

MAP 15-24
48
E.D. 15
DATE 1-9-87
200
1000
DP

556 #
44-48-28

15 Eastern Boulevard
Baltimore, Md. 21202
Eyring Ave. (1211 Eastern Blvd.)
15th Elec. Dist.

ORDER RECEIVED FOR FILING
DATE 1-9-87
BY [Signature]

IN RE: PETITION ZONING VARIANCES
SE/S of Eastern Boulevard,
500' SW of Eyring Avenue
(1211 Eastern Boulevard) -
15th Election District
J-R Realty, a Maryland
Partnership,
Petitioner
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 86-484-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests variances to permit five other business signs totaling 371 square feet instead of the permitted three signs totaling 100 square feet, as more particularly described on Petitioner's Exhibit 1.
The Petitioner, by Paul Goodman, a principal, appeared and was represented by Counsel. The Contract Purchaser, B, G, & L Foods, Inc., by Geneva Thomas, its President, appeared and testified and was also represented by Counsel. Tony Cortez, STV/Lyon Associates, testified in support of the requested variances. Mary Ginn, The Alliance of Baltimore County Community Councils, Inc., testified in opposition.

Testimony indicated that the subject property, located off Eastern Avenue and zoned B.R.-C.S.A., will be improved with a Kentucky Fried Chicken (KFC) fast-food restaurant with a drive-thru. The oddly shaped lot has only a 60-foot frontage on Eastern Avenue, and the proposed building will be 20 to 25 feet off the road. The Petitioner proposes an 8' x 14' double-faced identification (ID) sign, an approximately 8' x 5' double-faced reader board, a 5' x 5' double-faced menu board, and three, 14 square foot directional signs with the Colonel's logo.
Counsel argued that due to the commercial character of the area on Eastern Avenue and the level of traffic, together with the narrow road

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PETITION FOR ZONING VARIANCE
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) 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 five Variance from Section 413.2.f to permit other business signs instead of the required 3 and a total square footage of 371 square feet instead of the required 100 square feet. I.D. and reader board - 304 square feet; menu board - 25 square feet; three 14 square foot directional signs.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
B, G, & L Foods, Inc. desires to construct a Kentucky Fried Chicken Restaurant at 1203 Eastern Boulevard. The corporation requests a variance to allow more than three free-standing business signs on the premises, namely three directional signs, 1 main I.D. sign, 1 menu board, and 1 reader board, the area of which is shown on the attached plats, which area totals 371 square feet instead of the permitted 100 square feet.
A variance is sought for the approval of these signs as to their number, footings, height and construction in accordance with Section 413.2. The restaurant requires these signs in order to protect the safety of its customers as the property is to be used as a restaurant by zoning regulations and other outlets.
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:
B, G, & L FOODS, INC.
(Type or Print Name)
BY: [Signature]
Signature
2205 Fendall Road
Address
Baltimore, Maryland 21207
City and State
Attorney for Petitioner:
C. John Serio
(Type or Print Name)
[Signature]
501 Provident Financial Center
Address
114 E. Lexington Street
Baltimore, Maryland 21202
City and State
Attorney's Phone No.: 752-1946
Legal Owner(s):
J-R REALTY, A Maryland Partnership
(Type or Print Name)
BY: [Signature]
Signature
Paul Goodman
(Type or Print Name)
I/We do solemnly declare and under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
C. John Serio
881 Provident Bank Building
Baltimore, Maryland 21202
Address 114 E. Lexington St. No. 752-1946

ORDERED By The Zoning Commissioner of Baltimore County, this 22nd day of April, 1986, 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 on the 28th day of May, 1986, at 11:45 o'clock.
[Signature]
Zoning Commissioner of Baltimore County.
(over)

frontage, KFC requires a large ID sign so that the site can be recognized by the motoring public. A sign measuring 6' x 10' would not provide the recognition required, and KFC strongly believes that a smaller sign would cause traffic to by-pass the access to the site because vehicles would not slow down in time to enter the site.
Mrs. Ginn argued that the smaller sign is sufficient and particularly opposed the reader board.

The Petitioner seeks relief from Section 413.2.f, pursuant to Section 307, Baltimore County Zoning Regulations (BCZR).

If the Colonel's well-known and much beloved countenance were removed from the three directional signs, they would be considered directional, not business signs, and would comply with Section 413.1.e.1, BCZR, since each is less than the permitted 15 square feet. In addition, the variance to permit five business signs in lieu of the permitted three signs would not be required.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

ORDER RECEIVED FOR FILING
DATE 1-9-87
BY [Signature]

STV/LYON ASSOCIATES.
ENGINEERS, ARCHITECTS & PLANNERS.
21 GOVERNOR'S COURT
BALTIMORE MD 21207 2722
301/944-9112
ZONING DESCRIPTION
NO. 1211 EASTERN BOULEVARD
LOT 1, PLAT OF "MIDDLESEX EAST SHOPPING PLAZA"
ELECTION DISTRICT NO. 15
BALTIMORE COUNTY, MARYLAND

- BEGINNING FOR THE SAME at a point on the southeast right-of-way line of Eastern Boulevard (Md. Route 150), said point being located 500 feet, more or less, from the intersection of said southeast right-of-way line of Eastern Boulevard and the center line of Eyring Avenue, thence leaving Eastern Boulevard and running the four following courses and distances,
- South 61°10'56" East 134.64 feet, thence
 - South 12°24'40" East 310.00 feet, thence
 - South 77°35'20" West 148.03 feet, thence
 - North 12°24'40" West 361.15 feet to intersect said southeast right-of-way line of Eastern Boulevard, thence running along Eastern Boulevard,
 - North 38°47'50" East 60.00 feet to the point of beginning.... containing 1.2317 acres of land, more or less.

Thomas M. Hoffman, Jr.
STV/LYON ASSOCIATES
Thomas M. Hoffman, Jr.
Md. Reg. Property Line Surveyor No. 267
February 12, 1986



ORIGINAL COPY

STV ENGINEERS, Architects, Planners, Construction Managers, Professional Marine Firm
STV/Baltimore Transportation Associates, STV/Lyon Associates, STV/Management Consultants Group, STV/
H. D. J. Associates, STV/Sanders & Thomas, STV/Sandwich, STV/Saville Stevenson Value & Price

It is clear from the testimony that if a variance were granted, such use would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if a variance were not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, a variance will not be detrimental to the public health, safety, and general welfare.

The Petitioner has not been able to prove a practical difficulty for the reader board and, as such, that sign will not be allowed.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, a variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of June, 1986, that a variance to permit an ID sign containing 224 square feet and a menu board containing 25 square feet, both in lieu of the permitted 100 square feet be and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- The three directional signs shall be permitted without the Colonel's log.
- The Petitioner may apply for its sign permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be

ORDER RECEIVED FOR FILING
DATE 1-9-87
BY [Signature]

PETITION FOR ZONING VARIANCE
15th Election District
Case No. 86-484-A

LOCATION: Southeast Side of Eastern Boulevard, 500 feet Southwest of Eyring Avenue (1211 Eastern Boulevard)
DATE AND TIME: Wednesday, May 28, 1986, at 11:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Zoning Variance to permit five other business signs with a total of 371 square feet in lieu of the required three signs with a total of 100 square feet

Being the property of J-R Realty, a Maryland Partnership shown on plat filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JARLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

required to return, and be responsible for returning, said property to its original condition.

[Signature]
Zoning Commissioner of Baltimore County

AJ/srl
cc: C. John Serio, Esquire
Mrs. Mary Ginn
People's Counsel

ORDER RECEIVED FOR FILING
DATE 1-9-87
BY [Signature]

RE: PETITION FOR VARIANCE
SE/S of Eastern Blvd.,
500' SW of Eyring Ave.,
(1211 Eastern Blvd.)
15th District

J-R REALTY, A MARYLAND
PARTNERSHIP, Petitioner

: BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
: Case No. 86-484-A

ENTRY OF APPEARANCE

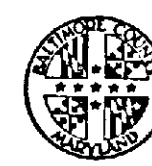
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 7th day of May, 1986, a copy of the foregoing Entry of Appearance was mailed to C. John Serio, Esquire, 501 Provident Financial Center, 114 East Lexington Street, Baltimore, MD 21202, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

May 21, 1986

C. John Serio, Esquire
501 Provident Financial Center
114 East Lexington Street
Baltimore, Maryland 21202

RE: PETITION FOR ZONING VARIANCE
SE/S Eastern Blvd., 500' SW of Eyring Ave.
(1211 Eastern Blvd.)
15th Election District
J-R Realty, a Maryland Partnership - Petitioner
Case No. 86-484-A

Dear Mr. Serio:

This is to advise you that \$66.55 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE-REVENUE DIVISION MISCELLANEOUS CASH RECEIPT		No. 021718	County, Maryland, and remit to, Towson, Maryland
DATE 5/29/86	ACCOUNT R-01-615-000		
SIGN & POST RETURNED			
AMOUNT \$ 66.55			
RECEIVED FROM Geneva Thomas			
FOR: Advertising & Posting re Case #86-484-A			
B 8075*****6655A 8285F			
VALIDATION OR SIGNATURE OF CASHIER			

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 8 1986

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on May 8, 1986.

THE JEFFERSONIAN,

Publisher

Cost of Advertising
27.50

PETITION FOR ZONING
VARIANCE
15th Election District
Case No. 86-484-A

LOCATION: Southeast Side of Eastern Boulevard, 500 feet Southwest of Eyring Avenue (1211 Eastern Boulevard)
DATE AND TIME: Wednesday, May 28, 1986, at 11:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance in person at the time and place stated above. The Petitioner is required to post a sign on the property of 10' x 10' square feet in front of the property with a total of 100 square feet.

By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
May 8, 1986

Petition for
Zoning Variance

15th Election District
LOCATION: Southeast Side of Eastern Boulevard, 500 feet Southwest of Eyring Avenue (1211 Eastern Boulevard)
DATE AND TIME: Wednesday, May 28, 1986, at 11:45 a.m.
PUBLIC HEARING: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the Petition for Zoning Variance in person at the time and place stated above. The Petitioner is required to post a sign on the property of 10' x 10' square feet in front of the property with a total of 100 square feet.

By Order Of
ARNOLD JABLON,
Zoning Commissioner
of Baltimore County
May 8, 1986

The Times

Middle River, Md., May 8 1986

This is to certify, that the annexed advertisement was inserted in The Times, a newspaper printed and published in Baltimore County, once in each of 2 successive weeks before the 8th day of May, 1986.

John P. [Signature] Publisher.

C. John Serio, Esquire
501 Provident Financial Center
114 East Lexington Street
Baltimore, Maryland 21202

April 25, 1986

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
SE/S Eastern Blvd., 500' SW of Eyring Ave.
(1211 Eastern Blvd.)
15th Election District
J-R Realty, a Maryland Partnership - Petitioner
Case No. 86-484-A

TIME: 11:45 a.m.

DATE: Wednesday, May 28, 1986

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

AJ:med

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE-REVENUE DIVISION MISCELLANEOUS CASH RECEIPT		No. 019875
DATE 4/1/86	ACCOUNT 01-615	
AMOUNT \$ 100.00		
RECEIVED B.G.L. Inc. 1/4 Kentucky Fried Chicken		
FOR FILING Fee For Variance from No. 355		
FOR J-R REALTY*****1000610 0338F		
VALIDATION OR SIGNATURE OF CASHIER		

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
To: Zoning Commissioner Date: May 22, 1986

Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning

SUBJECT: Zoning Petition No. 86-484-A

This office is opposed to the granting of the subject variances in their present form. The ID sign is too large. KFC has a 6' x 10' size that has been used elsewhere; this office sees no reason to grant variances for anything larger here. This office consistently has opposed readerboards; i.e., portable non-portable signage. If read by the motorist it's a traffic hazard; if not read by the motorist, it's excess signage.

NEJ/JGH/af

Norman E. Gerber
Norman E. Gerber, AICP

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY 86-484-A
Towson, Maryland

District: 15th Date of Posting: 5/1/86

Posted for: Variance

Petitioner: J-R Realty, a Maryland Partnership

Location of property: SE/S of Eastern Blvd., 500' SW of Eyring Ave. (1211 Eastern Blvd.)

Location of Sign: Eastern Blvd., across 10' Eyring Ave., on property of Petitioner

Remarks: [Signature]

Posted by: [Signature] Date of return: 5/1/86

Number of Signs: 1

86-484-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your petition has been received and accepted for filing this 22nd day of April, 1986.

ARNOLD JABLON
Zoning Commissioner

Petitioner J-R Realty
Petitioner's John Serio, Esq.
Attorney

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 6, 1986

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

Chairman

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

C. John Serio, Esquire
501 Provident Financial Center
114 East Lexington Street
Baltimore, Maryland 21202

RE: Item No. 355 - Case No. 86-484-A
J-R Realty, a Maryland Partnership - Petitioner
Petition for Zoning Variance

Dear Mr. Serio:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following 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.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:med
Enclosures

ccs: Ms. Geneva Thomas, President
B. G. & L. Foods, Inc.

STV/Lyon Associates
21 Governor's Court
Baltimore, Maryland 21207

C. JOHN SERIO
JEFFREY F. HIGDON
JAMES B. LARRIMORE

OFFICE
(301)752-1946

C. JOHN SERIO
ATTORNEY AT LAW
501 PROVIDENT FINANCIAL CENTER
114 E. LEXINGTON STREET
BALTIMORE, MARYLAND 21202-1703

August 29, 1986

Mr. William T. Hackett
Chairman
Board of Appeals
Room 200
Court House
Towson, MD 21204

RE: J-R Realty
1203 Eastern Blvd.
Case No. 86-484-A

Dear Mr. Hackett:

As you know, I represent the petitioner in connection with the above referenced matter. Through negotiations with Phyllis Friedman, Esquire, People's Counsel, we have agreed to a stipulation whereby the free standing signs for our Kentucky Fried Chicken Restaurant will be as follows:

- A. 6 x 10 main ID sign
- B. 3-14 square foot directional signs with Kentucky Fried Chicken's logo
- C. 1-5 x 5 single face menu board
- D. 1 double faced 1 x 6 drive through strip to be placed below the main ID sign.

Attached are new drawings which display these signs.

We would like to schedule a five minute hearing before the Board if possible during the week of September 8, 1986 to present the stipulation to the Board for its consideration. The restaurant is almost completed and thus we are anxious to pull our permits and order the signs.

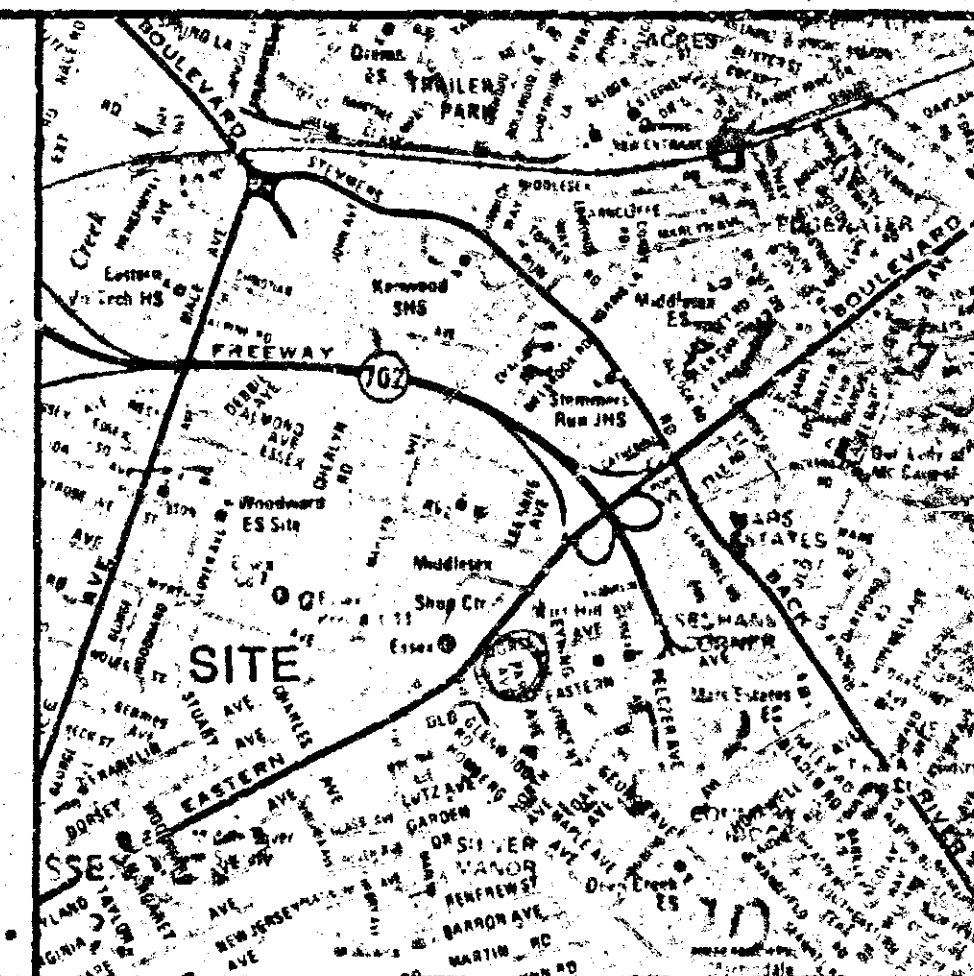
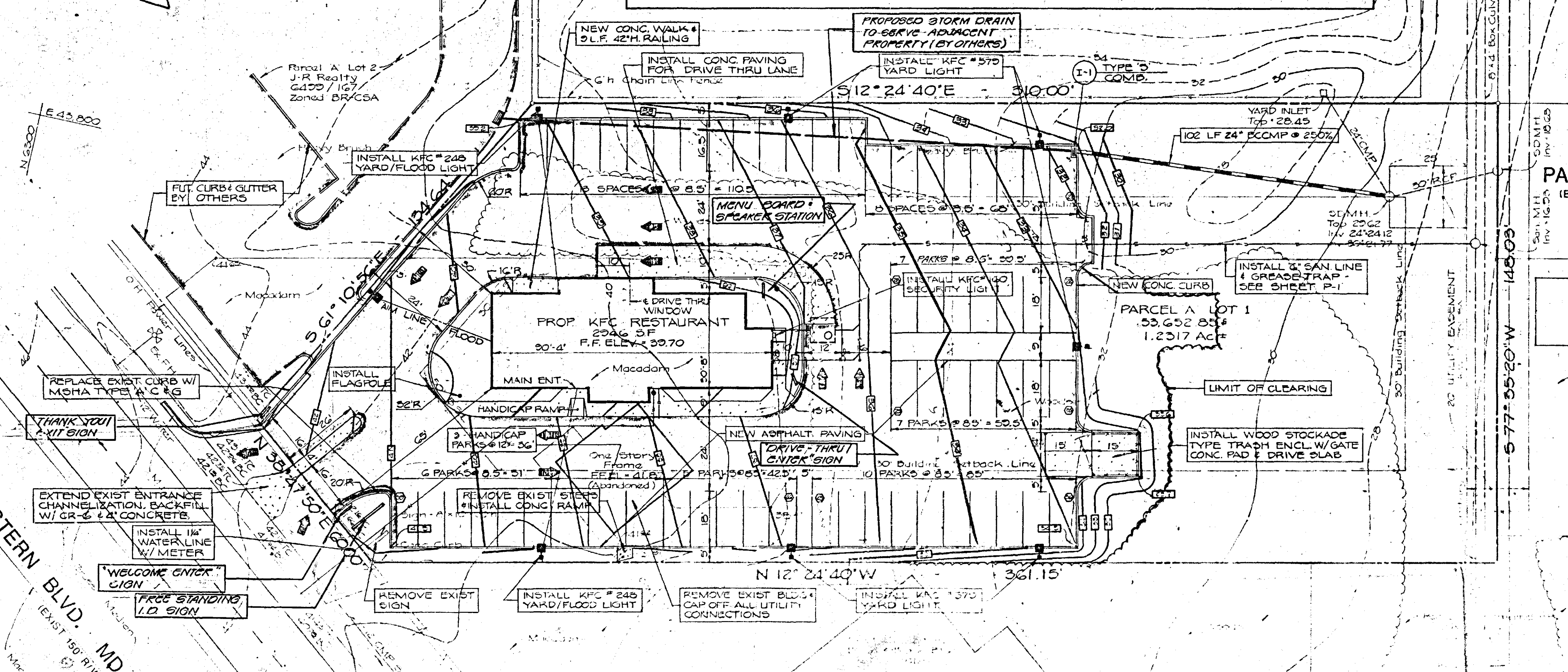
Thank you for your kind consideration.

Very truly yours,

C. JOHN SERIO
Jeffrey F. Higdon
Jeffrey F. Higdon

JFH:kms
Enc.

BCMD GRID NORTH



LOCATION MAP
SCALE: 1"=2000'

PARK AVE.
(EXIST. 50' R/W)

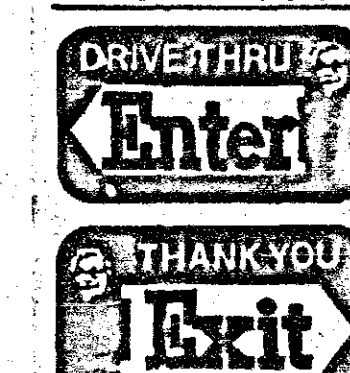
Exist One Story
Frame Garage

NE James & Antoine Brudinski
5076/503
Zoned BL-C5A

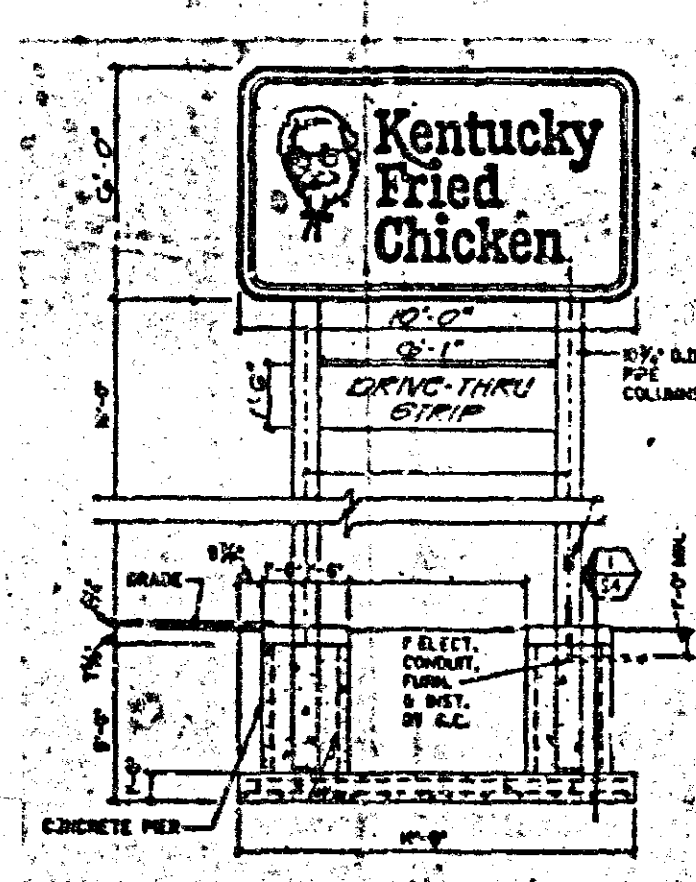
SIGNS:
1. MAIN I.D. SIGN 6'x10'x0.025" - 18.0 SF
2. DRIVE THRU STRIP 1'x0'x0' - 0.0 SF
3. MENU BOARD 4'x8'x0.025" - 32.0 SF
4. DIRECTIONAL SIGNS 5.0 SF
TOTAL NEW SIGNS = 57.0 SF

EASTERN BLVD. MD. RTE. 150
(EXIST. 150' R/W)

DIRECTIONAL SIGNS



MAIN I.D. SIGN

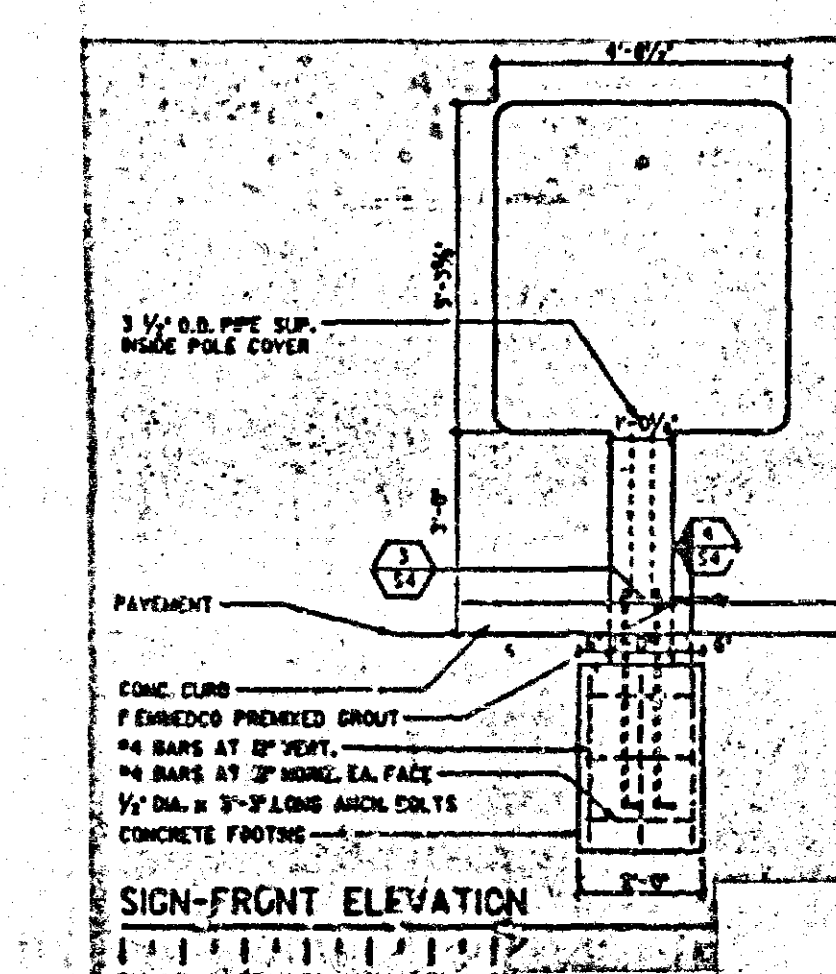
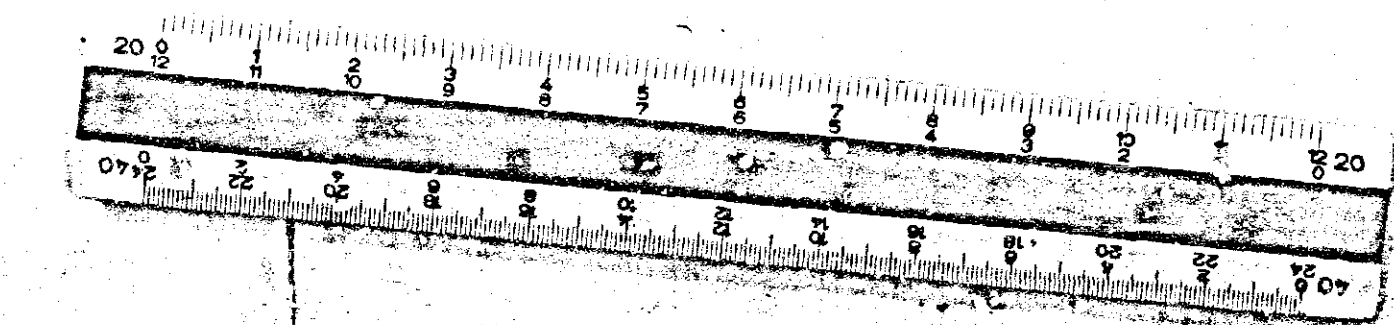


Sign Details
Not to Scale

GENERAL NOTES

1. BEARINGS, DISTANCES, COORDINATES & TOPOGRAPHY SHOWN HEREON ARE BASED ON A SURVEY PERFORMED BY GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES INCORPORATED, 303 ALLEGHANY AVENUE, TOWSON, MARYLAND 21204 825-8120.
2. UTILITIES AND OTHER OBSTRUCTIONS AS SHOWN HEREON HAVE BEEN LOCATED BY ACTUAL FIELD MEASUREMENTS, SUPPLEMENTED BY INFORMATION OBTAINED FROM THE VARIOUS AGENCIES INVOLVED. HOWEVER, WE DO NOT GUARANTEE THE ACCURACY NOT THE COMPLETENESS OF THE INFORMATION RECEIVED. THE CONTRACTOR MUST VERIFY ALL SUCH INFORMATION TO HIS OWN SATISFACTION, AND MUST NOTIFY THE UTILITY COMPANIES INVOLVED PRIOR TO COMMENCING WORK.
3. DEED REFERENCE: J-R REALTY 6499/167
4. ZONING - BR-C5A
5. AREA - 53,652.85 S.F. OR 1.2317 AC. ±
6. LANDSCAPE REQUIREMENTS: STREET TREES = 60' ± 4 = 1.5 - USE 2 PARKING AREA TREES = 59 SPACES ± 12 = 4.2 - USE 5 TOTAL TREES REQUIRED (MAJOR DECIDUOUS) = 7 SCREEN DAMPSTER SCREEN PARKING FROM R.O.W.
7. GAS & ELECTRIC SERVICE TO BE INSTALLED BY THE BALTIMORE GAS & ELECTRIC COMPANY (301) 298-1800.
8. PARKING: SPACES REQUIRED = 59 (2946 S.F. ± 50 ± 59) SPACES PROVIDED = 59
9. ALL EXIST. STRUCTURES CURBS & PAVING WITHIN THE PROPERTY LINES TO BE REMOVED
10. UNDERGROUND CONDENSATE LINES AND ROOF DRAINS TO EXIT THROUGH CURB ONTO PROPOSED PAVING. SEE ARCHITECTURAL PLANS FOR LOCATION.

JR REALTY



STV / LYON ASSOCIATES
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone : 301-944-9112

REVISIONS			
NO.	DATE	DESCRIPTION	
1	2/20/86	PER BALTO CO. COMMENTS	TLK
2	2/25/86	PER CLIENT REQUEST	RAK
3	3/1/86	PER SHA COMMENTS	RAK
4	3/1/86	GRADING/STORM DRAIN	TLK
5	3/2/86	STORM DRAIN SIZE	RAK

PLAN PREPARATION	
DRAWN BY: R.KING	DATE: 2/20/86
DESIGNED BY: R.KING	SCALE: 1"=20'
CHECKED BY: T.KEAL	7675-59-001

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE		DRAWING NO.
KFC MIDDLESEX EAST SHOPPING PLAZA ELECT. DIST. 15, C1 BALTIMORE CO., MD.		V-1
		SHEET NO.