

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
SWS Glen Avenue, 218' SE of ZONING COMMISSIONER
C/1 of Hollow Road
(791-793 Glen Avenue) OF BALTIMORE COUNTY
1st Election District
1st Councilmanic District
CASE # 90-43-SPH
Gary Randall Robbins
Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a Special Hearing to approve the establishment of a legal nonconforming use of the property known as 791 Glen Avenue, as a three apartment dwelling within the D.R. 3.5 zone, as more particularly described on Petitioner's Exhibit 1.

The Petitioner, Gary Randall Robbins, represented by John Willis, Esquire, appeared and testified. Appearing as Protestants were Charles Wagandt and Craig Cameron.

Testimony indicated that the subject property, known as 791 Glen Avenue is zoned D.R. 3.5 and located in Oella, Maryland. The Petitioner testified that he purchased the subject property from Mary E. Moore, said conveyance being referenced in the Land Records of Baltimore County at Liber 7716, folio 563, with the intent of renting it as three (3) separate apartment units.

The Petitioner testified that, since his acquisition of the property, major internal improvements have been made, including ceilings, floors, plumbing, electric, etc. The Petitioner stated that two tenants are currently occupying the second and third floor apartments with the first floor undergoing major renovations. The Petitioner testified that, although he has no personal knowledge of the subject dwelling being occupied for the statutory period as a three apartment dwelling. Prior to 1987,

the correspondence dated October 23, 1986 from then Zoning Commissioner, Arnold Jablon, to Mr. DeTsch, along with supporting affidavits, indicates the subject property had the requested nonconforming status.

Mr. Wagandt of 732 Oella Avenue testified as a Protestant. He stated that he has lived in this neighborhood since 1948 and has owned the adjacent property since 1973. Mr. Wagandt testified that he has been in the subject dwelling, on several occasions, and to his knowledge the property has never been utilized as three separate apartments. He also testified that, upon his last visit to the property, he noticed that the first floor contained a sink and a toilet, but no shower or bathing facility. He indicated that the parking along Glen Avenue is limited, and that on a number of occasions, tenants from the subject property have parked on his lot without permission.

Also testifying as a Protestant was Mr. Cameron of 789 Hollow Road. Mr. Cameron testified that he has personally observed tenants from the subject property parking on Mr. Wagandt's lot and, otherwise, generally agreed with Mr. Wagandt's testimony.

Zoning came officially to Baltimore County on January 2, 1945, when, pursuant to previous authorization by the General Assembly, the County Commissioners adopted a comprehensive set of zoning regulations.

The Commissioners were first authorized to adopt comprehensive planning and zoning regulations in 1939 (Laws of Maryland, 1939, ch. 715). At the next biennial session of the General Assembly, this authorization was repealed, and a new authorization was enacted (Laws of Md., 1941, ch. 247). Before any such regulations were issued, the Legislature authorized the Commissioners to make special exceptions to the regulations (Laws of Md., 1943, ch. 877). The first regulations were adopted and took effect

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By Mr. Ward

on January 2, 1945. See Kahl v. Cons. Gas Elec. Light. and Pwr. Co., 191 Md. 249, 254, 60 A.2d 754 (1948); Calhoun v. County Board of Appeals, 262 Md. 265, 277 A.2d 589 (1971).

Section II of those regulations created seven zones, four being residential, one commercial, and two industrial. See McKemy v. Baltimore County, Md., 39 Md. 257, 385 A.2d 96 (1978).

Those original regulations provided for nonconforming uses. The statute read as follows:

"A lawful nonconforming use existing on the effective date of the adoption of these regulations may continue, provided, however, upon any change from such nonconforming use to a conforming use, or any attempt to change from such nonconforming use to a different nonconforming use or any discontinuance of such nonconforming use for a period of one year, or in case a nonconforming structure shall be damaged by fire or otherwise to the extent of seventy-five (75%) percent of its value, the right to continue to resume such nonconforming use shall terminate, provided, however, that any such lawful nonconforming use may be extended or enlarged to an extent not more than once within the area of the land used in the original nonconforming use." Section XI, 1945, B.C.Z.R.

Baltimore County adopted a new set of comprehensive zoning regulations on March 30, 1955. The issue of nonconforming uses are dealt with in Section 104 of those regulations. The Section then read:

"104.1 - A lawful nonconforming use existing on the effective date of the adoption of these regulations may continue, provided that upon any change from such nonconforming use to any other use whatsoever, or any abandonment or discontinuance of such nonconforming use for a period of one year or more, or in case any nonconforming business or manufacturing structure shall be damaged by fire or other casualty to the extent of seventy-five (75%) percent of its replacement cost at the time of such loss, the right to continue or resume such nonconforming use shall terminate. No nonconforming building or structure and no nonconforming use of a building, structure and no nonconforming use of a building,

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structure, or parcel or land shall hereafter be extended more than 25% of the ground floor area of buildings so used."

Section 104.1 was changed to its current language on March 15, 1976 by Bill No. 18-76. The current effective regulation reads as follows:

"A nonconforming use (as defined in Section 101) may continue except as otherwise specifically provided in these Regulations; provided that upon any change from such nonconforming use to any other use whatsoever, or any abandonment or discontinuance of such nonconforming use for a period of one year or more, or in case any nonconforming business or manufacturing structure shall be damaged by fire or other casualty to the extent of seventy-five (75%) percent of its replacement cost at the time of such loss, the right to continue or resume such nonconforming use shall terminate. No nonconforming building or structure and no nonconforming use of a building, structure, or parcel of land shall hereafter be extended more than 25% of the ground floor area of buildings so used. (B.C.Z.R., 1955; Bill No. 18, 1976)"

As with all nonconforming use cases, the first task is to determine what lawful nonconforming use existed on the subject property prior to January 2, 1945, the effective date of the adoption of the Zoning Regulations and the controlling date for the beginning of zoning.

The second principle to be applied, as specified in Section 104.1, is whether or not there has been a change in the use of the subject property. A determination must be made as to whether or not the change is a different use, and therefore, breaks the continued nature of the nonconforming use. If the change in use is found to be different than the original use, the current use of the property shall not be considered nonconforming. See McKemy v. Baltimore County, Md., 39 Md. App. 257, 385 A.2d 96 (1978).

When the claimed nonconforming use has changed, or expanded, then the Zoning Commissioner must determine whether or not the current use

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represents a permissible intensification of the original use or an actual change from the prior legal use. In order to decide whether or not the current activity is within the scope of the nonconforming use, the Zoning Commissioner should consider the following factors:

- (a) To what extent does the current use of these lots reflect the nature and purpose of the original nonconforming use;
- (b) Is the current use merely a different manner of utilizing the original nonconforming use or does it constitute a use different in character, nature, and kind;
- (c) Does the current use have a substantially different effect upon the neighborhood;
- (d) Is the current use a "drastic enlargement or extension" of the original nonconforming use."

Mr. Robbins introduced the aforementioned letter from Arnold Jablon and the affidavits of Lentz Jests, Esther Merryman and Harry Byans to establish the continued nonconforming use of the subject property. The only testimony presented at the hearing regarding the nonconforming use status of the subject property, prior to 1987, was presented by Protestants which indicated that the property has not been utilized as a three apartment dwelling for the statutory period.

After considering the evidence and testimony produced, it is the Zoning Commissioner's opinion that the subject property does not meet the McKemy test for purposes of establishing a three apartment dwelling as a permanent, legal nonconforming use. However, it is the Zoning Commissioner's opinion that the Petitioner did meet the McKemy test as to establishing a two apartment legal nonconforming use dwelling.

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Pursuant to the advertisement, posting of the property, and public hearing on this Petition held and for the reasons given above, the relief requested should be granted in part.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 1st day of September, 1989 that the Petition for Special Hearing to approve the nonconforming use of a three apartment dwelling in a D.R.3.5 zone, all in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED IN PART, as to two (2) apartments only, subject, however, to the following restrictions which are conditions precedent to the foregoing relief:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day 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.
2. That the subject property shall be converted to a two apartment dwelling on or before January 1, 1991. The Petitioner shall notify the Zoning Commissioner in writing, within thirty (30) days of the completion date, that the aforementioned conversion has been completed.
3. Upon request and reasonable notice, the Petitioner shall permit a representative of the Zoning Enforcement Division to make an inspection of the subject property to insure compliance with this Order.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner for Baltimore County

ORDER RECEIVED FOR FILING
Date 9/1/89
By Mr. Ward

JRH:mn
cc: Peoples Counsel
cc: John Willis, Esquire, Lloyd, Kane and Wiedner, 3716 Court Place, Ellicott City, Maryland 21043
cc: Mr. Charles Wagandt, The Oella Company, 732 Oella Avenue, Ellicott City, Md. 21043
cc: Mr. Craig Cameron, 789 Hollow Road, Ellicott City, Md. 21043

PETITION FOR SPECIAL HEARING
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-43-SPH

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 Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve the establishment of a permanent legal non-conforming use of the property (known as 791 Glen Avenue, Oella, Maryland) as a three-apartment dwelling within the D.R. 3.5 zone.
(See attached Supplement to Petition)
Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to be bound by any zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/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): GARY RANDALL ROBBINS _____ (Type or Print Name) Signature _____ Address _____ City and State _____	MAP 20037 2A S.D. 1B DATE 11-2-70 200 H.F. 1000 O.F. DF 3.
Attorney for Petitioner: John Willis _____ (Type or Print Name) Signature _____ LLOYD, KANE & WIEDNER 3716 Court Place Ellicott City, MD 21043 City and State _____ Attorney's Telephone No.: 461-2400	8662 Maden Street - 461-2854 _____ Address Ellicott City, MD 21043 City and State _____ Name, address and phone number of legal owner, contract purchaser or representative to be contacted _____ Name _____ Address Phone No. _____	

ORDER RECEIVED FOR FILING
Date 9/1/89
By Mr. Ward

ORDERED By The Zoning Commissioner of Baltimore County, this 31 day of May, 1989, 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 had before the Zoning Commissioner of Baltimore County in Room 104, County Office Building in Towson, Baltimore County, on the 10 day of Aug, 1989, at 9:30 A.M.

J. Robert Haines
Zoning Commissioner of Baltimore County

PETITION FOR ZONING COMMISSIONER
SPECIAL HEARING OF
(NON-CONFORMING USE ESTABLISHMENT) BALTIMORE COUNTY
GARY RANDALL ROBBINS CASE NO. _____
Owner and Petitioner

SUPPLEMENT TO PETITION

Gary Randall Robbins, by his attorney, John Willis, states that he owns land in Baltimore County affected by the zoning regulations, and hereby petitions the Zoning Commissioner, pursuant to § 500.7 of the Baltimore County Zoning Regulations, to approve and establish as a permanent and lawful non-conforming use, a three-apartment dwelling in the property known as 791-793 Glen Avenue, Oella, Maryland.

1. Description of the Subject Property and Ownership

On February 6, 1987, petitioner, Gary Randall Robbins, purchased the property known as 791-793 Glen Avenue, in Oella, Maryland. A deed to Mr. Robbins from Mary E. Moore, life tenant with full power to dispose of and convey the subject property, is recorded among the Land Records of Baltimore County, Maryland, in Liber 7716, folio 563. The two-parcel property, containing a total of 8,947 square feet, lies within the First Election District of Baltimore County. It is located as parcel 1133 on Baltimore County Tax Map 100.

A semi-detached three-story dwelling lies on both parcels near the front of the lot. The house is made of stone and frame, and contains a total of approximately 2,000 square feet. Although the subject property is zoned D.R. 3.5, it has been and presently is being used as a three-apartment dwelling, with one apartment on each of the floors.

As is typical in the old town of Oella, the dwelling is located very close to the right-of-way, with some points as near as 5 feet, although the property is elevated 6 feet above Glen Avenue. Within 200 feet of the subject property, there are both single-family detached and semi-detached dwellings on Glen Avenue. There is no parking available on the subject property, but, there is sufficient parking for all Glen Avenue residents along the street.

A legal metes and bounds description of the subject property is attached hereto as Exhibit A. The site plat of the subject property and its environs is attached hereto as Exhibit B.

2. History of the Subject Property's Use

The original section of the dwelling on the subject property was built prior to the Civil War. Over the next 100 years, a total of three (3) additions were made to the dwelling, which additions included front and back rooms and a third-floor kitchen. As far back as any local residents can remember, the dwelling has been used as a three-apartment residence by the Biddinger, Moore and Stuples families, each one having separate apartments in the house. Three long-time residents of the neighborhood, Lentz

Jestes, Esther C. Merryman, and Harry C. Byers, made affidavits in October, 1986, that based upon their personal knowledge, 791-793 Glen Avenue has been used as a three apartment dwelling since at least 1940, which by far predates Baltimore County's first zoning ordinance. The affidavits are attached hereto as Exhibits C, D and E.

3. Reason for the Petition

In 1986, when the subject property was made available for sale by Mary E. Moore, the seller's agent, ERA-Caton Realty Co., made application for the establishment of a non-conforming use classification in order to make the property more marketable. Based upon the above mentioned affidavits of Mr. Jestes, Mrs. Merryman and Mr. Byers, the Zoning Commissioner granted a conditional non-conforming use of the subject property for a three-apartment dwelling. A letter dated October 23, 1986, from Arnold Jablon, Zoning Commissioner, confirming the decision is attached hereto as Exhibit F. Prior to this decision, there was no written acceptance or treatment by Baltimore County of the property as a three-apartment non-conforming use, although it had existed as such for decades.

Petitioner then settled on the subject property in February, 1987, after the conditional non-conforming use decision. As of the date of this petition, no interested person has challenged the acceptance of the conditional non-conforming use. Petitioner, however, desires to establish a permanent non-conforming use of the subject property, in order to remove any temporary status, and

to create a presumption of non-conforming use in the event of a future challenge. It will also create certainty for the petitioner, and to any future buyers -- certainty which is not present even at this time, despite the long standing non-conforming use.

4. No Adverse Effect

The establishment of a permanent non-conforming use for a three-apartment dwelling on the subject property will not adversely effect the surrounding neighborhood. This is obviously the case, as the property has been existing as a three-apartment dwelling. Petitioner is asking for no greater or more onerous non-conforming use than has existed since at least 1940. The permanent establishment will not require any greater fire or police services, nor any more County-provided utility services than is already being provided. Such establishment will simply confirm the non-conforming status of the subject property.

WHEREFORE, petitioner requests that the Zoning Commissioner grant the petition for the permanent establishment of a non-conforming use for a three-apartment dwelling at 791-793 Glen Avenue.

John Willis
John Willis
LLOYD, KANE & WIEDER, P.A.
3716 Court Place
Ellicott City, Maryland 21043
(301) 461-9400
Attorney for Petitioner

AFFIDAVIT

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto:

Lentz Jestes
Affiant

I have personal knowledge that the home located at 791 Glen Avenue has been used as a 3 (two/three, etc.) apartment dwelling since 1940 (month) (year). I also have

personal knowledge that all apartments within the dwelling have been utilized as such continuously and uninterruptedly since 1940 (month) (year)

This personal knowledge is based upon: living in the building myself since 1940

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 11th day of Oct, 1986, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared Esther C. Merryman, aforesaid, personally known or satisfactorily identified to me as such affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of knowledge and belief.

AS WITNESS my hand and Notarial Seal

David D. Smith
Notary Public

AFFIDAVIT

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto:

Esther C. Merryman
Affiant

I have personal knowledge that the home located at 791 Glen Avenue has been used as a 3 (two/three, etc.) apartment dwelling since 1940 (month) (year). I also have

personal knowledge that all apartments within the dwelling have been utilized as such continuously and uninterruptedly since 1940 (month) (year)

This personal knowledge is based upon: I have lived next door for about 45 years

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 11th day of Oct, 1986, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared Esther C. Merryman, aforesaid, personally known or satisfactorily identified to me as such affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of knowledge and belief.

AS WITNESS my hand and Notarial Seal

David D. Smith
Notary Public

AFFIDAVIT

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto:

Harry C. Byers
Affiant

I have personal knowledge that the home located at 791 Glen Avenue has been used as a 3 (two/three, etc.) apartment dwelling since 1955 (month) (year). I also have

personal knowledge that all apartments within the dwelling have been utilized as such continuously and uninterruptedly since 1955 (month) (year)

This personal knowledge is based upon: living in the neighborhood

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 11th day of Oct, 1986, before me, a Notary Public of the State of Maryland, in and for the County of Baltimore, personally appeared Harry C. Byers, aforesaid, personally known or satisfactorily identified to me as such affiant, and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of knowledge and belief.

AS WITNESS my hand and Notarial Seal

David D. Smith
Notary Public

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

ARNOLD JABLON
ZONING COMMISSIONER

October 23, 1986

JEAN M. H. JUNG
DEPUTY ZONING COMMISSIONER

Mr. Ed Deppisch
ERA - Caton Realty Co.
618 Edmondson Avenue
Baltimore, Maryland 21228

RE: Conditional Acceptance of Alleged Nonconforming Use 791-793 Glen Road 1st Election District

Dear Mr. Deppisch:

Based upon the Notarized Affidavits signed by Lentz Jestes, Esther C. Merryman and Harry C. Byers, this office conditionally accepts the above-referenced property/use, zoned Density Residential (D.R. 3.5), as having a non-conforming use status for a three-apartment dwelling. Said acceptance is subject, however, to the following conditions:

1. It is understood by all concerned that this acceptance does not establish an irrefutable presumption of a legal non-conforming use status for this property.
2. This decision is based upon the understanding that the use in question presently exists and the Notarized Affidavits establish a reasonable basis to permit a continuance of the use pending a challenge by any interested citizen of this conditional acceptance.
3. In the event of a challenge, this approval is automatically rescinded, and to be reestablished, a public hearing would be required.
4. In the event of a challenge, the burden of proof is entirely upon the owner of the property in question.

Sincerely,

Arnold Jablon
ARNOLD JABLON
Zoning Commissioner

AJ:JED:kbb
MS901

cc: Mr. James E. Dyer, Zoning Supervisor

498

SHANABERGER & LANE

Surveying • Land Planning • Construction Stakeout

ZONING DESCRIPTION PROPERTY OF GARY RANDALL ROBBINS

Beginning at a point on the southwest side of Glen Avenue at a distance of 218 feet, more or less, southeast of the centerline of Hollow Road; thence running:

- (1) South 64° 48' 24" East 12.96 feet; thence
- (2) South 46° 09' 30" East 47.26 feet; thence
- (3) South 24° 49' 03" West 142.73 feet; thence
- (4) North 64° 05' 05" West 44.74 feet; thence
- (5) North 24° 49' 03" East 8.33 feet to an iron pipe; thence
- (6) North 64° 30' 08" West 12.96 feet to an iron pipe; thence
- (7) North 24° 49' 03" East 152.00 feet to the place of beginning.

Containing 9740.9 square feet, or 0.2007 acres, of land, more or less.

Being all that land which, by deed dated February 6, 1987, and recorded among the Land Records of Baltimore County, Maryland in Liber 7716, Folio 563, was conveyed by Mary E. Moore unto Gary Randall Robbins.



Charles Shanabarger

EXHIBIT A

8788 Town and Country Boulevard • Suite 203 • Ellicott City, Maryland 21048 • (801) 461-0668

PLEASE PRINT CLEARLY

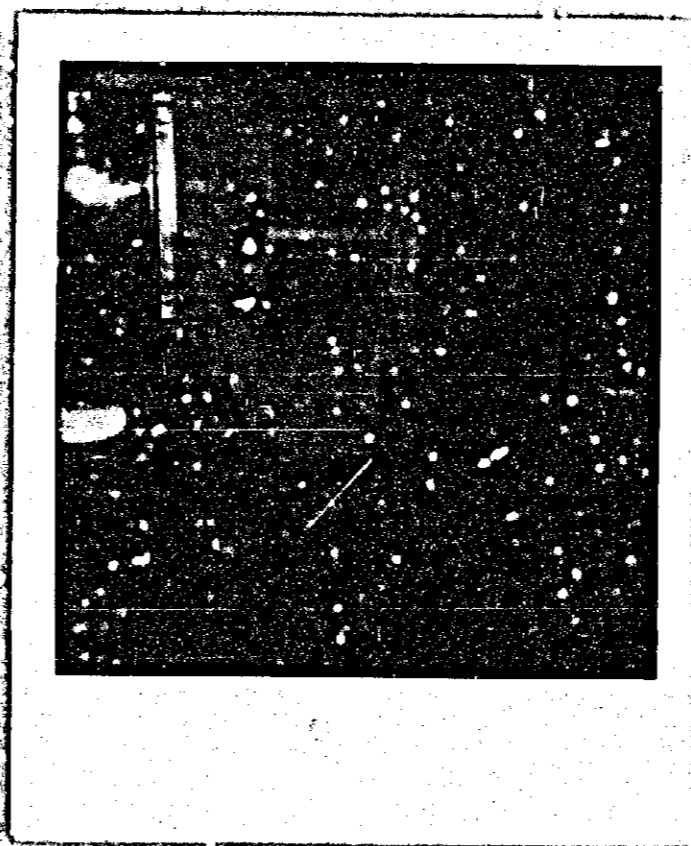
PROTESTANT(S) SIGN-IN SHEET

NAME ADDRESS
 CHARLES WAGANDT 732 OLLA AVE
 Craig Cameron 789 Hollow Rd. 21043
 Ellicott City

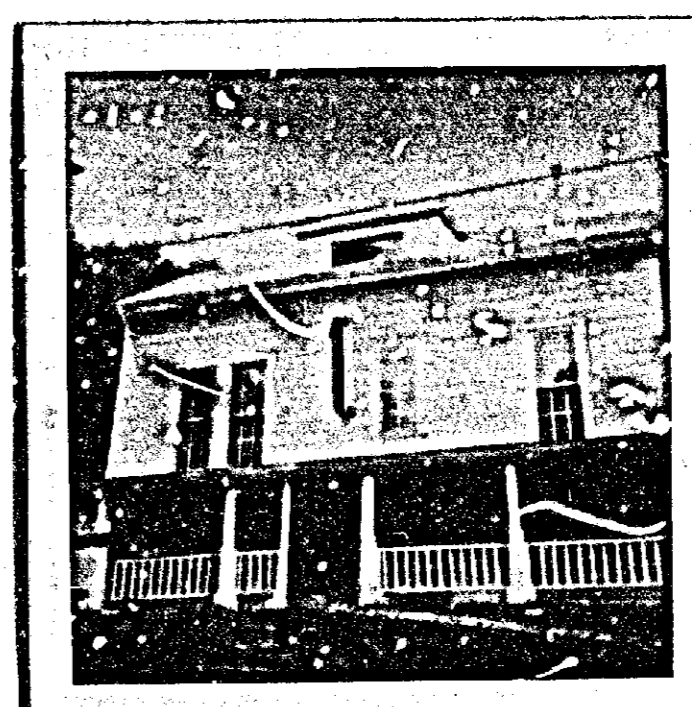
Protestant 90-4357H
 Craig Cameron
 789 Hollow Rd.
 21043

Charles Whitgam
 732 Olla Ave.
 21043

PETITIONER(S) EXHIBIT 9



PETITIONER(S) EXHIBIT 9



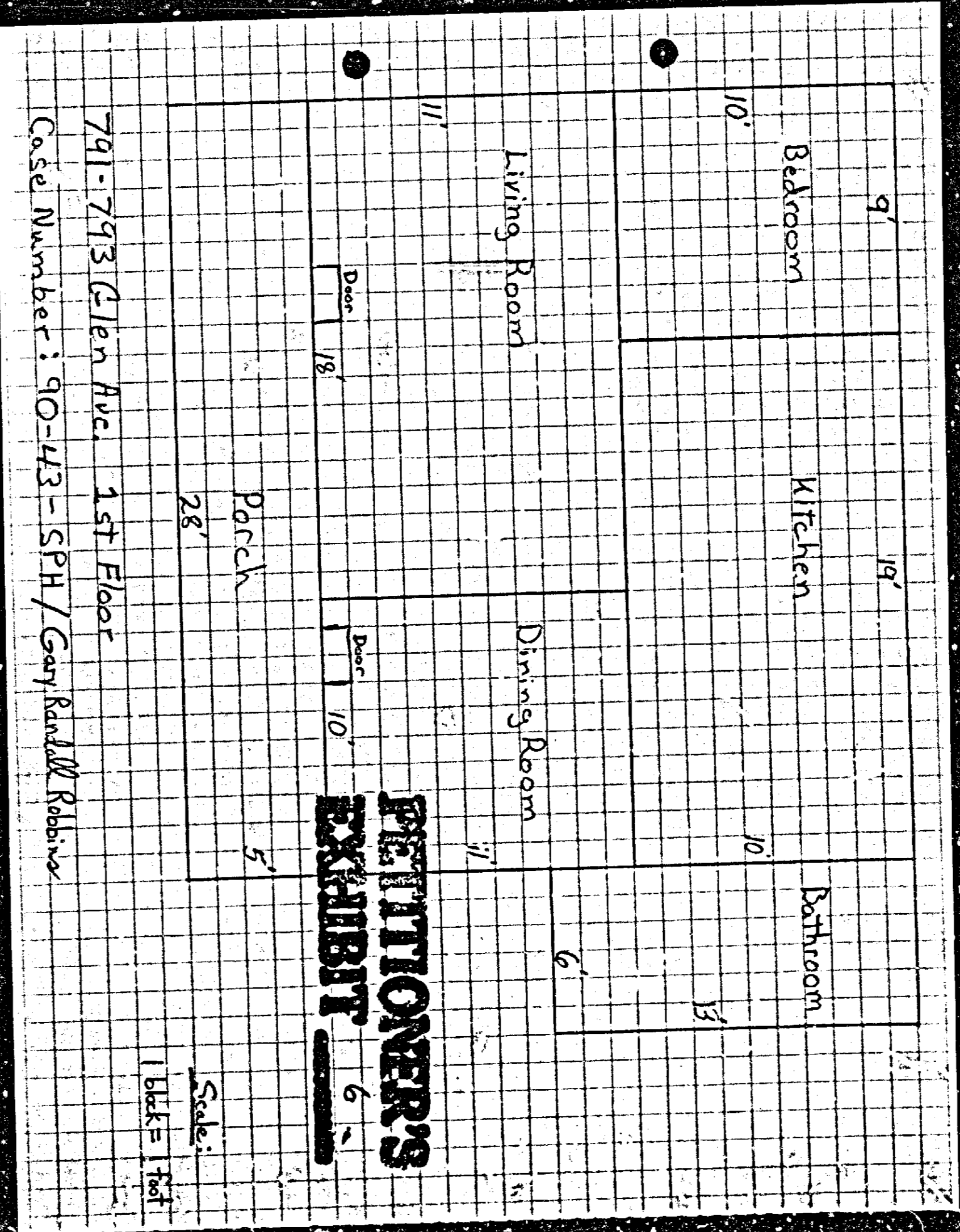
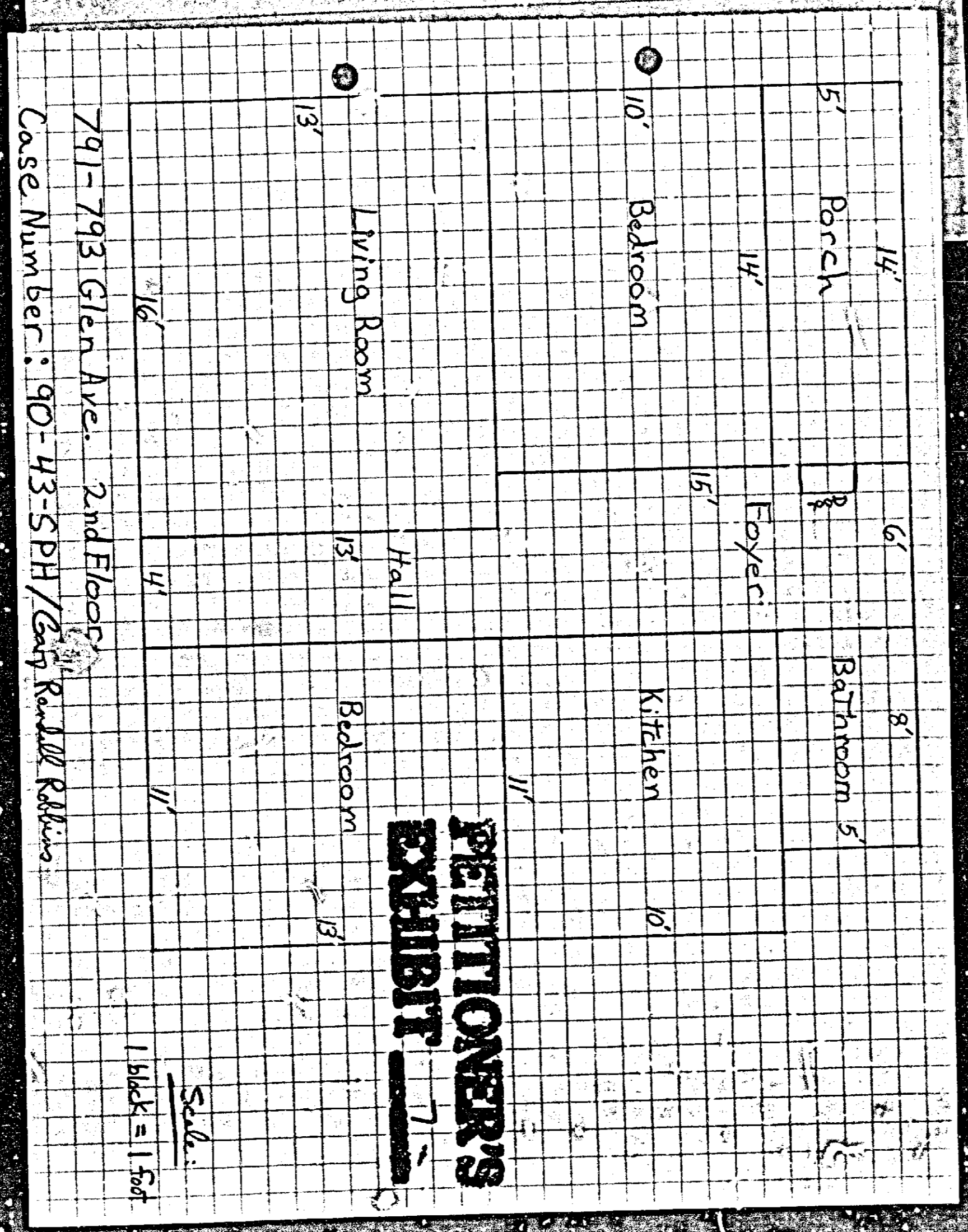
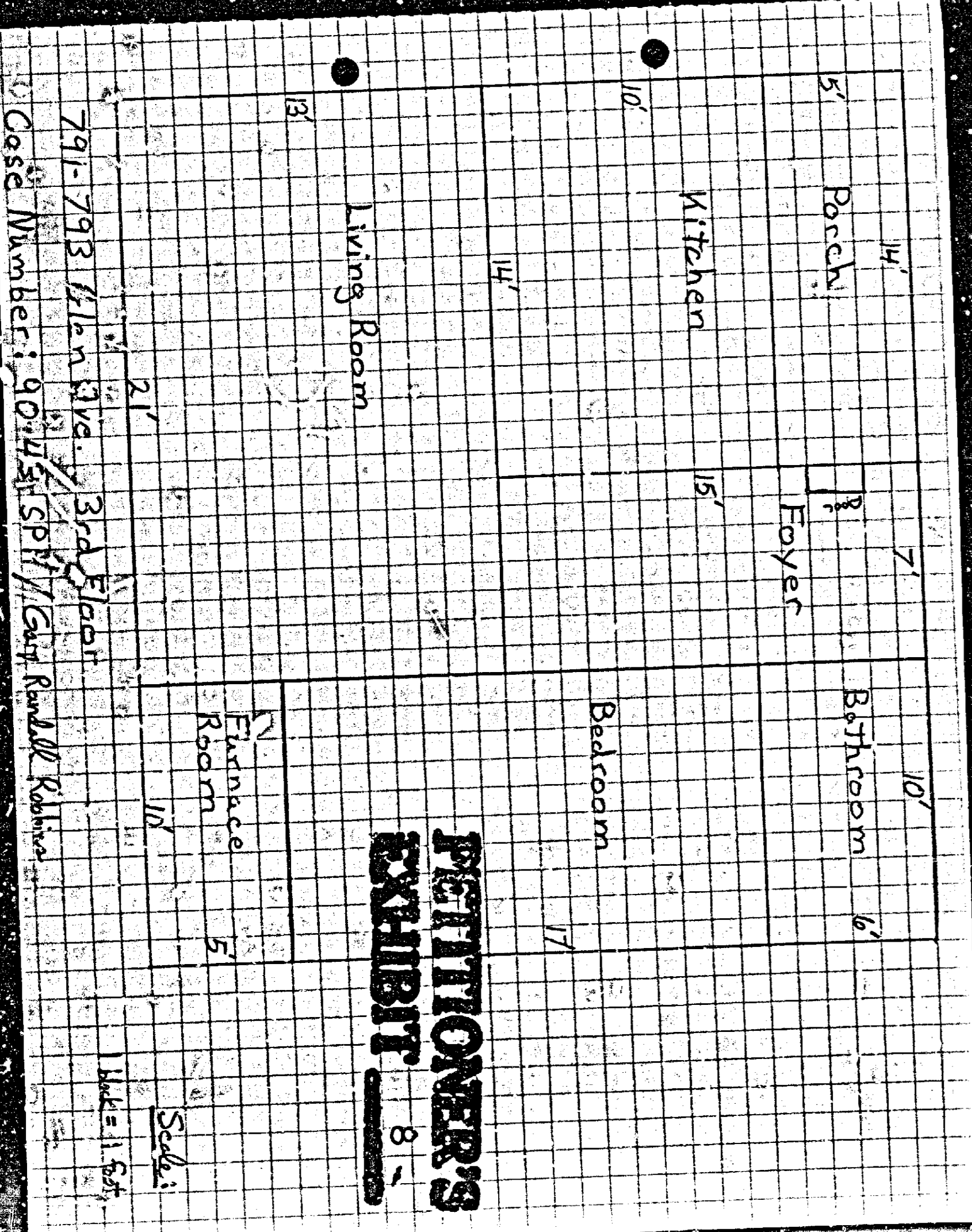
1st Floor



2nd Floor



3rd Floor



PETITIONER'S EXHIBIT 3

AFFIDAVIT

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto:

Henry C. Bygones
Affiant

PETITIONER'S EXHIBIT 4

AFFIDAVIT

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto:

Arthur C. Morgan
Affiant

PETITIONER'S EXHIBIT 5

AFFIDAVIT

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the affiant and affiant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto:

Larry Jester
Affiant

I have personal knowledge that the home located at 741 Glen Avenue has been used as a 3 (two/three, etc.) apartment dwelling since 1982 (month/year). I also have personal knowledge that all apartments within the dwelling have been utilized as such continuously and uninterruptedly since 1982 (month/year). This personal knowledge is based upon:

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

October 23, 1988

ARNOLD JABLON
 ZONING COMMISSIONER

Mr. Ed Deppisch
 ERA - Caton Realty Co.
 618 Edmondson Avenue
 Baltimore, Maryland 21228

RE: Conditional Acceptance of Alleged Nonconforming Use
 791-793 Glen Road
 1st Election District

Dear Mr. Deppisch:

Based upon the Notarized Affidavits signed by Lents Jestas, Esther C. Herrmann and Harry C. Byers, this office conditionally accepts the above-referenced property/use, zoned Density Residential (D.R. 3.5), as having a non-conforming use status for a three-apartment dwelling. Said acceptance is subject, however, to the following conditions:

- It is understood by all concerned that this acceptance does not establish an irrefutable presumption of a legal non-conforming use status for this property.
- This decision is based upon the understanding that the use in question presently exists and the Notarized Affidavits establish a reasonable basis to permit a continuance of this use pending a challenge by any interested citizen of this conditional acceptance.
- In the event of a challenge, this approval is automatically rescinded, and to be reestablished, a public hearing would be required.
- In the event of a challenge, the burden of proof is entirely upon the owner of the property in question.

Sincerely,
 Arnold Jablon
 Zoning Commissioner

EXHIBIT F

cc: Mr. James E. Dyer, Zoning Supervisor

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

90-43-SPH

District: 1st
 Date of Filing: July 17, 1989

Posted for: Special Hearing
 Petitioner: Gary Randall Robbins
 Location of property: 218' SE of c/l of Hollow Road
 791 Glen Avenue
 Location of Sign: In front of 791 and 793 Glen Avenue

Remarks:

Posted by: A.J. Dyer
 Date of return: July 28, 1989

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. July 21, 1989

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 July 20, 1989.

ARBUSUS TIMES
 THE JEFFERSONIAN
 S. Zake Orban
 Publisher

P013735
 reg M31032
 co 90-43-SPH
 price \$67.35

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 887-3353

J. Robert Haines
 Zoning Commissioner

DATE: 7/24/89

Mr. Gary Randall Robbins
 8662 Main Street
 Ellicott City, Maryland 21043

Re: Petition for Special Hearing
 CASE NUMBER: 90-43-SPH
 305 Glen Avenue, 218' SE of c/l of Hollow Road
 791 - 793 Glen Avenue
 1st Election District - 1st Councilmanic
 Petitioner(s): Gary Randall Robbins
 HEARING SCHEDULED: THURSDAY, AUGUST 10, 1989 at 9:30 a.m.

Dear Mr. Robbins:

Please be advised that \$ 117.35 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

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

No. 074599

DATE: 7/24/89 ACCOUNT: P013735

AMOUNT: \$ 117.35

RECEIVED FROM: GARY RANDALL ROBBINS

FOR: 90-43-SPH

VALIDATION OR SIGNATURE OF CASHIER
 JEFF WILLIS, Esq.
 File

NOTICE OF HEARING

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 887-3353

J. Robert Haines
 Zoning Commissioner

July 5, 1989

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Special Hearing
 CASE NUMBER: 90-43-SPH
 305 Glen Avenue, 218' SE of c/l of Hollow Road
 791 - 793 Glen Avenue
 1st Election District - 1st Councilmanic
 Petitioner(s): Gary Randall Robbins
 HEARING SCHEDULED: THURSDAY, AUGUST 10, 1989 at 9:30 a.m.

Special Hearings: The establishment of a permanent legal non-conforming use of the property known as 791-793 Glen Avenue, Cells, Maryland as a three-apartment dwelling within the D.R.3.5 zone.

In the event that this Petition 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 in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
 Zoning Commissioner
 BALTIMORE COUNTY, MARYLAND

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

August 2, 1989

John Willis, Esquire
 Lloyd Kane and Wieder
 3716 Court Place
 Ellicott City, MD 21043

RE: Item No. 498, Case No. 90-43-SPH
 Petitioner: Gary Randall Robbins
 Petition for Special Hearing

Dear Mr. Willis:

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 that may have a bearing on this case. 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 comments 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

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

JED:jw
 Enclosures

cc: Mr. Gary Randall Robbins
 8662 Main Street
 Ellicott City, MD 21043

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 887-3353

J. Robert Haines
 Zoning Commissioner

August 2, 1989

Dear Mr. Willis:

Your petition has been received and accepted for filing this 31st day of May, 1989.

J. Robert Haines
 ZONING COMMISSIONER

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

Petitioner: Gary Randall Robbins
 Petitioner's Attorney: John Willis

BALTIMORE COUNTY, MARYLAND
 INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
 Zoning Commissioner

FROM: Pat Keller, Deputy Director
 Office of Planning and Zoning

SUBJECT: Gary Randall Robbins, Item 498
 Zoning Petition No. 90-43-SPH

The owner has petitioned for the establishment of a permanent legal nonconforming use of the property known as 791 Glen Avenue, Cells, Maryland, as a three-apartment dwelling within the DR.3.5 zone. In reference to this request, staff offers no comment.

PK/sf

Baltimore County
 Department of Public Works
 Bureau of Traffic Engineering
 Courts Building, Suite 405
 Towson, Maryland 21204
 (301) 887-3554

June 6, 1989

Mr. J. Robert Haines
 Zoning Commissioner
 County Office Building
 Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 487, 488, 489, 491, 492, 494, 495, 496, 497, 498 and 499.

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

MSF/lw

Baltimore County
 Fire Department
 800 York Road
 Towson, Maryland 21204-2536
 (301) 887-4500

Paul H. Reinecke
 Chief

June 1, 1989

J. Robert Haines
 Zoning Commissioner
 Office of Planning and Zoning
 Baltimore County Office Building
 Towson, MD 21204

RE: Property Owner: Gary Randall Robbins
 Location: 791 Glen Avenue

Item No.: 498 Zoning Agenda: May 30, 1989

Gentlemen:

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

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", 1988 edition prior to occupancy.

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

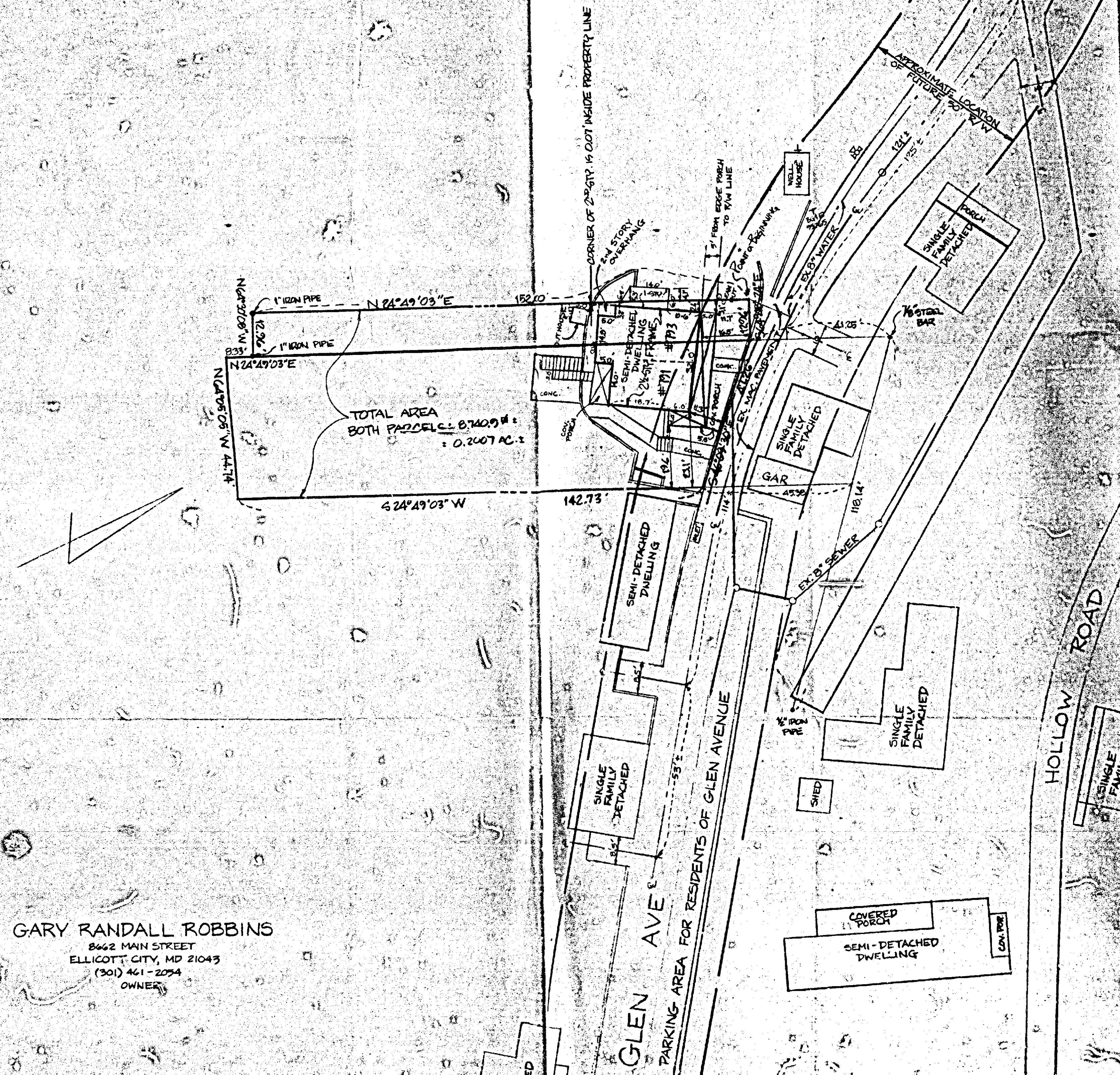
JK/ker

NOTES

1. ALL ENTRANCES WITHIN 200' OF THE PROPERTY ARE SHOWN.
2. EXISTING PAVEMENT WIDTH VARIES FROM 10' TO 15' BETWEEN PROPERTY LINES.
3. ALL PROPERTY SHOWN IS ZONED DR 35.
4. EXISTING RIGHT OF WAY OF GLEN AVE. IS UNKNOWN.

PARKING DATA

USE	SEMI-DETACHED DWELLING
NO. OF SPACES REQUIRED	2
NO. OF SPACES PROVIDED	2 (AS DESIGNATED ON PLAT)



VICINITY MAP
SCALE: 1" = 1000'



SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 205
ELLICOTT CITY, MARYLAND 21043
(301) 461-9563
PROFESSIONAL LAND SURVEYOR
No. 10849

LLOYD, KANE & WIEDER P.A.
3716 COURT PLACE
ELLICOTT CITY, MD 21043
(301) 461-9400
ATTORNEY

GARY RANDALL ROBBINS
8062 MAIN STREET
ELLICOTT CITY, MD 21043
(301) 461-2094
OWNER

PETITIONER'S EXHIBIT 1

PLAT TO ACCOMPANY PETITION FOR
NON-CONFORMING USE
ROBBINS' PROPERTY
791 GLEN AVE.
OELLA, MD.
1ST ELECTION DISTRICT OF BALTIMORE COUNTY, MD.
SCALE: 1" = 20' DATE: 3/30/88
REV: 7/13/88
REV: 4/11/1989 463.

498

Alexander Whitney, Jr., P.E.
Paul E. Cox, P.E.
Richard Wm. Magnani, P.E.
Douglas F. Sues, P.E.
Wm. Preston Davis, P.E.
Philip Der, P.E.
David G. Mangon, P.E.
B49 Fairmount Avenue
Suite 100
Baltimore, Maryland 21286
410.512.4500
Fax 410.324.4100

WHITNEY BAILEY



Consulting Engineers

COX MAGNANI

Associates
Brian D. Jones, P.E.
Donald W. Fiske, P.E.
Burruss E. Holloway, P.E.
Leon J. Kriebel, P.E.
W. Howard Garrett, AIA
John J. Knight, P.E.
Albert M. Copp
James W. Hollis, P.E.
Patrick B. Ford
Charles E. Uermohle, III, P.E.

October 6, 1997

Development Review Committee
Department of Permit Development Management
Development Services Section
111 W. Chesapeake Avenue, Room 111
Towson, Maryland 21204

ATTN: Mr. John Lewis

RE: Crown Service Station
Site No. 70 - Liberty Road and Brenbrook Drive
WBCM Job No. 97161.02.1

Gentlemen:

On behalf of Crown Station, we are requesting approval of the More In Keeping Plan, in accordance with Section 405 of the Baltimore County Zoning Regulation.

The following planning and zoning agencies have reviewed the More In Keeping Plan, and have given us their comments and approvals.

1. Mr. Avery Harden, Planting, approved the drawing on September 24, 1997, and requested additional plantings. The additional plants are as shown in the revised drawing.
2. Mr. Ervin McDaniel, Planning, approved the drawing on September 25, 1997, and requested the proposed dimension of the building. The dimension is 52.5 feet long x 28.5 feet wide, or 1,496.25 SF, and is shown in the revised plan.
3. Mr. Rahee Famili, Engineering, approved the drawing on September 30, 1997.
4. Mr. Bob Bolling, Planting, approved the drawing on September 30, 1997.
5. Mr. John Lewis reviewed the plans on September 30, 1997, and our response to his comments are as follows:

- a. Indicate all vacuum/air pump units.

All units labeled.

Quality Peer Review



Member ACEC

CR-90-43-SPHX

WHITNEY BAILEY



COX MAGNANI

ATTN: Mr. John Lewis
October 6, 1997
Page 2

- b. Show stacking space for the vacuum/air pump unit.

Stacking spaces have been provided.

- c. Use actual square footage of the building to determine the number of parking spaces.

The 1,500 SF measurement is revised to 1,496 SF to determine the number of parking spaces.

Should you have any questions, please do not hesitate to contact us.

Sincerely,

WHITNEY, BAILEY, COX & MAGNANI

Kin K. Siew, P.E.
Project Engineer

KKS:kal
WD\9716102L.704

WHITNEY BAILEY



COX MAGNANI

ATTN: Mr. John Lewis
October 6, 1997
Page 2

- b. Show stacking space for the vacuum/air pump unit.

Stacking spaces have been provided.

- c. Use actual square footage of the building to determine the number of parking spaces.

The 1,500 SF measurement is revised to 1,496 SF to determine the number of parking spaces.

Should you have any questions, please do not hesitate to contact us.

Sincerely,

WHITNEY, BAILEY, COX & MAGNANI

Kin K. Siew, P.E.
Project Engineer

Speed
Letter

In the interest of speed and economy, we are supplying to you letter with overnight mail. If you need more information, do not hesitate to call or write. Thank you for your interest.



October 8, 1997

2nd Election District

Dear Mr. Siew:

The More in Keeping Plan for the Crown Central fuel service station at Liberty and Brenbrook Roads is approved per Section 405.6 of the Baltimore County Zoning Regulations. Provide this information on all future plans.

Sincerely,

John L. Lewis
Planner II, Zoning Review

JLL:rye

c: zoning case CR-90-43-SPHX

ZONING HISTORY FOR CROWN STATION NO. MD 75

BLOCK NUMBER : NW 7H CASE NUMBER : CR90-43-XSPH ITEM 44, CYCLE III : 1989-1990	A PETITION FOR RECLASSIFICATION FROM BL-C.C.C. TO BL-C.S.A. OR 9L-C.N.S. IN COMBINATION WITH A REQUEST FOR A SPECIAL EXCEPTION TO PERMIT A FOOD STORE AND CAR WASH AND A SPECIAL HEARING TO AMEND THE SITE PLAN PRESENTED IN CASE NO. 73-142-RXA. THE PETITION WAS GRANTED WITH RESTRICTION ATTACHED.
BLOCK NUMBER : NW 7H CASE NUMBER : CR86-499-A	A PETITION FOR ZONING VARIANCE TO PERMIT A FREE STANDING REPLACEMENT, RELOCATED DOUBLE-FACE I.D. SIGN OF 181.3 SQUARE FEET IN LIEU OF THE PERMITTED 100 SQUARE FEET. PETITION GRANTED.
BLOCK NUMBER : NW 7H CASE NUMBER : 73-142-RXA	A PETITION OF FRANKLIN L. BYERS AND SONS, INC. (BP OIL CORPORATION, CONTRACT PURCHASER) FOR REDISTRICTING FROM CCC TO CSA DISTRICT, SPECIAL EXCEPTION FOR USE IN COMBINATION CARWASH WITH AUTOMOTIVE SERVICE STATION, AND VARIANCE FROM SECTION 405-48.5 OF THE BALTIMORE COUNTY ZONING REGULATIONS, ON PROPERTY LOCATED ON THE NORTHEAST CORNER OF LIBERTY ROAD AND BRENBROOK ROAD, IN THE 2nd(SECOND) DISTRICT OF BALTIMORE COUNTY. PETITION DENIED.
BLOCK NUMBER : NW 7H CASE NUMBER : 4720-X	A PETITION FOR A SPECIAL EXEMPTION TO USE THE LAND HEREAFTER DESCRIBE FOR GASOLINE SERVICE STATION. PETITION GRANTED.

PARKING CALCULATIONS

{ IN ACCORDANCE WITH BILL No. 172, 1993 }
{ BALTIMORE COUNTY ZONING REGULATIONS }

- (1) One space per employee on the largest shift ----- = 2
- (2) Three spaces per 1000 sq. ft. of gross floor area
1,496 sq. ft. * 3/1000 ----- = 5
- (3) Three spaces per service bay ----- = 0
- (4) One space per self serve air and/or vacuum
cleaner unit ----- = 3
- (5) One space per automatic teller machine ----- = 0

TOTAL PARKING SPACES NEEDED ----- = 10

TOTAL PARKING SPACES PROVIDED ----- = 13

NOTE : THIS SERVICE STATION WILL PROVIDE A RESTROOM FACILITY, WATER AND COMPRESSED AIR FOR CUSTOMERS
{ IN ACCORDANCE WITH BILL No. 172, 1993 }
{ BALTIMORE COUNTY ZONING REGULATIONS }

CROWN SERVICE STATION MD 70 CHANGES CONCERNING VEHICULAR ACCESS, INTERNAL CIRCULATION, AND CAPACITY, TO BE MORE IN KEEPING WITH BILL No. 172, 1993 REGULATIONS, SECTIONS 405.1 THROUGH 405.8

VEHICLE RESERVOIR CAPACITY

{ IN ACCORDANCE WITH BILL No. 172, 1993 }
{ BALTIMORE COUNTY ZONING REGULATIONS }

- (1) FUEL SERVICE SPACES (1 SPACE/MULTI-PRODUCT DESPENSER (MPD) SIDES)
-12 MPD SIDES* 1 SPACE/1 MPD = 12 FUEL SERVICE SPACES.
- (2) STACKING SPACES (1 SPACE/MPD ISLAND SIDE)
-12 MPD ISLAND SIDES* 1 SPACE/MPD ISLAND SIDE = 12 STACKING SPACES.

DESIGN STANDARD NOTES

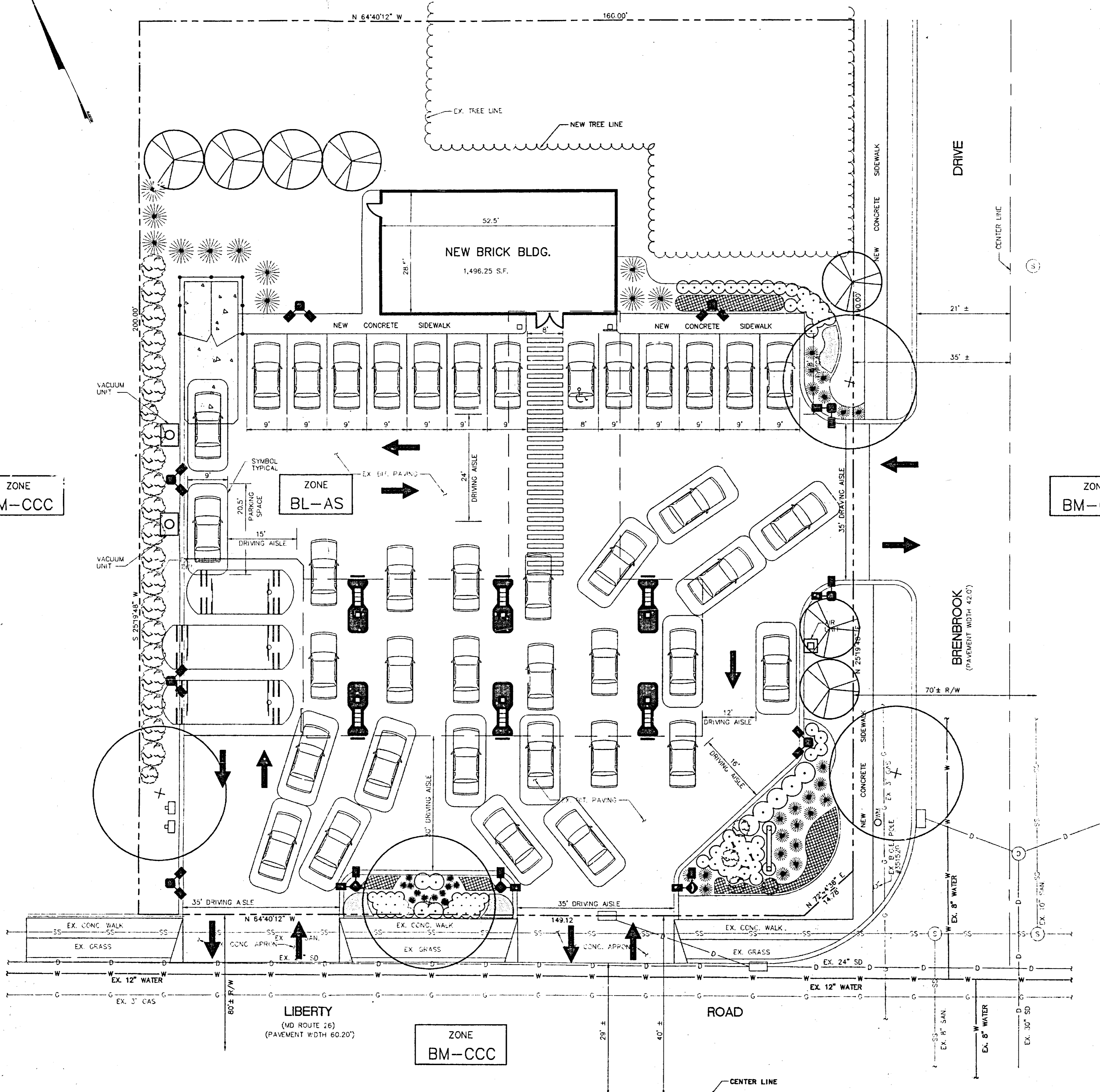
- (1) ALL PAVED SURFACES TO BE ASPHALT AND/OR CONCRETE. ALL OTHER SURFACES TO BE MULCHED, LANDSCAPED AND/OR LAWN.
- (2) THE ENTIRE SITE WILL HAVE POSITIVE DRAINAGE, AS TO LEAVE NO STANDING WATER.
- (3) ALL OVERHEAD LIGHTS WILL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM PUBLIC STREETS.
- (4) ALL PARKING STRIPING SHALL BE MAINTAINED SO AS TO REMAIN VISIBLE.

ZONE
DR-16

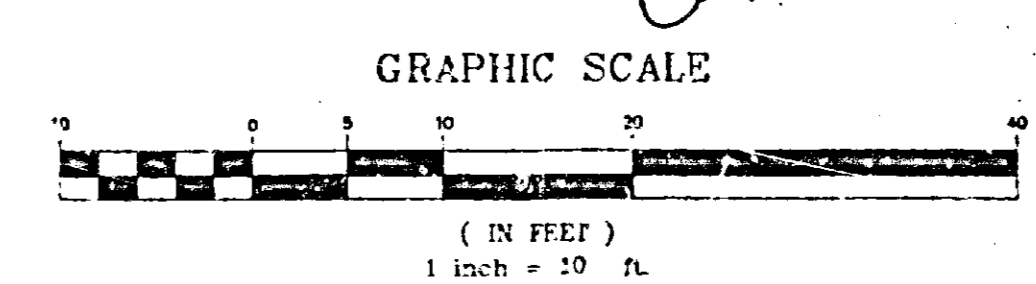
ZONE
BM-CCC

ZONE
BM-CCC

ZONE
BM-CCC



PLAN APPROVED AS
BEING IN COMPLIANCE
WITH SECT 405.6 BCZR
SEE LTR. DATED 9/8/97
J. Lewis 9/8/97



DATE	NO.	REVISIONS
MORE IN KEEPING PLAN		
PROJECT TITLE: CROWN CENTRAL PETROLEUM CORPORATION MD 70 CONVENIENCE STORE AND GASOLINE PUMP ISLAND ADDITION		
ENGINEER'S:	Consulting Engineers 649 Fairmount Avenue Baltimore, Maryland 21286 (410) 512-4500 (410) 329-4100 (FAX) WHITNEY, BAILEY, COX & MAGNANI	
DESIGNED:	WFK	
DRAWN:	WFK	
CHECK (ED):	DCP	
DATE:	7/19/97	
SCALE:	1" = 10'	

ZONING HISTORY FOR CROWN STATION NO. MD-75

BLOCK NUMBER : NW 7H CASE NUMBER : CR90-43-XSPH ITEM 44, CYCLE III : 1989-1990	A PETITION FOR RECLASSIFICATION FROM BL-CCD TO BL-CCB OR BL-CCS IN COMBINATION WITH A REQUEST FOR A SPECIAL EXCEPTION TO PERMIT A FOOD STORE AND CAR WASH AND A SPECIAL HEARING TO AMEND THE SITE PLAN PRESENTED IN CASE NO. 73-142-RXA. THE PETITION WAS GRANTED WITH RESTRICTION ATTACHED.
BLOCK NUMBER : NW 7H CASE NUMBER : CR86-492-A	A PETITION FOR ZONING VARIANCE TO PERMIT A FREE STANDING REPLACEMENT RELOCATED DOUBLE-FACE LOT SIGN OF 1813 SQUARE FEET IN LIEU OF THE PERMITTED 1100 SQUARE FEET. PETITION GRANTED.
BLOCK NUMBER : NW 7H CASE NUMBER : 73-142-RXA	A PETITION OF FRANKLIN L. BYERS AND SONS, INC. (BE ON CORPORATION, CONTROLLER/PURCHASER) FOR REDISTRICTING FROM CCD TO CSA DISTRICT, SPECIAL EXCEPTION FOR USE IN COMBINATION CARWASH WITH AUTOMATIC SERVICE STATION, AND VARIANCE FROM SECTION 405-48.3 OF THE BALTIMORE COUNTY ZONING REGULATIONS OF PROPERTY LOCATED ON THE NORTHEAST CORNER OF LIBERTY ROAD AND BRENERBROOK ROAD IN THE 2nd (SECOND) DISTRICT OF BALTIMORE COUNTY. PETITION DENIED.
BLOCK NUMBER : NW 7H CASE NUMBER : 4720-X	A PETITION FOR A SPECIAL EXCEPTION TO USE THE LAND HEREFTER DESCRIBE FOR GASOLINE SERVICE STATION. PETITION GRANTED.

PARKING CALCULATIONS

{ IN ACCORDANCE WITH BH No. 172, 1993 }
{ BALTIMORE COUNTY ZONING REGULATIONS }

(1) One space per employee on the largest shift	0
(2) Three spaces per 1000 sq. ft. of gross floor area 1500 sq. ft. = 3/1000	0
(3) Three spaces per service bay	0
(4) One space per self-serve air and/or vacuum	0
(5) One space per automatic teller machine	0
TOTAL PARKING SPACES NEEDED	0
TOTAL PARKING SPACES PROVIDED	10

NOTE : THIS SERVICE STATION WILL PROVIDE A RESTROOM FACILITY WATER AND COMPRESSED AIR FOR CUSTOMERS
{ IN ACCORDANCE WITH BH No. 172, 1993 }
{ BALTIMORE COUNTY ZONING REGULATIONS }

CROWN SERVICE STATION MD 70 CHANGES CONCERNING VEHICULAR ACCESS, INTERNAL CIRCULATION, AND CAPACITY, TO BE MORE IN KEEPING WITH BILL No. 172, 1993 REGULATIONS, SECTIONS 405.1 THROUGH 405.3

VEHICLE RESERVOIR CAPACITY

{ IN ACCORDANCE WITH BH No. 172, 1993 }
{ BALTIMORE COUNTY ZONING REGULATIONS }

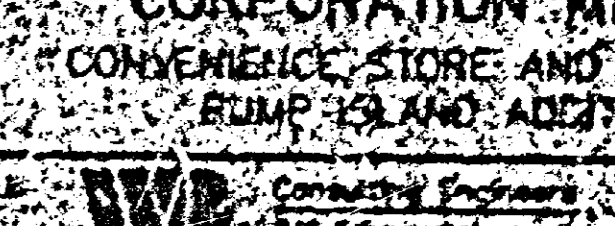
(1) FUEL SERVICE SPACES (1 SPACE/MULTI-PRODUCT DISPENSER (MPD) SIDES) -12 MPD SIDES* 1 SPACE/1 MPD = 12 FUEL SERVICE SPACES
(2) STACKING SPACES (1 SPACE/MPD ISLAND SIDE) -12 MPD ISLAND SIDES* 1 SPACE/MPD ISLAND SIDE = 12 STACKING SPACES

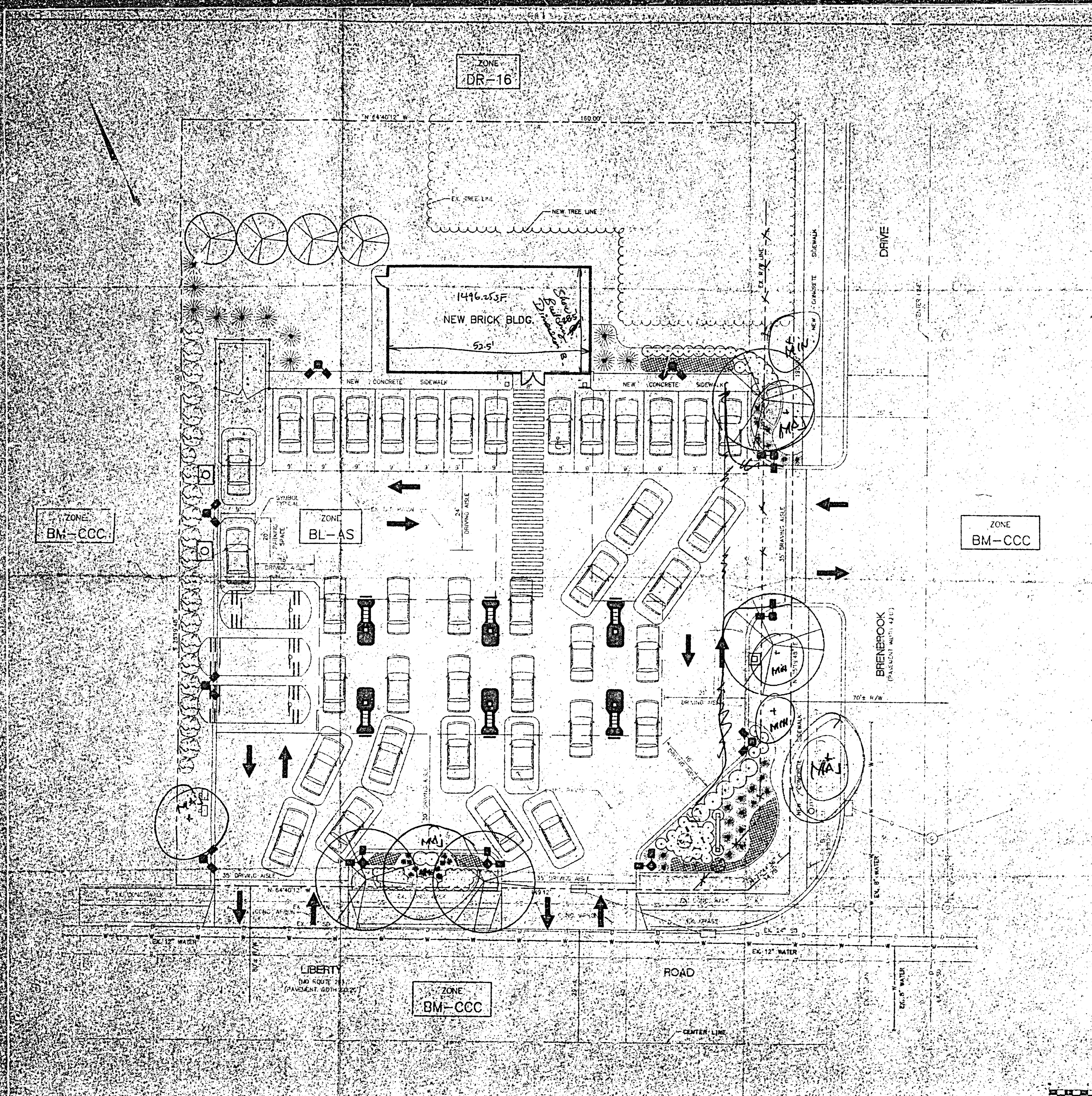
DESIGN STANDARD NOTES

- (1) ALL PAVED SURFACES TO BE ASPHALT AND/OR CONCRETE. ALL OTHER SURFACES TO BE MULCHED, LANDSCAPED AND/OR LAWN.
- (2) THE ENTIRE SITE WILL HAVE POSITIVE DRAINAGE, AS TO LEAVE NO STANDING WATER.
- (3) ALL OVERHEAD LIGHTS WILL BE ARRANGED AS TO REFLECT THE LIGHT AWAY FROM PUBLIC STREETS.
- (4) ALL PARKING STRIPING SHALL BE MAINTAINED SO AS TO REMAIN VISIBLE.

at Pub 9/30/97
OK 9/30/97
OK
E Chrymble
9-24-97
OK, Planning
Ervin H Daniel
9-25-97

KEEP IN LTR FILE

DATE	NO.	REVISIONS
MORE IN KEEPING PLAN		
PROJECT TITLE		
CROWN CENTRAL PETROLEUM CORPORATION MD-70 CONVENIENCE STORE AND GASOLINE PUMP ISLAND ADJETICAL		
ENGINEER	 W. W. BASKLEY, CIVIL ENGINEER 200 E. JONES AVENUE BALTIMORE, MARYLAND 21202 PHONE: 336-1111 FAX: 336-1112	
DESIGNER	W. W. BASKLEY	
DRAWN	W. W. BASKLEY	
CHECKED	W. W. BASKLEY	
DATE	7/15/97	
SCALE		



GRAPHIC SCALE