

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, J. Earl Preston, legal owner, of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1B02.3C11 to permit a minimum lot width of 23 feet in lieu of required 55 feet.

The legally recorded lot No. 26 Block N, as shown on the plat of Talbot Manor and recorded among the First Records of Baltimore County in Plat Book G.M.W.No. 13 folio 70 & 71 is only 50 feet wide.

See attached description

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract purchaser: J. Earl Preston
Address: 613 College Avenue
Lutherville, Maryland
21093
Petitioner's Attorney: _____
Protestant's Attorney: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 3rd day of January, 1978, 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 in Room 106, County Office Building in Towson, Baltimore County, on the 8th day of March, 1978, at 10:45 o'clock A.M.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna,
Zoning Commissioner
TO: Leslie H. Graw, Director
FROM: Office of Planning
SUBJECT: Petition 78-207-A, Petition for Variance for Lot Width
Southwest side of College Avenue 210 feet Northwest of Green Spring Drive.
Petitioner - J. Earl Preston

8th District

HEARING: Tuesday, March 28, 1978 (10:45 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Leslie H. Graw
Director of Planning

LHG:JGH:hw

RE: PETITION FOR VARIANCE
SW/S of College Ave. 210' NW of
Green Spring Drive, 8th District
J. EARL PRESTON, Petitioner
BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 78-207-A

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 thereafter, and of the passage of any preliminary or final Order in connection therewith.

John W. Hession, III
Charles E. Kowitz, 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 14th day of March, 1978, a copy of the foregoing Order was mailed to Mr. J. Earl Preston, 613 College Avenue, Lutherville, Maryland 21093, Petitioner.



BALTIMORE COUNTY

ZONING PLAN

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS



April 5, 1978

John F. Whitney, Esquire
102 West Pennsylvania Avenue
Towson, Maryland 21204

RE: Petition for Variance
SW/S of College Avenue, 210' NW of
Green Spring Drive - 8th Election
District
J. Earl Preston - Petitioner
NO. 78-207-A (Item No. 140)

Dear Mr. Whitney:

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

Very truly yours,

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

GJM/mc

Attachments

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

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

December 21, 1977

Zoning Description

All that piece or parcel of land situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same at a point on the southwest side of College Avenue distant North 33 degrees 47 minutes East 210 Feet measured along the southwest side of College Avenue from the north-west side of Green Spring Drive and running thence and binding on the southwest side of College Avenue, North 33 degrees 47 minutes East 50 Feet, thence leaving the southwest side of College Avenue and running and binding on the land of the petitioner herein, the three following courses and distances: W 21 South 56 degrees 13 minutes East 131.85 feet, South 36 degrees 59 minutes 19 seconds East 50.08 feet and North 56 degrees 13 minutes East 129.05 feet to the place of beginning.

Being known as lot No. 26 Block N, as shown on a plat of Talbot Manor and recorded among the Land Records of Baltimore County in Plat Book G.M.W.No. 13 folio 70-71.



William S. Hession



HORNTON M. MOURING, P.E.
DIRECTOR

January 26, 1978

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

Reference: Item #140 (1977-1978)
Property Owner: J. Earl Preston
SW/S College Ave., 210' NW Greenspring Drive
Existing zoning: D.R. 3.5
Proposed zoning: Variance to permit a lot width of 23' in lieu of the required 55'
Acres: 0.1497 District 8th

Dear Mr. DiNenna:

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

DISCUSSION:

College Avenue, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any grading or building permit application.

PERMITTING CONTROL:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore necessary for all grading, including the stripping of top soil.

STORM DRAIN:

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

WATER AND SANITARY POWER:

Public water mains and sanitary sewerage exist in College Avenue. Additional fire hydrant protection is required in the vicinity.

Very truly yours,

Ellsworth H. Hession, P.E.
Ellsworth H. Hession, P.E.
Chief, Bureau of Engineering

Mr. J. Earl Preston - 4451 Morrisville Rd. - White Hall, MD 21161
BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204
ITEM No. 140

Your Petition has been received and accepted for filing this 3rd day of January, 1978.

Petitioner: J. Earl Preston
Petitioner's Attorney: _____
Reviewed by: S. Eric DiNenna
Chairman, Zoning Plans Advisory Committee

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204

ORDER RECEIVED FOR FILING
DATE *Jan 4 1978*
BY *John A. Jayak*

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 strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner

the above variance should be had, and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community,

to permit a minimum lot width of 50 feet instead of the required 55 feet should be granted.
Deputy
IT IS ORDERED by the Zoning Commissioner of Baltimore County this *5th* day of April, 1978, that the herein Petition for the aforementioned Variance 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.
Raymond M. DeWitt
Deputy 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 Variance should NOT BE GRANTED.
IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 1978, that the above Variance be and the same is hereby DENIED.
Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

March 14, 1978

John
Nicholas A. Commodari
Chairman

Mr. J. Earl Preston
4453 Norrieville Road
White Hall, Maryland 21161

RE: Variance Petition
Item Number 140
Petitioner - J. Earl Preston

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
County Administration
Industrial Development

Dear Mr. Preston:

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 suitability of the requested zoning.

Located on the south side of College Avenue approximately 210 feet northwest of Green Spring Drive in the 8th Election District, the subject property consists of a vacant 50 foot wide lot. Adjacent properties are improved with individual dwellings to the northeast and west. The majority of these dwellings are situated on lots with the same dimension as the subject property with the exception of the lot immediately to the west. While not indicated on the submitted site plan, it is my understanding that this lot, which is improved with a dwelling on a lot having a width of 100 feet is also owned by you. Since this property will not be affected by the requested Variance, it is not required to be included.

Mr. J. Earl Preston
Page 2
Item Number 140
March 14, 1978

Particular attention should be afforded the comments of the Bureau of Engineering concerning the proposed 50 foot right-of-way for College Avenue.

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 A. Commodari
NICHOLAS A. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: Gerhold, Cross & Etzel
412 Delaware Avenue
Towson, Maryland 21204



February 1, 1978

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

Dear Mr. DiNenna:

Comments on Item #140, Zoning Advisory Committee Meeting, January 3, 1978, are as follows:

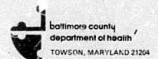
Property Owner: J. Earl Preston
Location: SW/5 College Avenue 210' NW Green Spring Drive
Existing Zoning: D.R.5.5
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55'.
Acres: 0.1497
District: 8th

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 case.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



Donald A. Rupp, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

January 12, 1978

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

Dear Mr. DiNenna:

The following are comments on Item # 140, Zoning Advisory Committee Meeting of January 3, 1978:

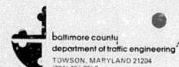
Property Owner: J. Earl Preston
Location: SW/5 College Ave. 210' NW Green Spring Dr.
Acres: 0.1497
District: 8th

Metropolitan water and sewer are available, therefore no health hazards are anticipated.

Very truly yours,

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

TWD/KS/p
SEC 35 118



STEPHENE COLLINS
DIRECTOR

February 10, 1978

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

Item No. 140 - ZAC - January 3, 1978
Property Owner: J. Earl Preston
Location: SW/5 College Ave. 210' NW Green Spring Dr.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55'.
Acres: 0.1497
District: 8th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to permit lot width of 50 feet in lieu of the required 55 feet.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate

MSF/jmm



Paul H. Heinke
CHIEF

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: J. Earl Preston

Location: SW/5 College Ave. 210' NW Green Spring Dr.
Item No. 140 Zoning Advisory Committee Meeting of 1/3/78

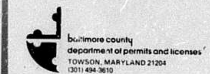
Enclosure:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below, which are applicable and required to be carried out or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are grouped and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead-end condition shown at _____

- () 4. The site shall be used to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments at this time.

Reviewed by: *Charles E. Durbin*
Charles E. Durbin
Special Inspection Division
Noted and Approved: _____
Deputy Chief
Fire Prevention Bureau



JOHN D. SEYFERT
DIRECTOR

January 9, 1978

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

Dear Mr. DiNenna:

Comments on Item # 140 Zoning Advisory Committee Meeting, January 3, 1978 are as follows:

Property Owner: J. Earl Preston
Location: SW/5 College Ave. 210' NW Green Spring Drive
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55'.

Acres: 0.1497
District: 8th

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 10' of a property line. Contact Building Department if distance is between 10' and 60' of property line.
- ☐ F. No comment.
- ☐ G. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

Very truly yours,

Charles E. Durbin
Charles E. Durbin
Plans Review Chief
CDB:rf

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: December 28, 1977

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

Z.A.C. Meeting of: January 3, 1978

RE: Item No. 140
Property Owner: J. Earl Preston
Location: SW/S College Ave. 210' NW Green Spring Dr.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a lot width of 50' in lieu of the required 55'.

District: 8th
No. Acres: 0.1497

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

NRP/bp

JOSEPH H. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE PRESIDENT
MARCUS M. ROTARIUS

THOMAS H. ROYER
MRS. LORRAINE F. CHIRCOUS
ROGER B. HADEN
ROBERT V. DUREL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON A. SMITH, JR.
RICHARD W. TRACEY, S.V.M.

OFFICE OF THE TIMES NEWSPAPERS

TOWSON, MD. 21204 March 9, 1978

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR VARIANCE - J. Earl Preston
SW/S of College Avenue
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 March 1978, that is to say, the same
was inserted in the issues of March 9, 1978

STROMBERG PUBLICATIONS, INC.

BY *Esther Burge*

PETITION FOR A VARIANCE FOR LOT WIDTH

LOCATION: Southwest side of College Avenue 210 feet Northwest of Green Spring Drive.

DATE: 1-11-78, Tuesday, March 9, 1978 at 10:00 A.M.

PUBLIC: HEARING: Room 101, W. Chesapeake Avenue, Towson, Md.

The Board of Commissioners of Baltimore County, by authority of the Board of Commissioners of Baltimore County, will hold a public hearing on the following:

PETITION FOR VARIANCE from the Board of Commissioners of Baltimore County to permit a minimum lot width of 50 feet instead of the required 55 feet.

The Board of Commissioners will be held on the following:

Section 100.3.1.1 - Minimum Lot Width - 50 feet.

All that parcel of land in the Eastern District of Baltimore County.

Beginning at the same as a point on the southwest side of College Avenue distant 210 feet from the intersection of College Avenue and Green Spring Drive and running along the southwest side of College Avenue from the southwest side of Green Spring Drive and running along the southwest side of College Avenue to the intersection of College Avenue and Green Spring Drive.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

Containing 0.1497 acres of land.

CERTIFICATE OF PUBLICATION

TOWSON, MD. JARED 2, 1978

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on one time one week before the 20th day of March 1978, the first publication appearing on the 9th day of March 1978.

THE JEFFERSONIAN
L. L. Lusk
Manager

Cost of Advertisement \$

PETITION MAPPING PROGRESS SHEET

FUNCTION	Visit Map		Original		Duplicate		Tracing		200 Sheet	
	done	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map					1/3	AT				
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>NRP</i>										
Revised Plans: Change in outline or description										
Previous case: <i>1/10/78</i>										
Map # <i>1/10/78</i>										

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 8th
Posted for: PETITION FOR VARIANCE
Petitioner: J. EARL PRESTON
Location of property: SW/S of College Ave. 210' NW of Green Spring Drive
Location of Sign: SW/S of College Ave. 250' +/- NW of Green Spring Drive
Remarks:
Posted by: Thomas E. Roland Signature
Date of return: MARCH 17, 1978

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

No. 65485

DATE: April 3, 1978 ACCOUNT: 01-662

AMOUNT: \$52.11

RECEIVED BY: J. Earl Preston & Son 513 College Ave. Lutherville Md. 21093

FOR: attest and posting of property

778-207-A

5211 REC

VALIDATION OR SIGNATURE OF CASHIER

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

No. 65485

DATE: Mar. 6, 1978 ACCOUNT: 01-662

AMOUNT: \$25.00

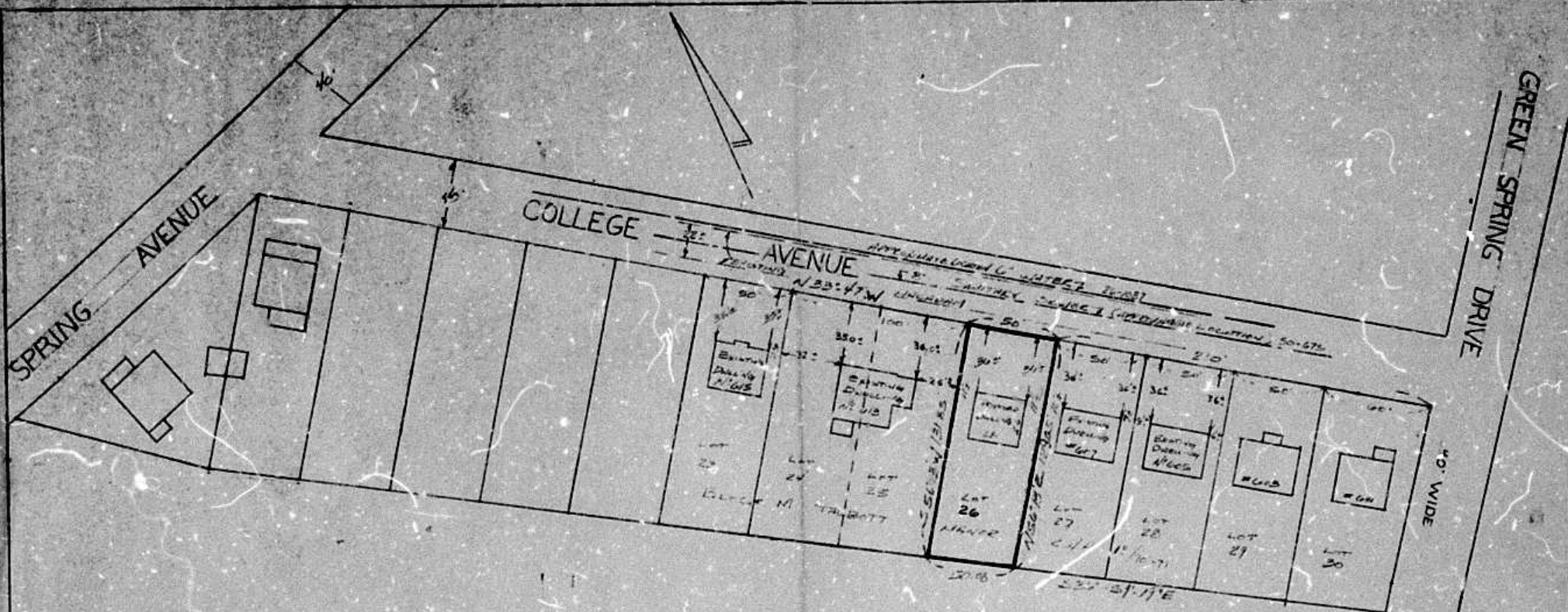
RECEIVED FROM: Geshold, Gross & Steel 142 Delaware Ave., Towson, 21204

FOR: Petition for Variance for J. Earl Preston - 778-207-A

5200 REC

VALIDATION OR SIGNATURE OF CASHIER

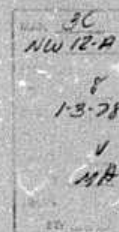




PLAT TO ACCOMPANY ZONING PETITION
LOT 26 BLOCK M TALBOTT MANOR
PLATBOOK N 13.61.70.71

LOCATED IN
5TH ELECTION DISTRICT BALTIMORE COUNTY, MD
ZONING PETITION VARIANCE FOR LOT WIDTH
OF 50' IN LIEU OF 55' ON LOT 26

ZONE S-5



GERHOLD, CROSS & ETZEL
REGISTERED PROFESSIONAL LAND SURVEYORS
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204