENDY'S RESTAURANT**

15TH ELECTION DISTRICT BALTIMORE
FOR
THE KRYSTAL COMPANY
701 CHERRY STREET CHATTANOOGA TENN 372

