

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, **Arthur Katz, Successor Trustee**, 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 413.2 f, to permit three other business signs to total 300 square feet in lieu of the required 100 square feet

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty.)
Because of the nature of the integrated stores at this property, identification is required for the business in excess of Section 413.2 (f). Hardship is caused will be explained in greater detail. If variances are granted the two identification signs of 150 square feet each will not be utilized

Property is as he posted and advertised as provided by Zoning Regulations. I 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
Address 137 S. Naudick
Baltimore, Maryland 21223
Petitioner's Attorney
Proponent's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 10th day of May, 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 1st day of June, 1978, at 10:00 o'clock A.M.

Notify: Robert Altshuler
Triangle Sign Service
822 Central Avenue
Linthicum, Maryland 21090
789-530

RE: PETITION FOR VARIANCE
Easternmost corner of Pulaski Hwy.
and Rossville Blvd., 15th District
ARTHUR KATZ, Petitioner
Case No. 78-258-A

ORDER TO ENTER APPEARANCE

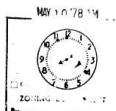
Mr. Commissioner:

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

Peter Max Zimmerman
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 10th day of May, 1978, a copy of the foregoing Order was mailed to Mr. Arthur Katz, 137 S. Warwick, Baltimore, Maryland 21223, Petitioner.



D. S. THALER & ASSOCIATES

A DIVISION OF
OMEGA INDUSTRIES, INCORPORATED
5800 CLARK LANE • BALTIMORE, MD. 21215 • 301-580-1800

March 6, 1978

DESCRIPTION OF HOLDINGS OF ARTHUR H. KATZ, SUCCESSOR TRUSTEE FOR TRUST EASITY AT PULASKI HIGHWAY AND ROSSVILLE BOULEVARD.

Beginning for the same at a point on the Southeast right of way line of Pulaski Highway (U.S. Route 40) said point being North 46°32'35" East 61.60 feet from the centerline station 81 + 29.42 of Rossville Boulevard as shown on Baltimore County right of way plat number R.W. 66-210-51 and running thence and binding on said Southeast right of way line the two following courses and distances viz: North 10°19'24" East 152.36 feet by a curve to the right having a radius of 2789.79 feet for an arc length of 333.37 feet thence leaving said right of way line and running South 12°31'24" West 430.33 feet to intersect the Northeast right of way line of Race Road as shown on Baltimore County right of way plat number R.W. 66-210-51 A running thence and binding on the right of way lines of Race Road as shown on R.W. 66-210-51 A the six following courses and distances viz: a curve to the left having a radius of 117.00 feet and arc length 8.10 feet (Chd. 8.10 feet Chd. Brg. North 21°31'18" West, North 33°13'40" West 49.72 feet, North 78°19'36" West 12.88 feet, South 10°21'55" East 64.00 feet, a curve to the right having a radius of 83.00 feet and arc length of 94.02 feet (Chd. 80.46 feet Chd. Brg. South 16°74'23" East), to intersect the Northeast right of way line of the Rossville Boulevard and running thence on the said right of way line, North 37°30'11" West 239.96 feet to the place of beginning.

Containing 1.81 acres of land more or less.



CIVIL ENGINEERS • SITE PLANNERS

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 484-3252
S. ERIC DINENIA
ZONING COMMISSIONER

June 5, 1978

Mr. Arthur Katz, Successor Trustee
137 South Warwick Avenue
Baltimore, Maryland 21223

RE: Petition for Variance
Easternmost corner of
Pulaski Highway and Rossville Boulevard - 15th
Election District
Arthur Katz - Petitioner
NO. 78-258-A (Item No. 216)

Dear Mr. Katz:

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

Very truly yours,

S. ERIC DINENIA
Zoning Commissioner

SED/jhm

Attachment

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

Mr. Robert Altshuler
Triangle Sign & Service
822 Central Avenue
Linthicum, Maryland 21090

PROPOSED (3) PYLON SIGNS FOR 'ROSSVILLE CENTER'
EACH PLEXIGLAS FACED
INTERNALLY ILLUMINATED.



822 CENTRAL AVE.
LINTHICUM, MD. 21090
PHONE: 636-3666

DUNKIN'
DONUTS

ROSSVILLE BLVD.

Union Trust
Bank
24 Hour Banking

PULASKI HWY.

White
Coffee
Pot
JR
A
B
C

PULASKI HWY.

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,

No 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, the Variance to permit 3 other business signs total 100 square feet in lieu of the required 100 square feet should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of June, 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 any additional free-standing signs, including identification signs, and approval of a site plan by 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 above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 15th day of June, 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: S. Eric DiNenna, Zoning Commissioner Date: May 24, 1978

FROM: Leslie H. Graf, Director of Planning

SUBJECT: Petition 778-238-A. Petition for Variance for signs
Eastmont corner of Pulaski Highway and Rossville Boulevard
Petitioner - Arthur Katz

15th District

HEARING: June 1, 1978 (10:00 A.M.)

It is suggested that this type of variance request be considered very carefully in view of the numerous areas of the County where there is already a superabundance of signs.

Leslie H. Graf
Director of Planning

LHG:JCH

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. Arthur Katz
137 South Warwick
Baltimore, Maryland 21223

Item # 216

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing
this 11th day of April 1978.

S. ERIC DI NENNA
Zoning Commissioner

Petitioner: Arthur Katz
Petitioner's Attorney

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

cc: D. S. Thaler and Associates
3479 Clarks Lane
Baltimore, Maryland 21215

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 18, 1978

Mr. Arthur Katz
137 South Warwick
Baltimore, Maryland 21223

RE: Variance Petition
Item Number 216
Petitioner - Arthur Katz

Dear Mr. Katz:

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.

The subject of this Variance petition is a tract of land located at the intersection of Pulaski Highway and Rossville Boulevard in the 15th Election District. It is presently being improved by a group of buildings housing four separate commercial operations. Because of your proposal to erect three free-standing signs on this property with a total square footage in excess of 100 square feet, as provided in Section 413.2f of the zoning regulations, this request is required.

It should be noted that the interpretation of Mr. James P. Dyer, Zoning Supervisor, is that if this petition is granted, no additional identification sign for this group of buildings will be allowed. As indicated on the site plan, it appears that this is covered by Note #5.

Mr. Arthur Katz
Page 2
Item Number 216
May 18, 1978

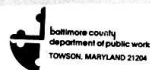
This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:rf

cc: D. S. Thaler and Associates
3409 Clarks Lane
Baltimore, Maryland 21215



THORNTON M. MOURING, P.E.
DIRECTOR

May 22, 1978

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

Re: Item #216 (1977-1978)
Property Owner: John P. Gentry & Arthur Katz
8750 Pulaski Hwy. 61-60' N/S Rossville Blvd.
Existing Zoning: B.R.-C.S. 1, M.L.-C.S. 1, M.L.-I.M.
Proposed Zoning: Variance to permit three other business signs to total 300 sq. ft. in lieu of the required 100 sq. ft.
Acres: 1.813 District: 15th

Dear Mr. DiNenna:

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

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement No. 157706, executed in conjunction with the development of "White Coffee Pot, Jr. Shopping Center" (Commercial Building Permit C-478-77).

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #216 (1977-1978).

Very truly yours,

William M. Dyer, P.E.
Chief, Bureau of Engineering

WMD:SM/PWR:es

cc: C. Warfield

1-M Key Sheet
15 HP 26 Pos. Sheet
NS 4 G T-pg
90 Ta: Map



LESLIE H. GRAF
DIRECTOR

May 15, 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 #216, Zoning Advisory Committee Meeting, April 11, 1978, are as follows:

Property Owner: John P. Gentry & Arthur Katz
Location: SE/S Pulaski Highway 61-60' NE Rossville Blvd
Existing Zoning: B.R.-C.S. 1, M.L.-C.S. 1, and M.L.-I.M.
Proposed Zoning: Variance to permit three other business signs to total 300 sq. ft. of the required 100 sq. ft.
Acres: 1.813
District: 15th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

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

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

May 12, 1978

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

Dear Mr. DiMenna:

Comments on Item #216, Zoning Advisory Committee Meeting, April 11, 1978, are as follows:

Property Owner: John P. Gerstley & Arthur Katz
Location: SE/4 Pulaski Hwy. 61.60' NE Rossville Blvd.
Existing Zoning: B.R.-C.S. 1, M.L.-C.S. 1 & M.L.-I.M.
Proposed Zoning: Variance to permit three other business signs to total 300 sq. ft. in lieu of the required 100 sq. ft.
Acres: 1.813
District: 15th

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

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 R. DeWitt
Thomas R. DeWitt, Director
BUREAU OF ENVIRONMENTAL SERVICES

TED/TED/CHD

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nicholas B. Commodari
TO: Zoning Advisory Committee
FROM: Rosellen J. Plant
SUBJECT: #216. Property Owner: John P. Gerstley & Alan Katz
Location: SE/4 Pulaski Hwy. 61.60' NE Rossville Blvd.
Existing Zoning: B.R.-C.S. 1, M.L.-C.S. 1 & M.L.-I.M.
Proposed Zoning: Variance to permit three other business signs to total 300 sq. ft. in lieu of the required 100 sq. ft.

The Industrial Development Commission has no comment on this petition.

Rosellen J. Plant
ROSELLEN J. PLANT

April 19, 1978

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

Item No. 216 - SAC - April 11, 1978
Property Owner: John P. Gerstley & Arthur Katz
Location: SE/4 Pulaski Hwy. 61.60' NE Rossville Blvd.
Existing Zoning: B.R.-C.S. 1, M.L.-C.S. 1 & M.L.-I.M.
Proposed Zoning: Variance to permit three other business signs to total 300 sq. ft. in lieu of the required 100 sq. ft.
Acres: 1.813
District: 15th

Dear Mr. DiMenna:

The variance should have no effect on traffic.

Very truly yours,

Stephen E. Weber
Stephen E. Weber
Engineer I

SEW/dm

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: John P. Gerstley & Arthur Katz

Location: SE/4 Pulaski Hwy. 61.60' NE Rossville Blvd.

Item No. 216 Zoning Agency Meeting of 4/19/78

Comments:

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

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

April 11, 1978

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

Dear Mr. DiMenna:

Comments on Item #216 Zoning Advisory Committee Meeting, April 11, 1978 are as follows:

Property Owner: John P. Gerstley & Arthur Katz
Location: SE/4 Pulaski Hwy. 61.60' NE Rossville Blvd.
Existing Zoning: B.R.-C.S. 1, M.L.-C.S. 1 & M.L.-I.M.
Proposed Zoning: Variance to permit three other business signs to total 300 sq. ft. in lieu of the required 100 sq. ft.

Acres: 1.813
District: 15th

The items checked below are applicable:

- X A. Structures shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Building and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- X C. Additional _____ permits may be required.
- X D. Building shall be upgraded to new use - requires alteration permit.
- X E. Three sets of construction drawings will be required to file an application for a building permit.
- X F. 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.
- G. 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.
- X H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- J. Comment:

Very truly yours,

Charles E. Humes
Charles E. Humes
Plans Review Chief

**BOARD OF EDUCATION
OF BALTIMORE COUNTY**

TOWSON, MARYLAND - 21204

Date: April 12, 1978

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

Z.A.C. Meeting of: April 11, 1978

RE: Item No: 216
Property Owner: John P. Gerstley & Arthur Katz
Location: SE/4 Pulaski Highway 61.60' NE Rossville Blvd.
Present Zoning: B.R.-C.S. 1, M.L.-C.S. 1, & M.L.-I.M.
Proposed Zoning: Variance to permit three other business signs to total 300 sq. ft. in lieu of the required 100 sq. ft.

District: 15th
No. Acres: 1.813

Dear Mr. DiMenna:

No hearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

JOSEPH H. MCDONALD, PRESIDENT
T. BAYARD WILLIAMS, JR., VICEPRESIDENT
MARCUS H. BOTLAND

THOMAS H. BOYER
WILLIAM L. LORRAINE, F. CHURCH
ROBERT E. JARDEN
ROBERT T. QUINN, SUPERINTENDENT

ALVIN LORRICK
HAROLD MILTON R. BAYNE, JR.
RICHARD W. FALCETTI, JR.



OFFICE OF

TOWSON, MD. 21204 May 11 1978

THIS IS TO CERTIFY, that the annexed advertisement of PETITION FOR VARIANCE - Arthur Katz 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 one successive weeks before the 12th day of May 1978, that is to say, the same was inserted in the issues of May 11, 1978

STROMBERG PUBLICATIONS, INC.

BY Esther Burger

CERTIFICATE OF PUBLICATION

TOWSON, MD. May 11, 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. ~~once a week~~ one time ~~once a week~~ before the 1st day of June 1978, the first publication appearing on the 11th day of May 1978.

THE JEFFERSONIAN,

Cost of Advertisement, \$

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

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

Your Petition has been received * this 3rd day of April 1978. Filing Fee \$ 25.00. Received ☐ Check ☒ Cash ☐ Other

Eric DiWenna
S. Eric DiWenna,
Zoning Commissioner

Petitioner Arthur Katz Submitted by Robert Althuler
Petitioner's Attorney: Reviewed by Diana Iffer

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

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 9 Date of Posting 5-12-78
Posted for: Siga Varias de
Petitioner: Arthur Katz
Location of property: NE corner of Pulaski Hwy & Roseville Blvd.
Location of Signs: N/5 Roseville Blvd & E/5 Pulaski Hwy
Remarks: Any Person
Posted by: Signature Date of return: 5-12-78

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200' Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: <u>DI</u>	Revised Plans: Change in outline or description ☐ Yes ☒ No									
Previous case: <u>none</u>	Map # <u>48</u>									

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

DATE April 3, 1978 ACCOUNT 01-662

AMOUNT \$25.00

RECEIVED Cash - Robert Althuler, Triangle Sign & Service
22 Central Ave., Linthicum, Md. 21090
FOR Petition for Variance for Arthur Katz

3036236 3 2500000

VALIDATION OR SIGNATURE OF CASHIER

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

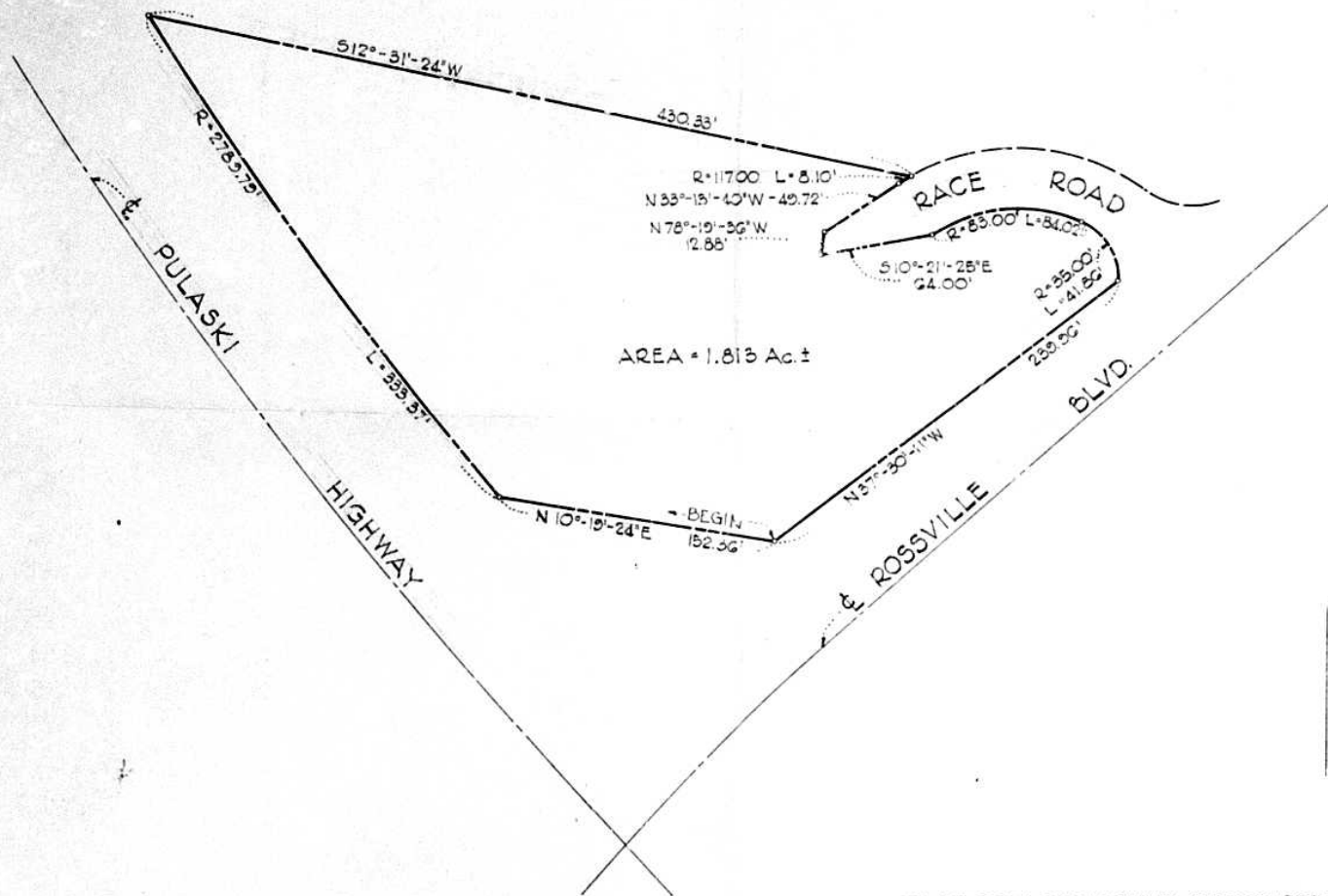
DATE June 2, 1978 ACCOUNT 01-662

AMOUNT \$73.04

RECEIVED FROM Triangle Sign & Service, Advertising and Posting
FOR Variance Case No. 78-258-A

38442500 2 7304000

VALIDATION OR SIGNATURE OF CASHIER



MAP	443
NO.	443
DATE	15
BY	443
DATE	15
BY	443
DATE	15
BY	443
DATE	15
BY	443

ENGINEERS
D. S. THALER & ASSOCIATES
3800 CLARKS LANE
BALTIMORE, MARYLAND 21215

PLAT TO ACCOMPANY DESCRIPTION
PROPERTY OF AUTHUR H. KATZ, SUCCESSOR
PROPE TRUSTEE FOR TRUST REALTY
PULASKI HIGHWAY & ROSSVILLE BLVD.

ELECTION DISTRICT 15

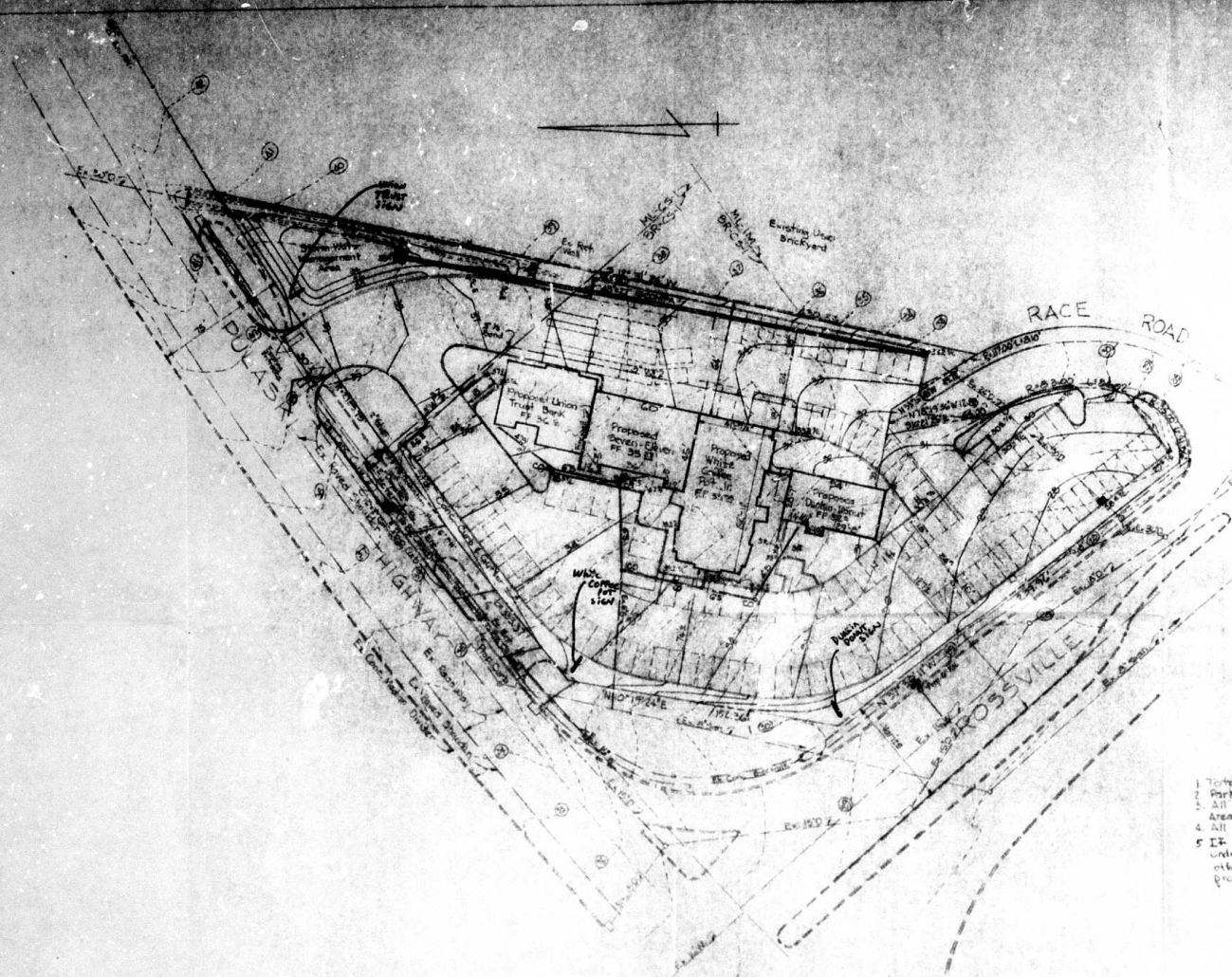
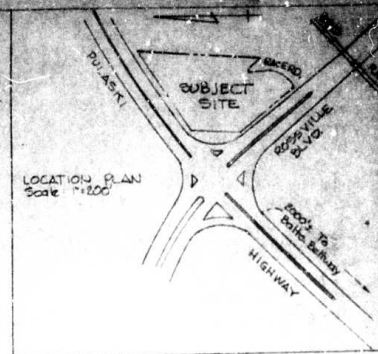
BALTIMORE CO., MD.

SCALE: 1"=50'

MARCH 6, 1978

SCALE: 1"=50'





- NOTES**
1. Total Area of Site: 181.2 Ac. ±
 2. Parking Area to be Graded and Sealed.
 3. All Disturbed Areas Not in New Parking Area to be Stabilized with Sod.
 4. All Existing Buildings to be Removed.
 5. If variance is granted, a maximum of 50% of the area under 415 sq. ft. will not be used for other existing structures to be erected on property.

SITE PLAN
PROPOSED SHOPPING CENTER
PULASKI HIGHWAY & ROSSVILLE BLVD.
 Election District No. 10 Baltimore, Md.
 Scale: 1"=30'

Revised As Per Comments 7/25/77 P.N.D.D.
 Revised Final Layout Location 11/20/77
 Revised Survey Data 2/16/78

PARKING	LANDSCAPE
Area of proposed White Cedar for 1" = 100' 2" 1/2" 1/2"	74 Sedums
Area of proposed Dutch Elm 100' 2" 1/2" 1/2"	32 Spruces
Area of proposed Seven-Leaf 100' 2" 1/2" 1/2"	12 Spruces
Area of proposed Union Trust Bank 100' 2" 1/2" 1/2"	7 Spruces
Total Parking Spaces Required	120 Spaces
Total Parking Spaces Provided	120 Spaces
1/2" Parking Space 1/2" 1/2" 1/2"	
Grades for landscaped (1/2" provided on 1/2")	

ENGINEERS
D.S. THALER & ASSOCIATES
 3009 CLARKS LANE
 BALTIMORE, MD 21215

