

PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE
4th Election District
Case No. 87-132-XA

LOCATION: Northwest Corner of Reisterstown Road and Ritters Lane

DATE AND TIME: Monday, October 6, 1986, at 11:30 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 Special Exception for a Class B office building in an R.O. Zone

Petition for Zoning Variance to permit a 100 square foot free-standing sign in lieu of the permitted 8 square foot attached to a building sign in an R.O. Zone

Being the property of Fern Sydney Sverdlin, et al, as shown on plat plan 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 JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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

ARNOLD JABLON
ZONING COMMISSIONER

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

September 30, 1986

Mr. Gurmeet S. Dhillon
8641 Loch Raven Boulevard
Suite 3C
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE
NW/cor. of Reisterstown Rd. and Ritters La.
4th Election District
Fern Sydney Sverdlin, et al - Petitioners
Case No. 87-132-XA

Dear Mr. Dhillon:

This is to advise you that \$83.12 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. 025550

DATE 10/6/86 ACCOUNT R-01-615-000

2 SIGNS & POSTS RETURNED AMOUNT \$ 83.12

Ritters Square Limited Partnership, 1922
Rawlings Well Rd., Balto., MD, 21223

RECEIVED FROM: ADVERTISING & POSTING COSTS RE CASE #87-132-XA

FOR: 8045*****J3121A DUCWF

VALIDATION OR SIGNATURE OF CASHIER

County, Maryland, and remit
ing, Towson, Maryland

Mr. Gurmeet S. Dhillon
8641 Loch Raven Boulevard
Suite 3C
Towson, Maryland 21204

August 15, 1986

NOTICE OF HEARING

RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE
NW/cor. of Reisterstown Rd. and Ritters La.
4th Election District
Fern Sydney Sverdlin, et al - Petitioners
Case No. 87-132-XA

TIME: 11:30 a.m.

DATE: Monday, October 6, 1986

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

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

No. 025813

DATE July 31, 1986 ACCOUNT 889-615-00

AMOUNT \$ 100.00

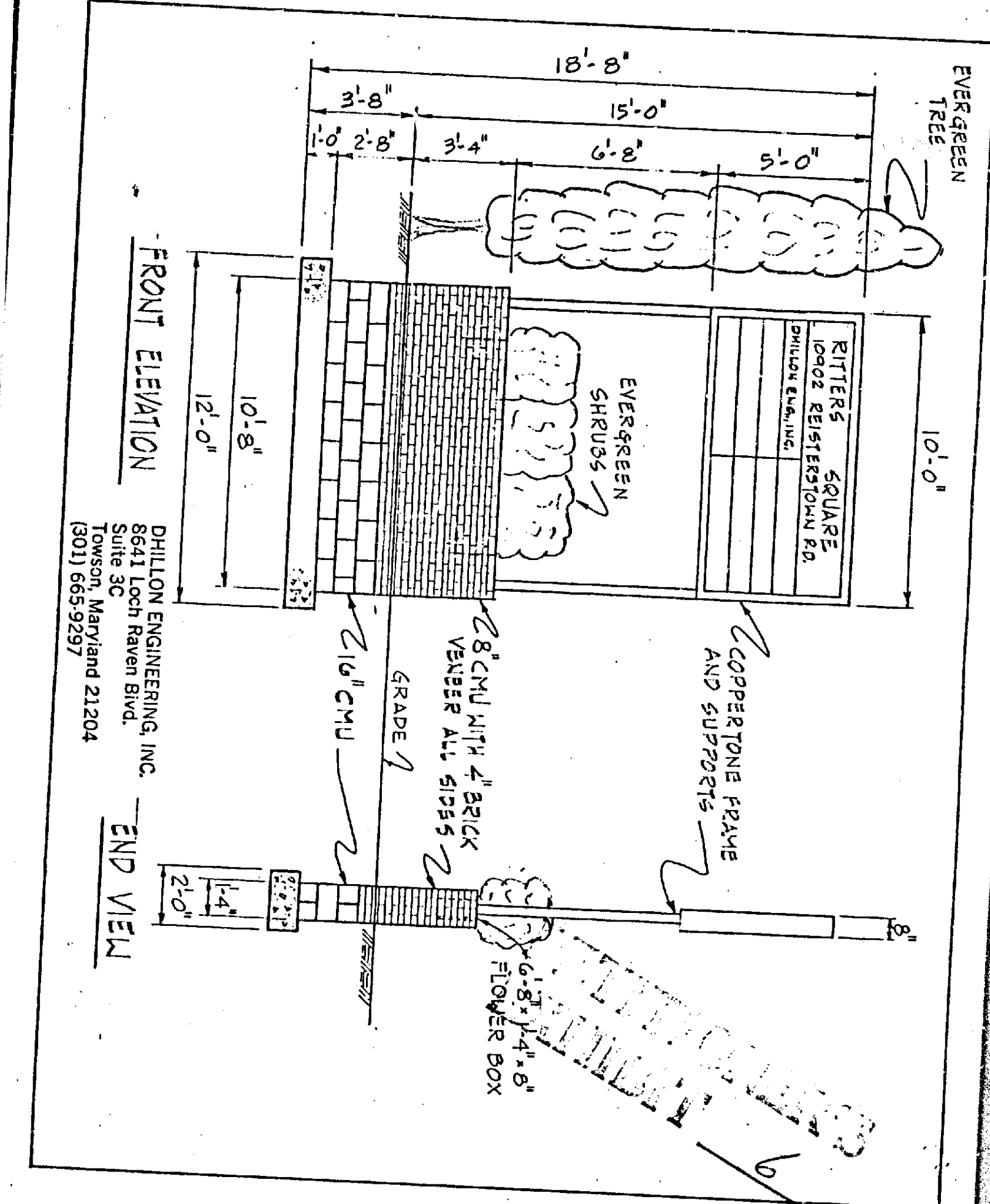
RECEIVED FROM: Mr. Gurmeet Dhillon

FOR: Zoning Variance - Addition Fee

8 8017*****100001A 0314F

VALIDATION OR SIGNATURE OF CASHIER

Commissioner
of County



RE: PETITION FOR SPECIAL EXCEPTION : BEFORE THE ZONING COMMISSIONER
PETITION FOR VARIANCE : OF BALTIMORE COUNTY
NW Corner of Reisterstown Rd.
and Ritters La., 4th District
FERN SYDNEY SVERDLIN, et al., Case No. 87-132-XA
Petitioners

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

I HEREBY CERTIFY that on this 22nd day of August, 1986, a copy of the foregoing Entry of Appearance was mailed to Leonard J. Grossman, Esquire, 111 N. Charles St., 7th Floor, Baltimore, MD 21201, Attorney for Petitioners; and Gurmeet S. Dhillon, 8641 Loch Raven Blvd., Towson, MD 21204, Contract Purchaser.

Peter Max Zimmerman
Peter Max Zimmerman

CERTIFICATE OF PUBLICATION

TOWSON, MD., September 18, 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 September 18, 1986.

THE JEFFERSONIAN,

Publisher

Cost of Advertising
27.50

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

87-132-XA

District 4th Date of Posting Sept 9-86
Posted for: Special Exception and Variance
Petitioner: Fern Sydney Sverdlin et al
Location of property: NW/cor. of Reisterstown Road and Ritters Lane
Location of Sign: NW/cor. of Reisterstown Road and Ritters Lane

Remarks:
Posted by: S. J. Dhillon
Signature
Number of Signs: 2 Date of return Sept 10-86

LANDMARK COMMUNITY NEWS PAPERS OF M

Westminster, Md., Sept. 11

THIS IS TO CERTIFY that the annexed advertisement was published for the first time on the 11th day of September, 1986.

- ☐ Carroll County Times, a daily new in Westminster, Carroll
- ☐ Randallstown News, a weekly new in Baltimore
- ☒ Community Times, a weekly new in Baltimore

LANDMARK COMMUNITY NEWSPAPERS OF M

Per: [Signature]

PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE
NW/cor. of Reisterstown Road and Ritters Lane
4th Election District
Fern Sydney Sverdlin, et al - Petitioners
Case No. 87-132-XA

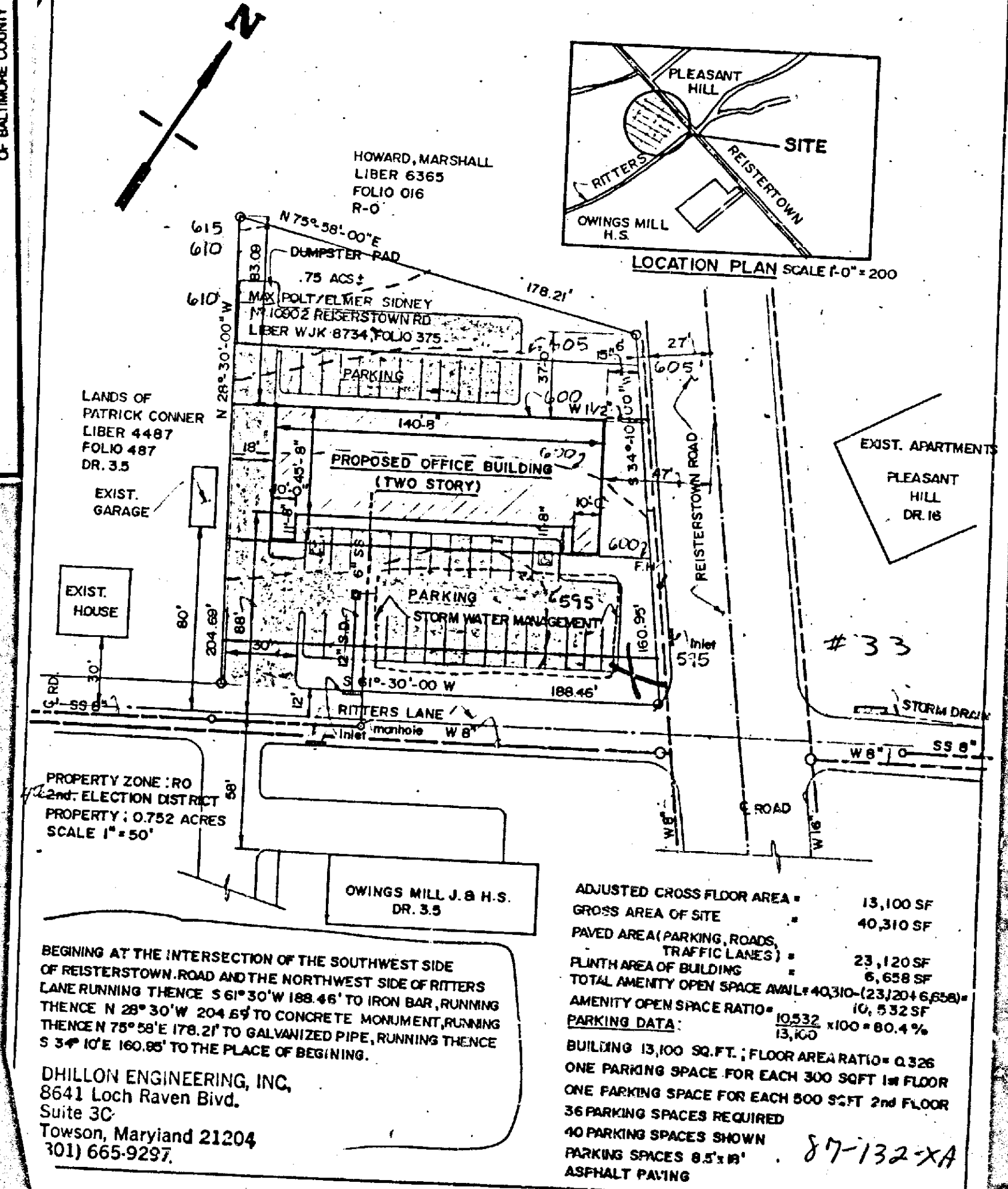
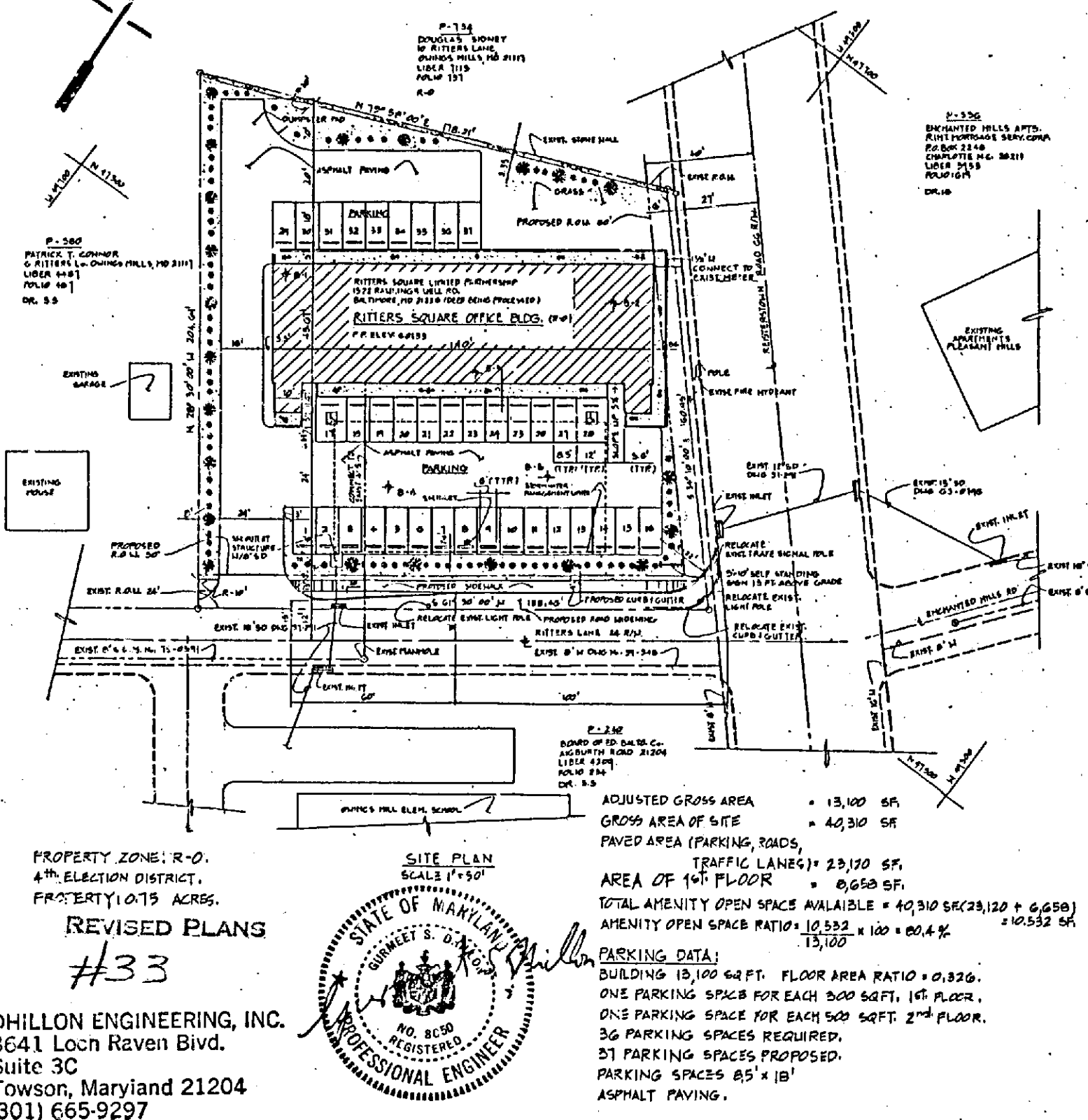
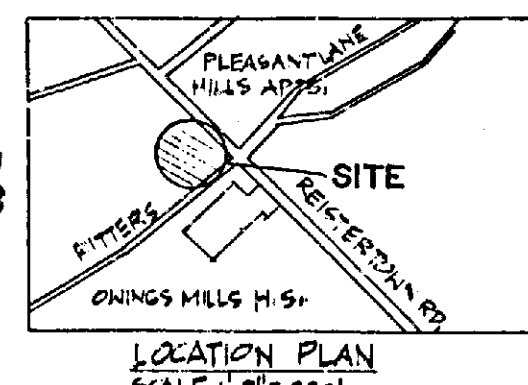


EXHIBIT 1



PROPERTY ZONE: R-O
4th ELECTION DISTRICT
PROPERTY: 0.19 ACRES
REVISED PLANS
#33
DHILLON ENGINEERING, INC.
8641 Loch Raven Blvd.
Suite 3C
Towson, Maryland 21204
(301) 665-9297



ADJUSTED GROSS AREA = 13,100 SF
GROSS AREA OF SITE = 40,310 SF
PAVED AREA (PARKING, ROADS, DRIVEWAYS, ETC.) = 23,150 SF
AREA OF 1ST FLOOR = 6,550 SF
TOTAL AMENITY OPEN SPACE AVAILABLE = 40,310 SF (28,120 + 6,550)
AMENITY OPEN SPACE RATIO = 10,552 ÷ 100 = 105.52%
PARKING DATA:
BUILDING 13,100 SQ. FT. FLOOR AREA RATIO = 0.326
ONE PARKING SPACE FOR EACH 500 SQ. FT. 1ST FLOOR
ONE PARKING SPACE FOR EACH 500 SQ. FT. 2ND FLOOR
36 PARKING SPACES REQUIRED
31 PARKING SPACES PROPOSED
PARKING SPACES 65' x 10'
ASPHALT PAVING

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 17, 1986

COUNTY OFFICE BLDG.
111 N. Charles Street, 7th Floor
Towson, Maryland 21201

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

Leonard J. Grossman, Esquire
111 N. Charles Street, 7th Floor
Baltimore, Maryland 21201
RE: Item No. 33 - Case No. 87-132-XA
Petitioner: Fern Sydney Swerdlin, et al
Petitions for Zoning Variance and Special Exception

Dear Mr. Grossman:
The Zoning Plans Advisory Committee and the County Review Group (CRG) have both reviewed the plans submitted with the above-referenced petition. The comments from the CRG have been added to those of the Zoning Plans Advisory Committee and are part of this case file. They 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 Commission with recommendations as to the suitability of the requested zoning.

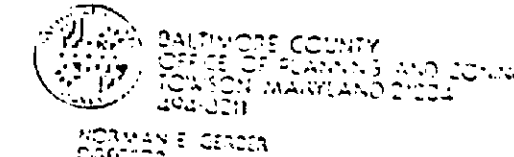
This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,
James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

cc: Dhillon Engineering, Inc.
8641 Loch Raven Blvd., Suite 3C
Towson, Maryland 21204



Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21201

AUGUST 22, 1986

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- () There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () This site is part of a Public Services subdivision. The plan must show the entire tract, to issuance of a building permit, and must be recorded prior to the circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () The parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-53 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on [blank].
- () Landscaping: Must comply with Baltimore County Landscape Manual. The property is located in a deficient service area as defined by Bill 173-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is [blank].
- () The property is located in a traffic area controlled by a "B" level intersection as defined by Bill 173-79, and as conditions change the evaluation may become more limited. The Basic Services Index is evaluated annually by the County Council.
- () Additional comments:

cc: James Dwyer

Eugene A. Zober
Chief, Current Planning and Development

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: August 27, 1986
Norman E. Gerber, AICP, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petition No. 87-132-XA

This office is totally opposed to the granting of the subject request. A free-standing sign of this size and location would be totally contrary to the spirit and intent of the R.O. Zone. The surrounding properties house residential uses and a public school.

Norman E. Gerber, AICP
Director

NEG:JGH:slm



Maryland Department of Transportation
State Highway Administration



William K. Hellmann
Secretary
ZONING OFFICE
Administrative

August 7, 1986

Mr. A. Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Baltimore County
Item # 33
Property Owner: Fern S. Swerdlin, et al
Location: NW/C Reisterstown Road (Route 140) and Ritters Lane
Existing Zoning: R.O.
Proposed Zoning: Spec.
Exception for a Class "B" office building
Area: 40,310 sq. feet.
District: 4th

ATT: James Dyer

Dear Mr. Jablon:

On review of the submittal and field inspection, the State Highway Administration finds the existing condition (S.H.A.-Concrete curb and gutter) along the W/S at Reisterstown Road generally acceptable, with no access requested to Route 140.

However, the site plan must be revised to show the existing 66' Right-of-Way (33' x section) and the proposed 80' Right-of-Way (40' x section) for Reisterstown Road.

Any improvements to the N/S at Ritters Lane required by Baltimore County in the form of concrete curb and gutter will require modification of the N/W radius at Route 140 and Ritters Lane to 30'.

It is requested the site plan be revised prior to a hearing date being set.

Very truly yours,
Charles Lee, Chief
Bureau of Engr. Access Permits
by: George Wittman

CL-GW:es

cc: J. Ogle

My telephone number is 301-659-1350
Teletypewriter for Impaired Hearing or Speech
303-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

September 18, 1986

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 33 -ZAC- Meeting of August 5, 1986
Property Owner: Fern S. Swerdlin, et al
Location: NW/C Reisterstown Rd. & Ritters La.
Existing Zoning: R.O.
Proposed Zoning: Special Exception for a Class 'B' office building
Area: 40,310 sq. ft.
District: 4th

Dear Mr. Jablon:

The Department of Traffic Engineering has reviewed the plans for the site and has the following comments:

1. The entrances to the site must not be less than 24' wide, with at least a 20' radius on the east side of the driveway.
2. The right-of-way on Ritters Lane should be widened to a point 25' from the center line of the road. Ritters Lane should be widened 18' from the center line of the road, with a 30' radius at Reisterstown Road.
3. A sidewalk should be provided along the entire frontage of the site and along the west side of the building between the two parking lots.

(See attached sketch)

Very truly yours,
Michael S. Flanigan
Traffic Engineer Associate II

MSF:lt



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4300

PAUL H. REINKE
CHIEF

August 14, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Fern S. Swerdlin, et al
Location: NW/C Reisterstown Road & Ritters Lane
Item No.: 33 Zoning Agenda: Meeting of August 5, 1986

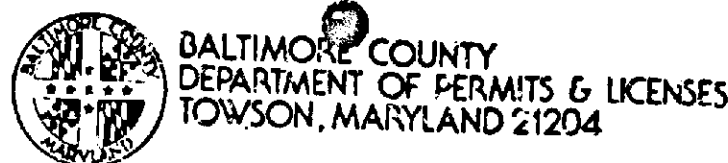
Gentlemen:

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 [blank] 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 [blank] EXCEEDS 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 operation.
- () 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", 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: [Signature] Noted and Approved: [Signature]
Planning Group
Special Inspection Division

/mb



TED ZALESKI, JR.
DIRECTOR

November 3, 1986

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

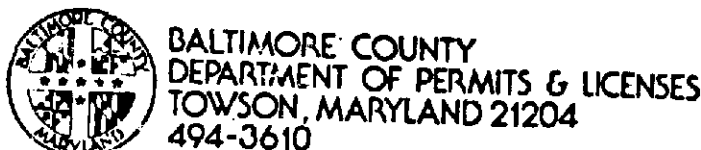
Dear Mr. Jablon: REVISED
Comments on Item # 33 / Zoning Advisory Committee Meeting are as follows:
Property Owner: Fern S. Sverdlin, et al
Location: NW/C Reisterstown Road and Ritters Lane
District: 4th.

APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Handicapped and Aged (A.M.S.I. #11-7-1 - 1980) and other applicable Codes and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
5. All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 5'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
8. When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____ or to Mixed Use _____. See Section 312 of the Building Code.
9. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 514.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
10. Comments: It appears an elevator will be required to satisfy the State Handicapped Code for access by the Handicapped. See Code of Maryland Regulations .05.01.07. Ramps shall meet Section 815.3, B.O.C.A. 1984, Edition.
11. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burman
311 W. Chesapeake Avenue, Towson, Maryland 21204
Building Plans Review

4/22/85



TED ZALESKI, JR.
DIRECTOR

August 11, 1986

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:
Comments on Item # 33 Zoning Advisory Committee Meeting are as follows:
Property Owner: Fern S. Sverdlin, et al
Location: NW/C Reisterstown Road and Ritters Lane
District: 4th.

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9. The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 514.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finished floor levels including basement.
10. Comments: Provide handicapped access to both levels, curb cuts, ramps, signs, etc., etc. in compliance to State Handicapped Building Code.
11. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Burman
311 W. Chesapeake Avenue, Towson, Maryland 21204
Building Plans Review

4/22/85

COVAHEY & BOOZER, P.A.

ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204

This Deed, Made this 15th day of September, in the year one thousand nine hundred and eighty-six, by and between

MELVIN F. KUSHNER, TRUSTEE FOR MELVIN F. KUSHNER, D.D.S., P.A. AND FERN SYDNEY SWERDLIN, parties of the first part, Grantors

and

RITTERS SQUARE LIMITED PARTNERSHIP, Parties of the Second Part, Grantees

Witnesseth: that in consideration of the sum of Five Dollars, and other valuable considerations the actual consideration paid or to be paid being \$ 100,000.00

receipt whereof is hereby acknowledged, the said Grantor does hereby grant, convey, and assign unto

RITTERS SQUARE LIMITED PARTNERSHIP

all that lot(s) of ground

situate in Baltimore County

in the State of Maryland, and described as follows, that is to say:

See Schedule A attached hereto and incorporated herein by reference.

RECEIVED
EXHIBIT 3

SCHEDULE A

BEGINNING for the same at the intersection of the southwest side of Reisterstown Road and the northwest side of Ritters Lane at the end of the first line of the land which by deed dated May 3, 1915 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 444, folio 367 was conveyed by Watson E. Sherwood to Oliver H. Disney et al running thence and binding on the northwest side of Ritters Lane South 60 degrees 00 minutes West 187.3 feet thence leaving the northwest side of Ritters Lane and binding reversely on the last line of land which by Deed dated January 5, 1920 and recorded among the Land Records of Baltimore County in Liber W.P.C. No. 520, folio 82 was conveyed by Mary E. M. Disney to John C. Ross et al North 30 degrees 00 minutes 00 seconds West 196.18 feet to the end of the second line of the land which by deed dated November 4, 1927 and recorded among the Land Records of Baltimore County in Liber C.W.C. Jr. No. 650, folio 510 was conveyed by Watson E. Sherwood et al to Parker Cook running thence and binding reversely on said line North 74 degrees 06 minutes East 180.00 feet to the northwest side of Reisterstown Road running thence and binding on the northwest side of Reisterstown Road South 38 degrees 00 minutes East 159.56 feet to the place of beginning.

CONTAINING 0.818 acres of land more or less. The improvements thereon being known as No. 10902 Reisterstown Road.

BEING the same lot of land which by Deed dated July 24, 1985 and recorded among the Land Records of Baltimore County in Liber E.H.K. Jr. No. 6966, folio 749 was granted and conveyed by Max Polt, Beverly Polt, his wife, and Fern Sydney Sverdlin unto Melvin F. Kushner, Trustee for Melvin F. Kushner, D.D.S., P.A., profit sharing and trust as to an undivided one half interest and to Fern Sydney Sverdlin as to the remaining one half interest.

Together with the buildings and improvements thereupon; and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

To have and to hold the said described lot(s) of ground and premises, unto and to the use of the said RITTERS SQUARE LIMITED PARTNERSHIP

And the said Grantor covenants to warrant specially the property hereby granted and conveyed, and to execute such further assurances of said land as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hand(s) and seal(s) of the said grantor(s).

WITNESS:

John A. Burff

Melvin F. Kushner, Trustee for Melvin F. Kushner, D.D.S., P.A. [Seal]
Fern Sydney Sverdlin [Seal]

State of Maryland.

TO WIT:

I HEREBY CERTIFY, that on this 15th day of September, 1986, before me, a Notary Public of the State aforesaid, personally appeared Melvin F. Kushner, Trustee for Melvin F. Kushner, D.D.S., P.A. and Fern Sydney Sverdlin known to me (or satisfactorily proven) to be the person(s) whose name(s) are subscribed to the within instrument, who signed the same in my presence, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal.

John A. Burff
Notary Public
My commission expires: July 1, 1990

COVAHEY & BOOZER, P.A.

ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204

DEED
FROM

Melvin F. Kushner, Trustee for
Melvin F. Kushner, D.D.S., P.A. and
Fern Sydney Sverdlin

TO

Cost of Record, \$

AREA CODE 301
828-9441

EDWARD C. COVAHEY, JR.
ATTORNEY AT LAW

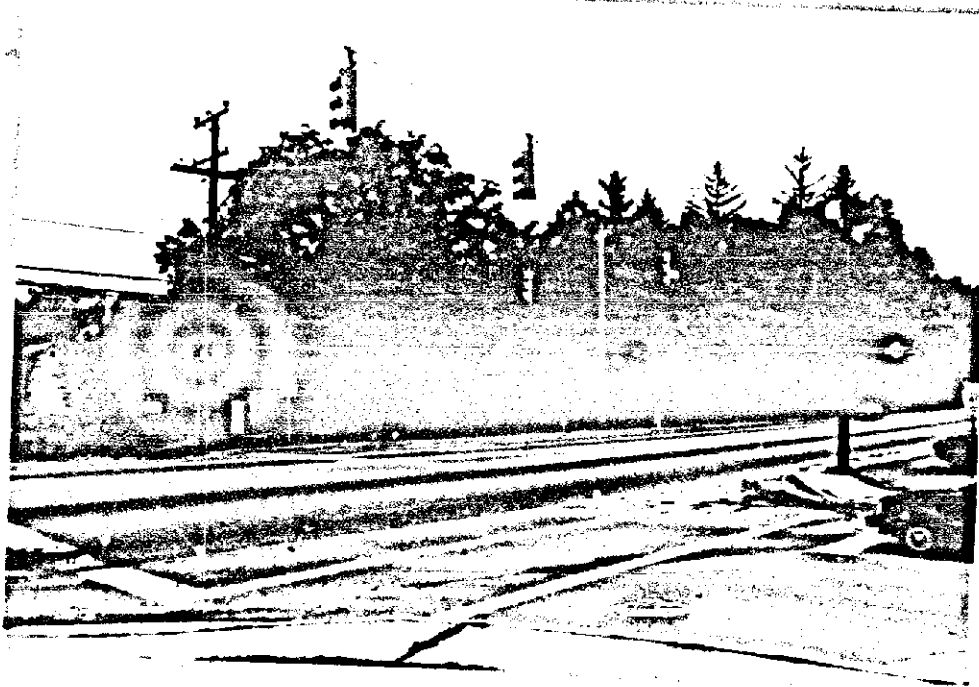
COVAHEY & BOOZER, P A
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204

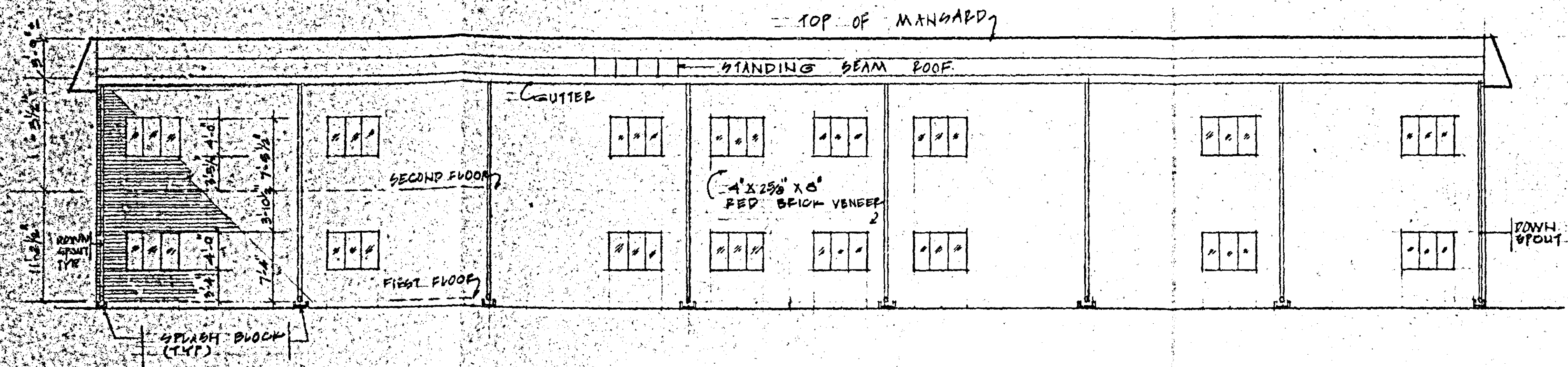
GURMEET DHILLON, P.E.
President

DHILLON ENGINEERING, INC.
Engineers, Planners, Surveyors, Construction Management

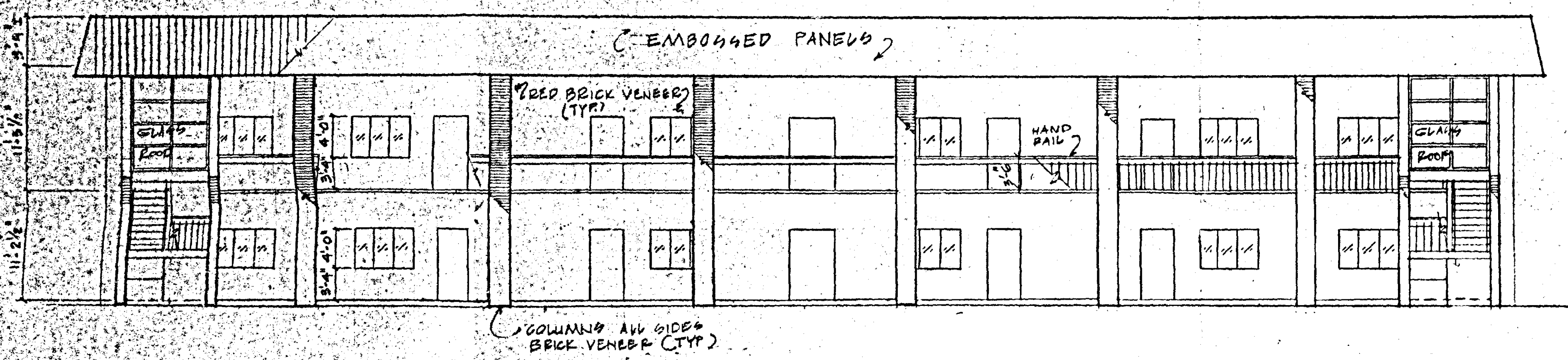
8841 Loch Raven Blvd.
Suite 3C
Towson, Maryland 21204

Bus: (301) 665-9297
Res: (301) 298-4518

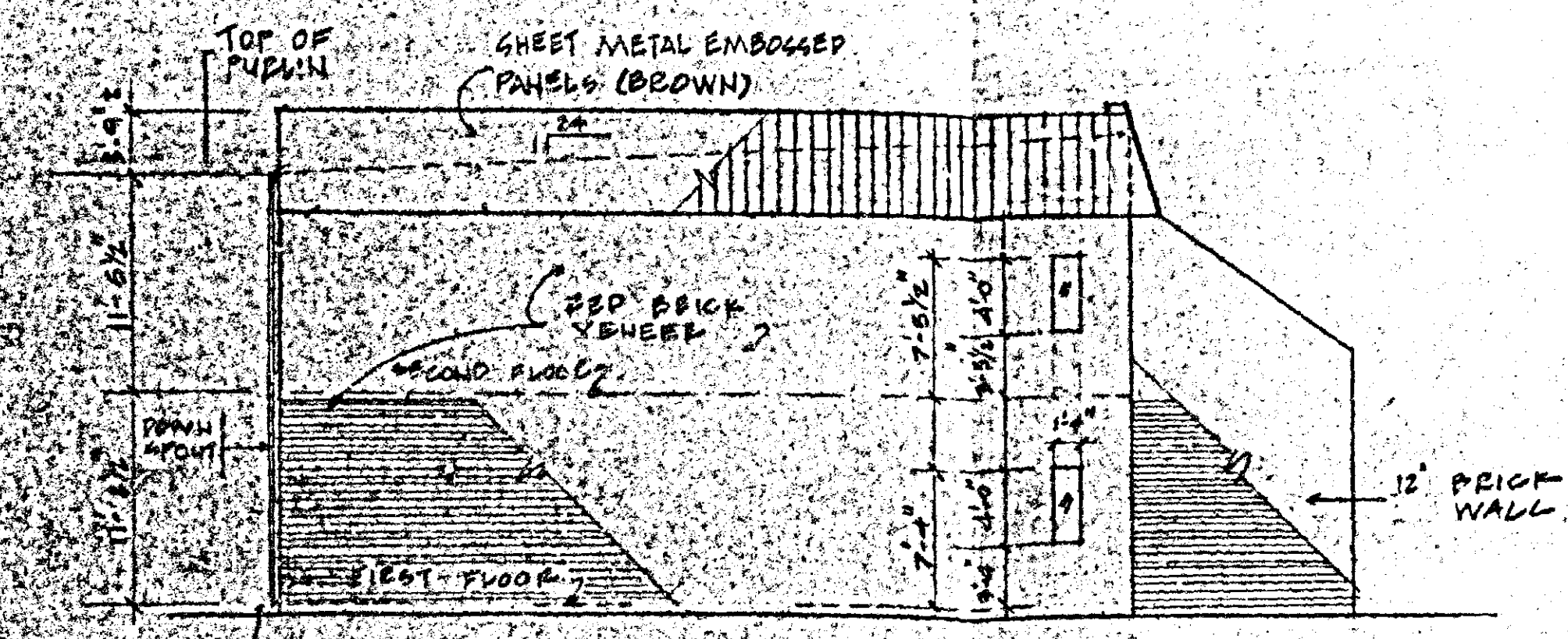




REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION

RECEIVED
JAN 11 1990
4

DHILLON ENGINEERING, INC.			
ENGINEERS • PLANNERS BALTIMORE • MARYLAND			
RITTERS SQUARE OWINGS MILLS, MD. ELEVATIONS			
SCALE: 1/8" = 1'-0"	APPROVED BY: AVB	DRAWN BY: AVB	
DATE: 9-24-88	CHECKED BY: G.D.		
OWNER: RITTERS SQUARE LTD. PARTNERSHIP			
DRAWING NO. A4 OF A6			