

87-279-A

~~#~~ 166

NE/S Reisterstown Rd., 96' N of the c/l of
Mt. Wilson La.

3rd Elec. Dist.

11/26/86

Variance - filing fee \$100.00 - Holy Trinity Fathers of Maryland, Inc.

11/26/86

Hearing set for 1/5/87, at 10:30 a.m.

1/5/87

Advertising and Posting - \$72.39

1/9/87

Ordered by the Zoning Commissioner that a variance to permit a double-faced, free-standing sign totaling 72 sq. ft. (36 sq. ft. per side) in lieu of the permitted 1 sq. ft. is GRANTED with conditions.

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner and the granting of a variance will not adversely affect the health, safety, and general welfare of the community, a variance should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 9th day of January, 1987, that a variance to permit a double-faced, free-standing sign totaling 72 square feet (36 square feet per side) in lieu of the permitted one square foot be and is hereby GRANTED, from and after the date of this Order, subject to the following:

1. The Petitioner may apply for its sign permit 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 required to return, and be responsible for returning, said property to its original condition.


Zoning Commissioner of
Baltimore County

AJ/srl

cc: David B. Hamilton, Esquire

People's Counsel

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 Variance from Section 1801.1(A)(13), 413.1-a to permit a double-faced, freestanding sign of 129.2 Sq. Ft. (64.6 Sq. Ft. each face) in lieu of the allowed 1 Sq. Ft. to advertise a commercial business in a commercial zone on the same property.

Attached

166
87-279-A

MAP NWSE
 2C
 E.D. 3
 DATE 12/2/86
 200
 1000
 DP

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.

1. We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:
 (Type or Print Name)
 Signature
 Address
 City and State

Legal Owner(s):
 Holy Trinity Fathers of Maryland, Inc.
 (Type or Print Name)
 Signature
 Address
 City and State

Trinitarian College
 Post Office Box 5742 (301) 484-4554
 Address Phone No.
 Baltimore, Maryland 21208
 City and State

Attorney for Petitioner:
 Thomas D. Washburne, Esq.
 David B. Hamilton, Esq.
 (Type or Print Name)
 Signature
 1600 Maryland National Bank Bldg.
 Address
 Baltimore, Maryland 21202
 City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted
 Name
 Address
 Phone No.

Attorney's Telephone No.: (301) 685-1120

ORDERED By The Zoning Commissioner of Baltimore County, this 26th day of November, 1986, that the subject matter of this petition be advertised as of November 19, 1986, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning Commission of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 5th day of January, 1987, at 10:30 o'clock A.M.

Call John
 Zoning Commissioner of Baltimore County.

(over)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
 TO: Zoning Commission
 Date: December 9, 1986

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

SUBJECT: Zoning Petition No. 87-279-A

This office understands the need for an identification sign here, but it would appear that the proposed sign includes quite a bit of information that is clearly advertising. Perhaps an appropriate sized identification sign stating "Grey Rock Mansion" might suffice.

Norman E. Gerber
 Director

NEG:JGH:sib

CPS-008

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

ofo

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

Thomas D. Washburne, Esquire
 Ober, Kaler, Grimes & Shriver
 1600 Maryland National Bank Building
 Baltimore, Maryland 21202

RE: Item No. 166 - Case No. 87-279-A
 Petitioner: Holy Trinity Fathers
 Petition for Zoning Variance

Dear Mr. Washburne:

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
 Chairman
 Zoning Plans Advisory Committee

JED:kbb

Enclosures

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



Maryland Department of Transportation
 State Highway Administration

William K. Hedmann
 Secretary
 Hal Kassoff
 Assistant

November 17, 1986

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

RE: Baltimore County
 Item #166
 Property Owner: Holy Trinity Fathers of Maryland Incorporated
 Location: N/E/S Reisterstown Road (Route 140) 96' north of centerline of Mt. Wilson Lane
 Existing Zoning: D.R. 3.5
 Proposed Zoning: Variance to permit a double-faced, free standing sign of 129.2 sq. feet (64.6 sq. ft. each side) in lieu of the allowed one sq. ft. to advertise a commercial business in a commercial zone on the same property
 Area: 900 square feet
 District: 3rd

Att: James Dyer

Dear Mr. Jablon:

On review of the submittal for variance of a business sign, the submittal has been forwarded to the State Highway Administration Beautification Section, c/o Morris Stein (659-1642) for all comments relative to zoning.

However, the State Highway Administration Bureau of Engineering Access Permits strongly recommends a proposed 80' right-of-way be shown for Reisterstown Road, Maryland Route 140, with all development constructed outside the ultimate right-of-way.

Very truly yours,

Charles Lee, Chief
 Bureau of Engr. Access Permits
 by: George Wittenman

CL-GW:es

cc: J. Ogle
 M. Stein w/att

My telephone number is 301-333-1350

Teletypewriter for Impaired Hearing or Speech
 383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 State
 P.O. Box 717 / 707 North Calvert St., Baltimore, Maryland 21203 - 0717

NOV 19 1986
 RECEIVED
 ZONING OFFICE

Zoning Item # 166 Zoning Advisory Committee Meeting of 11-11-86
 Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
 - { } The results are valid until
 - { } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
 - { } shall be valid until
 - { } is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- (X) Others: Grey Rock Mansion is operated by a licensed catering service & as such does not require a food service facility permit

Ian J. Forrest, Director
 BUREAU OF ENVIRONMENTAL SERVICES



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

STEPHEN E. COLLINS
 DIRECTOR

December 4, 1986

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

Item No. 166 -ZAC-
 Property Owner:
 Location:
 Existing Zoning:
 Proposed Zoning:

Dear Mr. Jablon:

The State Highway Administration is proposing an 80-foot right-of-way on Reisterstown Road and the sign should be 10 ft. behind the right-of-way.

Very truly yours,

Michael S. Flanagan
 Traffic Engineer Associate II

MSF:lt



BALTIMORE COUNTY
 OFFICE OF PLANNING AND ZONING
 TOWSON, MARYLAND 21204
 494-3211

NORMAN E. GERBER
 DIRECTOR

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

DECEMBER 8, 1986

Re: Zoning Advisory Meeting of NOVEMBER 11, 1986
 Item # 166
 Property Owner: HOLY TRINITY FATHERS
 Location: OF MARYLAND, INC.
 NE/S REISTERSTOWN RD. 96' N.
 OF & OF MT. WILSON LANE

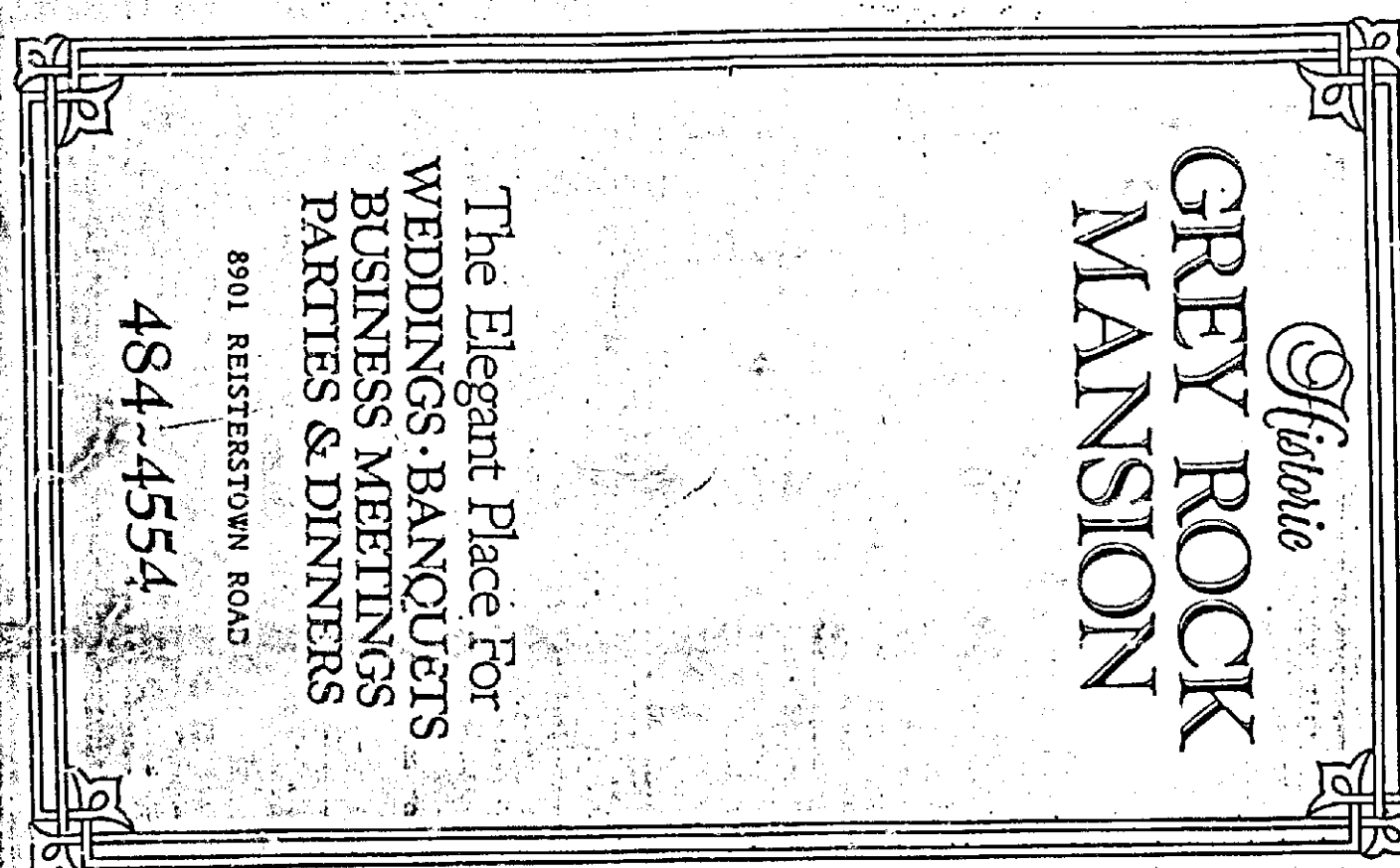
Dear Mr. Jablon:

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

- (X) There are no site planning factors requiring comment.
- (X) A County Review Group Meeting is required.
- (X) A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () 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 22-98 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
- () Landscaping: Must comply with Baltimore County Landscape Manual.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments:

David Fields, Acting Chief
 Current Planning and Development

cc: James Hoswell



RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
NE/S Reisterstown Rd., 96' N of : OF BALTIMORE COUNTY
C/L of Mt. Wilson La., 3rd Dist. :
HOLY TRINITY FATHERS OF : Case No. 87-279-A
MARYLAND, INC., Petitioner :

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 24th day of December, 1986, a copy of the foregoing Entry of Appearance was mailed to Thomas D. Washburne, Esquire, and David B. Hamilton, Esquire, Ober, Kaler, Grimes & Shriver, 1600 Md. National Bank Bldg., Baltimore, MD 21202, Attorneys for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

PETITION FOR ZONING VARIANCE
3rd Election District
Case No. 87-279-A

LOCATION: Northeast Side of Reisterstown Road, 96 feet North of the Centerline of Mt. Wilson Lane
DATE AND TIME: Monday, January 5, 1987, at 10:30 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 Zoning Variance to permit a double-faced, freestanding sign of 129.2 square feet (64.6 square feet each face) in lieu of the permitted 1 square foot to advertise a commercial business in a commercial zone

Holy Trinity Fathers of
Being the property of Maryland, Inc., as 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 JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

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

September 16, 1986

Zoning Description

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

Beginning for the same at a point on the northeast side of Reisterstown Road said point being distant North 14 degrees 00 minutes West 96 feet from the intersection of the centerline of Reisterstown Road and the centerline of Mt. Wilson Lane, and running thence and binding on the northeast side of Reisterstown Road North 34 degrees 01 minute West 30 feet, thence leaving said road and running the three following courses and distances viz: North 55 degrees 59 minutes East 30 feet, South 34 degrees 01 minute East 30 feet and South 55 degrees 59 minutes West 30 feet to the place of beginning.



William E. Weir

OFFICE COPY

Thomas D. Washburne, Esquire
David B. Hamilton, Esquire
Ober, Kaler, Grimes & Shriver
1600 Maryland National Bank Building
Baltimore, Maryland 21202

December 5, 1986

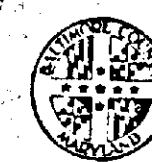
NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NE/S Reisterstown Rd., 96' N of the c/l
of Mt. Wilson La.
3rd Election District
Holy Trinity Fathers of Maryland, Inc. - Petitioner
Case No. 87-279-A

TIME: 10:30 a.m.

DATE: Monday, January 5, 1987

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



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

ARNOLD JABLON
ZONING COMMISSIONER

December 30, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

David B. Hamilton, Esquire
Ober, Kaler, Grimes & Shriver
1600 Maryland National Bank Building, 10 Light Street
Baltimore, Maryland 21202

RE: PETITION FOR ZONING VARIANCE
NE/S Reisterstown Rd., 96' N of the c/l of
Mt. Wilson La.
3rd Election District
Holy Trinity Fathers of Maryland, Inc. - Petitioner
Case No. 87-279-A

Dear Mr. Hamilton:

This is to advise you that \$72.39 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. 025775

DATE: 1/5/87 ACCOUNT: 2-01-01-5-000
SIGN & POST TO BE
RETURNED AMOUNT: \$ 72.39
Ober, Kaler, Grimes & Shriver, 1600 Md.
Nat'l Bank Bldg., 10 Light St., Balto.,
Md., 21202

RECEIVED FROM: [Signature]
ADVERTISING & POSTING COSTS RE CASE #87-279-A

FOR: 8830*****723916 506-F

VALIDATION OR SIGNATURE OF CASHIER

County, Maryland, and remit
ing, Towson, Maryland

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

No. 026087

DATE: 10/27/86 ACCOUNT: 01-615-000
AMOUNT: \$ 100.00
Ober, Kaler, Grimes & Shriver

RECEIVED FROM: [Signature]
Invoice # 166 00

FOR: 8056*****1000016 2708-F

VALIDATION OR SIGNATURE OF CASHIER

RENTING THE MANSION

GREY ROCK MANSION is conveniently located half mile west of the intersection of the Baltimore Beltway. As many have discovered, the mansion is truly outstanding, the Colonial architecture and the finest catering create the best of the party just begins will never forget.

The well arranged interiors can easily accommodate 175 guests for a formal sit down banquet. The capacity for a buffet reception is around 220. A practically limitless number of the interior, the large hall, the garden, where tents can also be erected.

The facilities that are made available to our guests include: the Colonial Ballroom, the Reception Room, the Library, the Dining Room, the Billiard Room, the Formal Gardens, the Front Lawn and the Parking Area.

Grey Rock Mansion is happy to engage the exclusive selection of VALLEY CATERERS OF WORTHINGTON. The quality of their food and service is truly outstanding, the personalized and gracious. With their service always the centerpiece of a successful event. For consultations on the catering call 835-9900.

FRIDAY thru SUNDAY all facilities are rented as a unit for a four-hour (or longer) period of time for \$550. or any time after 6:30 pm.

The cost for renting Grey Rock Mansion for a four-hour activity is \$550.

For information and rates about business receptions, cocktails, a dinner party, rehearsal parties, bar / bat mitzvah, rehearsal parties, group reunions and celebrations to be held on week-days

CALL (301) 484-4554
OR VISIT GREY ROCK MANSION ON WEEK DAYS
9 am - 12 noon and 1 pm - 4 pm

THE HISTORY

Grey Rock Mansion stands guard over the historical scene on which John Eager Howard, one of Maryland's most famous three times Governor of the state, lived and worked. The mansion, a Colonial style house, was built by John Eager Howard, a Revolutionary War hero, and is now the home of the Howard family.

The property dates from 1688 when John Eager's grandfather, John Eager Howard, came from Manchester, England, and took up residence on the site of the present mansion. John Eager Howard was a prominent figure in the history of Maryland, serving as the first Governor of the state in 1776 and as the first President of the United States in 1791. Subsequently he served in the United States Senate from 1801 to 1809.

At their death, the estate passed to the second son, Cornelius Howard, who was a prominent figure in the history of Maryland. In 1776 he was the first Governor of Maryland, and in 1791 he was the first President of the United States. He was also a prominent figure in the history of the state, serving as the first Governor of the state in 1776 and as the first President of the United States in 1791.

At the end of the war John Eager Howard became very active in the history of the state, serving as the first Governor of the state in 1776 and as the first President of the United States in 1791. He was also a prominent figure in the history of the state, serving as the first Governor of the state in 1776 and as the first President of the United States in 1791.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

87-279-A

District 3rd Date of Posting 12-16-86
 Posted for: Variance
 Petitioner: Holy Trinity Fathers of Maryland Inc
 Location of property: NE side of Reisterstown Road 96' N of
the C/L of Mt. Wilson Lane
 Location of Signs: NE side of Reisterstown Road in
front of proposed sign location
 Remarks:
 Posted by: A. J. Jablon Date of return: 12-18-86
 Number of Signs: 1

PETITION FOR ZONING VARIANCE	
3rd Election District Case No. 87-279-A	
LOCATION:	Northeast Side of Reisterstown Road, 96 feet North of the Centerline of Mt. Wilson Lane.
DATE AND TIME:	Monday, January 5, 1987, at 10:30 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 Zoning Variance to permit a double-faced, freestanding sign of 129.2 square feet (64.6 square feet each face) in lieu of the permitted 1 square foot to advertise a commercial business in a commercial zone. Being the property of Holy Trinity Fathers of Maryland, Inc., 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	

APERS OF MARYLAND, INC.
 Id., Dec. 18, 1986
 nexed...Req. #198166 P.O. #84157
 excessive weeks/days previous
 ..., 1986..., in the
 daily newspaper published
 ter, Carroll County, Maryland.
 weekly newspaper published
 Baltimore County, Maryland.
 eekly newspaper published
 Baltimore County, Maryland.
 OF MARYLAND, INC.
Kenneth Keegan

PETITION FOR ZONING VARIANCE
3rd Election District
Case No. 87-279-A

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By Order Of
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
12/17/86 Dec. 18.

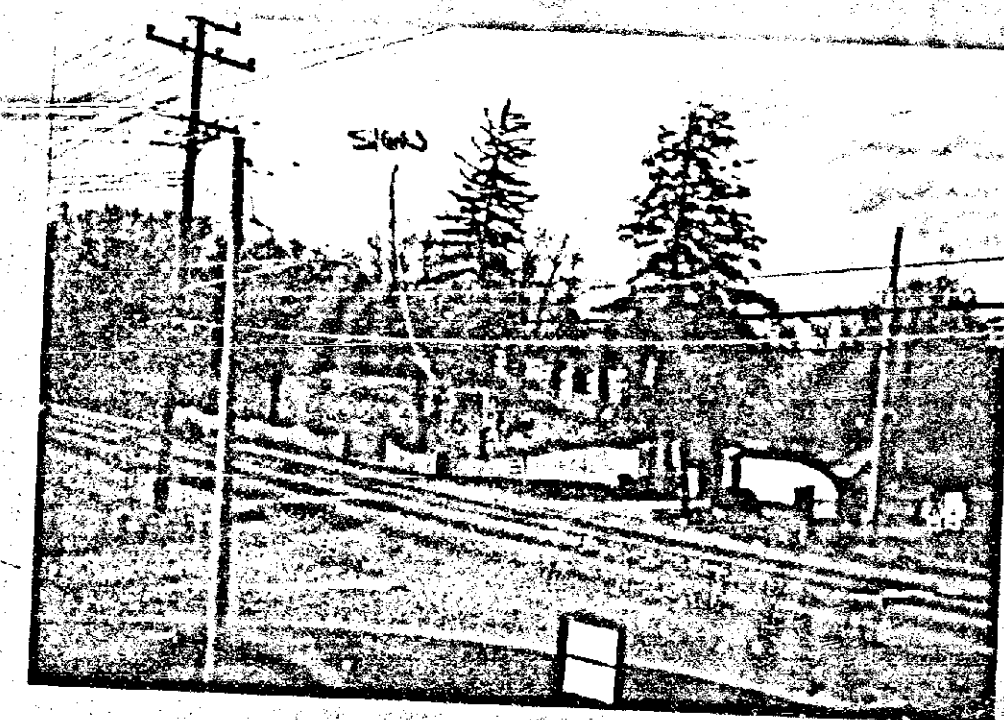
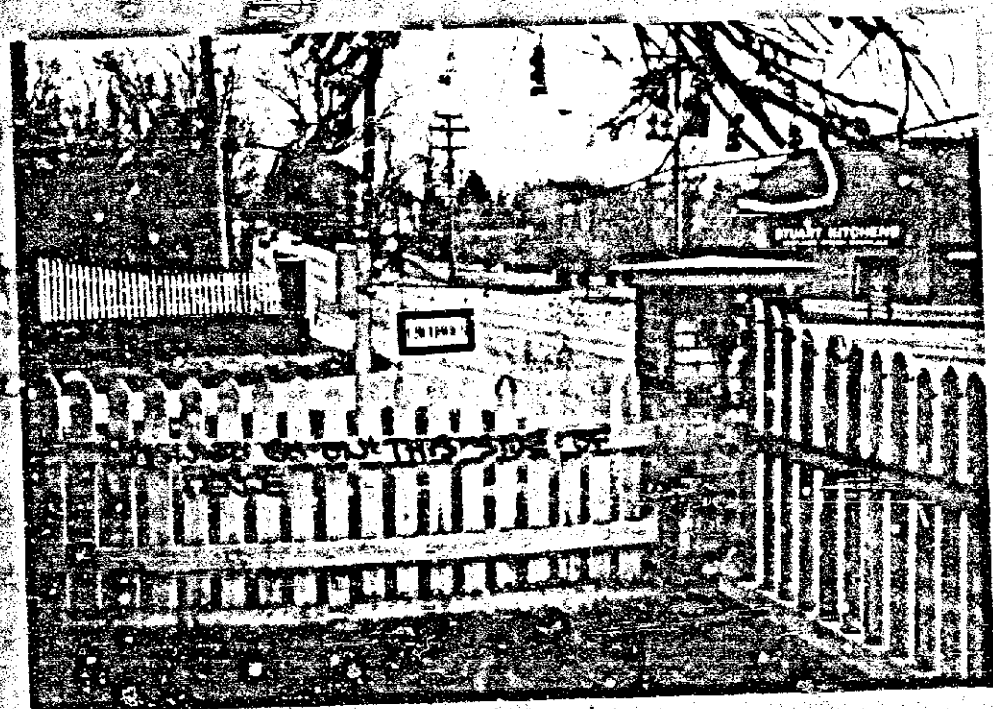
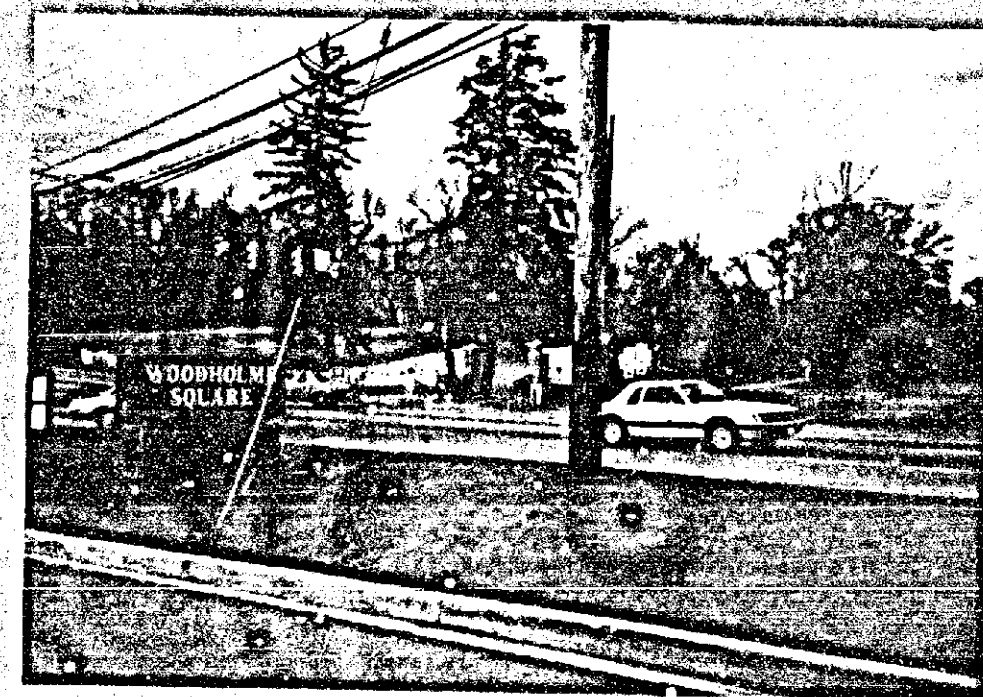
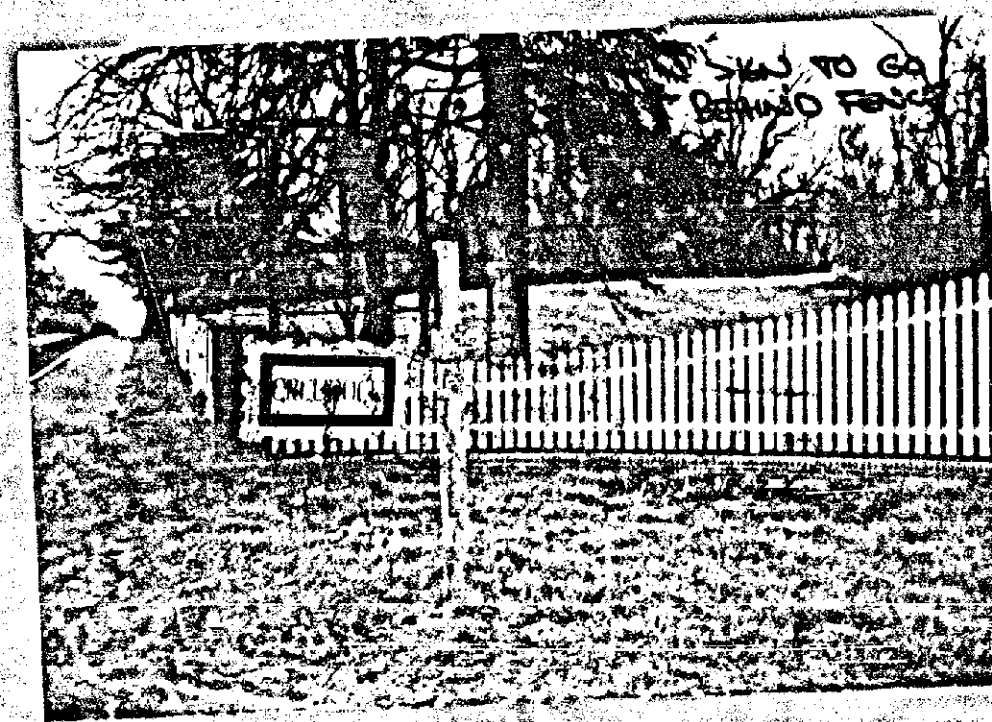
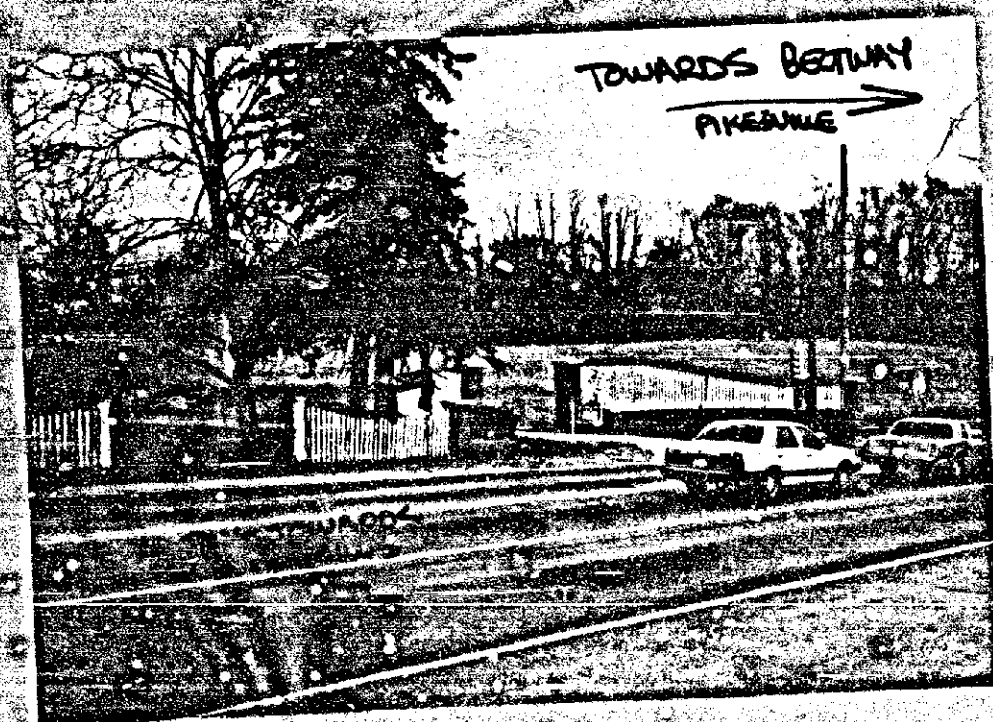
CERTIFICATE OF PUBLICATION

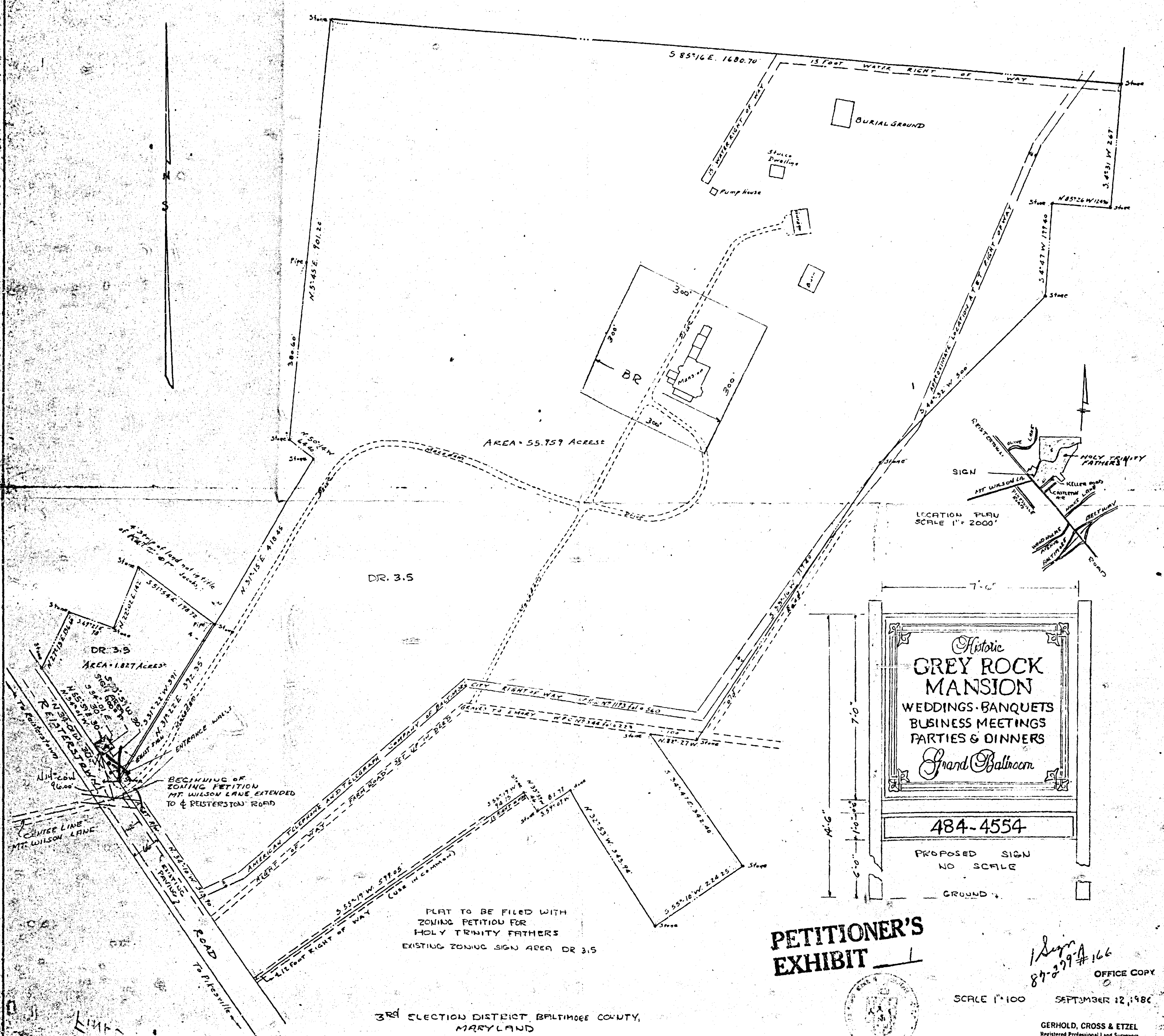
TOWSON, MD., December 18, 1986

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 December 18, 1986

THE JEFFERSONIAN,
Susan Scuderi O'Brien
 Publisher

Cost of Advertising
 27.50





**PETITIONER'S
EXHIBIT**

Sign
87-279 #166
OFFICE COPY

SCALE 1"=100 SEPTEMBER 12, 1986

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 Delaware Avenue
TOWSON, MARYLAND 21204

NOTE: Partial copy of plat prepared by E.V. Conroy & Co. dated July 28, 1930

3RD ELECTION DISTRICT, BALTIMORE COUNTY,
MARYLAND