

IN RE: PETITIONS FOR SPECIAL EXCEPTION AND ZONING VARIANCE
 SEC Middleborough Road and Sassafras Road
 1913 Middleborough Road
 15th Election District
 5th Councilmanic District
 Middleborough Volunteer Fire Co., Inc.
 Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as both a Petition for Special Exception and Petition for Zoning Variance for that property known as 1913 Middleborough Road in the Middleborough subdivision of Baltimore County. The property-owner/Petitioner is the Middleborough Volunteer Fire Company, Inc., which owns the subject lot. The parcel is improved with an existing two story brick dwelling used as a volunteer fire engine house and hall (community building). By its Petition for Special Exception, the Petitioner seeks approval of the aforementioned engine house and community building, and the proposed improvements thereto, as shown on Petitioner's Exhibit Nos. 1A and 1B, the site plans to accompany the Petitions. Also requested under the Petition for Zoning Variance is a request for a variance from Section 409.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow vehicular travelways in off-street parking facilities with direct access to parking spaces, in lieu of the required separate traffic aisles; and, from Section 409.8.A.2 of the B.C.Z.R. to allow a washed gravel parking area, in lieu of the required dustless and durable surface; and, from Section 409.8.A.6 of the B.C.Z.R. to permit the parking spaces to not be striped, in lieu of the required striping.

ORDER RECEIVED FOR FILING
 Date 7/21/92
 By M. H. [Signature]

James Kinard, Executive Officer of the corporate Petitioner, appeared at the hearing. Also appearing in support of the Petitions were Steve Broyles, the Engineer who prepared the site plan, Jim Doran of the Baltimore County Volunteer Firemen's Association, and Joseph Bertrand. There were no Protestants present. Further, the Petitioner offered a lengthy Petition signed by numerous residents of the surrounding community supporting the Petition.

Evidence and testimony presented was that the subject use was originally approved by the Office of Zoning Commissioner on May 15, 1945. Unfortunately, the specific site plan for the previous approval cannot be located. The Petitioner now proposes to expand and realign the improvements on site. Specifically, an addition of 3,575 sq. ft. will be added to provide handicap access to the existing hall and allow for one more engine bay. The handicap access is mandated by the enactment of the American Disabilities Act which requires that all public facilities provide access to disabled individuals. Further, testimony was that the existing engine bays were being converted into a foyer, coat room, and handicap access ramp to serve the existing hall (community building). It was noted that the addition will serve the three (3) displaced fire engines and will allow one more engine bay for expansion.

The variances requested all relate to parking. Specifically, the suggested parking arrangement is shown on Petitioner's Exhibits Nos. 1A and 1B. Due to the constraints of the site and narrowness of the lot, the Petitioner requests a variance so that the travel aisles on the parking lot will have direct access to the parking spaces, in lieu of the separate aisle requirements found in Section 409.4 of the B.C.Z.R. Further, in view of environmental concerns, the Petitioner requests that they be allowed to

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maintain a gravel parking area, in lieu of the required dustless and durable surface. If this request is granted, the non-durable surface cannot be striped, as required, under Section 409.8.A.6 of the B.C.Z.R. It is to be noted that the subject Petitions enjoy the overwhelming support of not only the surrounding neighbors, but also the County staff. The ZAC comment from the Office of Planning and Zoning supporting the Petitioner's request for the proposed improvements is noted. Further, the Developer's Engineering Division requested a 60 ft. wide right of way for Middleborough Road and a 50 ft. right of way for Sassafras Road. Hence, a 10 ft. widening is requested for those frontages. The Petitioner's engineer testified that concern had been addressed and allowances had been made therefore.

In addressing the merits of the proposed special exception, it is to be noted that the capacity of the subject hall (community building) will not be increased. The changes are only made to accommodate the provisions of the American Disabilities Act and to modernize the existing structure. Clearly, the proposed use of the site will not be different than what has existed at this locale. Further, I find, as fact, that the proposed use will not be detrimental to the health, safety or general welfare of the locality, nor tend to create congestion in the roads, streets, or alleys therein, or be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R. It is clear that the Petitioner has submitted sufficient facts to support a finding that the proposed use will be conducted without real detriment to the neighborhood and will not adversely affect the public interest. Clearly the requirements of Section 502.1 of the B.C.Z.R. have been met.

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 By M. H. [Signature]

As to the variances, based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

This property lies within close proximity to the Chesapeake Bay and is, therefore, subject to the Chesapeake Bay Critical Area legislation found within Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management must submit recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations, when issued, shall become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safe-

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 Date 7/21/92
 By M. H. [Signature]

ty, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management, as more fully described.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 21st day of July, 1992 that a Petition for Special Exception seeking approval of the aforementioned engine house and hall (community building), and the proposed improvements thereto, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow vehicular travelways in off-street parking facilities with direct access to parking spaces, in lieu of the required separate traffic aisles, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.8.A.2 of the B.C.Z.R. to allow a washed gravel parking area, in lieu of the required dustless and durable surface, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 409.8.A.6 of the B.C.Z.R. to permit the parking spaces to not be striped, in lieu of the required striping, all in accordance with Petitioner's Exhibit No. 1A and 1B, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the foregoing relief:

1. The Petitioner may apply for its building 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 30 day appellate process from this Order has expired. If, for whatever

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 By M. H. [Signature]

reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2. Compliance with the Department of Environmental Protection and Resource Management recommendations to be submitted upon completion of their review of this matter.

LES:mmn

LAWRENCE E. SCHMIDT
 Zoning Commissioner for Baltimore County

ORDER RECEIVED FOR FILING
 Date 7/21/92
 By M. H. [Signature]

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning



Suite 113 Courthouse
 400 Washington Avenue
 Towson, MD 21284

(410) 887-4386

July 21, 1992

John B. Gontrum, Esquire
 814 Eastern Boulevard
 Essex, Maryland 21220

RE: Petitions for Special Exception and Zoning Variance
 Case No. 92-302-XA
 Middleborough Volunteer Fire Company, Inc.

Dear Mr. Gontrum:

Enclosed please find the decision rendered on the above captioned case. The Petitions for Special Exception and Zoning Variance have been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
 Zoning Commissioner

LES:mmn
 att.
 cc: Mr. James L. Kinard
 1913 Middleborough Road
 Baltimore, Maryland 21220
 cc: Department of Environmental Protection
 and Resource Management (D.E.P.R.M.)

PETITION FOR SPECIAL EXCEPTION

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

320
 92-302-XA

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 Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for a volunteer fire engine house and hall (community building) and to approve the current site plan in absence of site plan from case #14 granted on May 15, 1945.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception 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.

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: Middleborough Volunteer Fire Co., Inc.
 (Type or Print Name)
 Signature: James L. Kinard, Chief
 Address: James L. Kinard
 (Type or Print Name)
 Signature

Attorney for Petitioner:
 John B. Gontrum, Esquire
 Address: 814 Eastern Boulevard
 City and State: Essex, Maryland 21220
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
 Steven K. Broyles, P.E.
 Name: 1922 Middleborough Road
 Address: Baltimore, Maryland 21220
 Attorney's Telephone No.: 686-8274

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, 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 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at _____ o'clock _____ M.

Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING
 Date 7/21/92
 By M. H. [Signature]

CRITICAL #320
PETITION FOR ZONING VARIANCE
 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: **92-302-XA**

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 409.4 to allow vehicular travel ways in off-street parking facilities with direct access to parking spaces on line of required separate allees and Section 409.8.A.2 to allow a washed gravel parking area in lieu of the required dustless and durable surface and Section 409.8.A.6 to not require striping of parking spaces, of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

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.

I 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: _____ Legal Owner(s): _____
 (Type or Print Name) _____
 Signature _____
 Address _____
 City and State _____
 Attorney for Petitioner: _____
 John B. Contrum _____
 (Type or Print Name) _____
 Signature _____
 814 Eastern Boulevard _____
 Address _____
 Essex, Maryland 21220 _____
 City and State _____
 Attorney's Telephone No.: 686-8274 _____
 Address _____

ORDERED BY THE Zoning Commissioner of Baltimore County, this _____ day of _____, 1992, 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 113, County Office Building in Towson, Baltimore County, on the _____ day of _____, 1992, at _____ o'clock _____ M.

 Zoning Commissioner of Baltimore County.

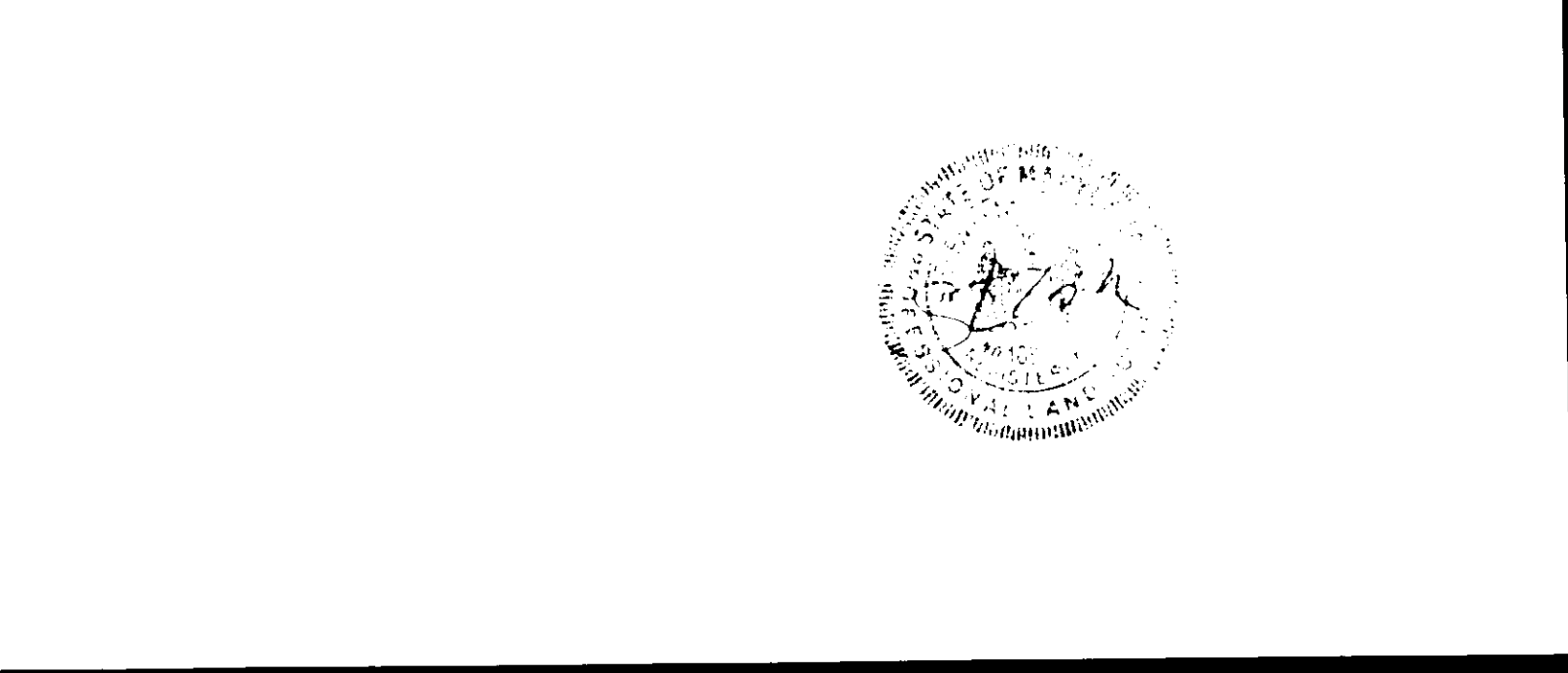
Phone: (301)-574-2227 **#320**
BROYLES, HAYES AND ASSOCIATES
 Engineers - Designers - Surveyors
 1922 MIDDLEBOROUGH ROAD - BALTIMORE, MD. 21221

Description for: **92-302-XA**
 MIDDLEBOROUGH VOLUNTEER FIRE DEPARTMENT
 1913 Middleborough Road

BEGINNING for the same at the corner formed by the intersection of the southernmost side of Middleborough Road and the easternmost side of Sassafraz Road and running thence southerly along the easternmost side of Sassafraz Road,

- one hundred and sixty feet, to a point one hundred and fifty feet northerly from the dividing line between lot 260 and 262 on the plat hereinafter referred to thence easterly parallel with said dividing line.
- one hundred and fifty feet northerly at the right angles there from three hundred feet to the dividing line between lots 260 and 261 on said plat thence northerly along said last mentioned dividing line.
- one hundred and sixty feet to the southernmost side of Middleborough Road and thence westerly binding on the southernmost side of Middleborough Road
- three hundred feet to the place of beginning containing 1.10 acres more or less.

Being the northernmost one hundred and sixty feet by a full width of lot 260 of Middleborough as shown on a plat filed among the Land Records of Baltimore County in Plat Book "P C No 4 folio 191.



CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 1574 Date of Posting: 2/20/92
 Posted for: Special Exception & Variance
 Petitioner: Middleborough Volunteer Fire Co. Inc.
 Location of property: 1913 Middleborough Rd
 Location of Sign: 1913 Middleborough Rd
 Remarks: _____
 Posted by: Lawrence E. Schmidt Date of return: 2/20/92
 Number of Signs: 2

CERTIFICATE OF PUBLICATION
 2/20/92

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/20/92

NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER
 S. Zeke Orlov
 \$93.76
 Publisher

CERTIFICATE OF PUBLICATION
 TOWSON, MD., 2/20/92

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/20/92

THE JEFFERSONIAN
 S. Zeke Orlov
 Publisher
 \$93.76

CERTIFICATE OF PUBLICATION
 2/20/92

THIS IS TO CERTIFY, that the annexed advertisement was published in the NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER, weekly newspapers published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/20/92

NORTHEAST TIMES BOOSTER and the NORTHEAST TIMES REPORTER
 S. Zeke Orlov
 \$93.76
 Publisher

receipt
 Account: R001-6150
 Number
 Date: 2-20-92
 Please Make Checks Payable to Baltimore County

Baltimore County Government
 Office of Zoning Administration
 and Development Management
 Office of Planning & Zoning
 111 West Chesapeake Avenue
 Towson, MD. 21286
 (410) 887-3353

DATE: 2 28 92

Middleborough Volunteer Fire Co., Inc.
 1913 Middleborough Road
 Baltimore, Maryland 21221
 ATTN: JAMES L. KINARD

RE: CASE NUMBER: 92-302-XA
 SEC Middleborough Road and Sassafraz Road
 1913 Middleborough Road
 15th Election District - 5th Councilmanic
 Petitioner(s): Middleborough Volunteer Fire Company, Inc.
 Dear Petitioner(s):
 Please be advised that \$ 143.76 is due for advertising and posting of the above captioned property.
 THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SIGN(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SIGN(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.
 Please forward your check with return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21286. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Carl John
 ARNOLD JARLON
 DIRECTOR
 cc: John B. Contrum, Esq.

Baltimore County Government
 Office of Zoning Administration
 and Development Management
 Office of Planning & Zoning
 111 West Chesapeake Avenue
 Towson, MD. 21286
 (410) 887-3353

FEBRUARY 25, 1992

NOTICE OF HEARING
 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 113, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21286 as follows:
 CASE NUMBER: 92-302-XA
 SEC Middleborough Road and Sassafraz Road
 1913 Middleborough Road
 15th Election District - 5th Councilmanic
 Petitioner(s): Middleborough Volunteer Fire Company, Inc.
 HEARING: WEDNESDAY, MARCH 23, 1992 at 9:30 a.m.

Special Exception for a volunteer fire engine house and hall (community building); and to approve the current site plan in absence of site plan from Case #414 granted on May 15, 1985.
 Variance to allow vehicular travel ways in off-street parking facilities with direct access to parking spaces in lieu of required separate allees; and to allow a washed gravel parking area in lieu of the required dustless and durable surface; and to not require striping of parking spaces.

Lawrence E. Schmidt
 Lawrence E. Schmidt
 Zoning Commissioner of Baltimore County

cc: Middleborough Volunteer Fire Company, Inc.
 John B. Contrum, Esq.
 Steven K. Broyles, P.E.

Baltimore County Government
 Office of Zoning Administration
 and Development Management
 Office of Planning & Zoning
 111 West Chesapeake Avenue
 Towson, MD. 21286
 (410) 887-3353

March 9, 1992

John B. Contrum, Esquire
 814 Eastern Blvd
 Essex, MD 21220
 RE: Item No. 320, Case No. 92-302-XA
 Petitioner: Middleborough Volunteer Fire Co., Inc., et ux
 Petition for Special Exception and Variance

Dear Mr. Contrum:
 The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.
 Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments
 Date: March 9, 1992
 Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
 3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,
 W. Carl Richards, Jr.
 Zoning Coordinator

cc: Mr. James L. Kinard
 Middleborough Volunteer Fire Co., Inc.
 1913 Middleborough Road
 Baltimore, MD 21220

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: February 24, 1992
Zoning Administration and
Development Management

FROM: Gary L. Kerns, Chief
Comprehensive and Community Planning
Office of Planning and Zoning

SUBJECT: Middleborough Volunteer Fire Company, Item No. 320

In reference to the Petitioner's request, the staff offers the following comments:

The Office of Planning and Zoning supports the applicant's request to provide for handicapped access to an existing hall and the construction of one engine bay.

Should the Petitioner's request be granted, staff recommends that a landscape plan be filed with the deputy director of the Office of Planning and Zoning prior to the issuance of any building permits. Subsequent to plan approval, a copy shall be forwarded to the Zoning Office and maintained in the official file. Said plan shall focus on providing landscape treatment along the southern property line adjacent to the Sowa property.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

Report prepared by:

Jeffrey Long
Jeffrey Long

GLK/JL:rdn
ITEM320/TXTROZ

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 4th day of February, 1992.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Middleborough Volunteer Fire Co, et al
Petitioner's Attorney: John B. Gontrum

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21204-5500

(301) 887-4500

FEBRUARY 12, 1992

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: MIDDLEBOROUGH VOLUNTEER FIRE COMPANY, INC.

Location: #1913 MIDDLEBOROUGH ROAD

Item No.: 320 Zoning Agenda: FEBRUARY 18, 1992

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: *Capt. Barry Kifer* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: February 25, 1992
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for February 18, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 315, 317 and 319.

For Item 306, this site must be submitted through the minor subdivision process for review and comments.

For Item 308, the highway widening is not shown on the plan as per record plat EHK, Jr. 53/121. The lot area would decrease .017 acre.

For Item 313, the area shown as being conveyed from Lot 7 to Lot 8 is a portion of an existing County easement (RW86-140-11). An existing 15-inch public drain is within this easement and in close proximity to the wall shown on the plat. This wall should be relocated beyond the limits of the easement.

For Item 314, this site is subject to the previous County Review Group comments.

For Item 316, this site must be submitted through the minor subdivision process for review and comment. The proposed right-of-way width from the site to Holly Neck Road is 50 feet.

For Item 320, Middleborough Road is proposed as a 60-foot right-of-way and Sassafras Road is proposed as a 50-foot right-of-way. A 10-foot widening is requested along these frontages.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

BALTIMORE COUNTY
ECONOMIC DEVELOPMENT COMMISSION

Memorandum

TO: Julie Winiarski
Office of Zoning Administration and
Development Management

FROM: A. J. Haley, Deputy Director
Economic Development Commission

DATE: February 14, 1992

RE: Zoning Advisory Comments for Meeting of February 18, 1992

This office has no comment for items 306, 308, 313, 314, 315, 316, 317, 319 and 320.

RECEIVED
FEB 20 1992
ZONING OFFICE

Baltimore County Government
Department of Environmental Protection
and Resource Management

401 Bosley Avenue
Towson, MD 21204

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

887-3733

TO: Zoning Commissioner, Office of Planning & Zoning

FROM: Robert C. Merrey, Jr.

DATE: March 2, 1992

SUBJECT: Zoning Variance Request, ZAC #320

Property Owners: Middleborough Volunteer Fire Company, Inc.
Location: SEC Middleborough Road & Sassafras Road
(#1913 Middleborough Road)

Existing Zoning: B.L. & D.R. - 5.5

Area: 48,000 square feet -- Net
56,700 square feet -- Gross

District: 15th Election District
5th Councilmanic District

This office recommends approval of washed gravel in lieu of the required durable and dustless surface for the parking area. All washed gravel surfaces are to be treated in accordance with Environment Article 26.11.06.03 D (2) in order to prevent particulate matter from becoming airborne. Treatment and maintenance of this surface is an owner responsibility and will be on a continuing basis as necessary to control airborne particulate.

cc: Zoning Variance File
ZONING/TXTMDS

RECEIVED
MAR 5 1992
ZONING COMMISSIONER

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: March 12, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: February 18, 1992

This office has no comments for item numbers 306, 308, 313, 314, 315, 317, 319 and 320.

Rahee J. Famili
Rahee J. Famili
Traffic Engineer II

RJF/lvd

RECEIVED
MAR 16 1992
ZONING OFFICE

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

887-3353

May 19, 1992

NOTICE OF REASSIGNMENT

CASE NUMBER(S): 92-302-XA
LEGAL OWNER Middleborough Volunteer Fire Company
LOCATION: 1913 Middleborough Road

HEARING OF THE ABOVE MATTER WILL TAKE PLACE AS FOLLOWS:

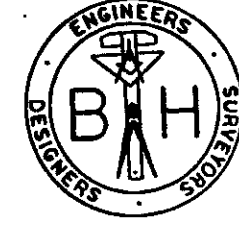
JUNE 19, 1992 at 2:00 p.m.

IN THE BALTIMORE COUNTY ROOM 106, COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE, TOWSON, MARYLAND 21204.

Lawrence E. Schmidt
Lawrence E. Schmidt

ZONING COMMISSIONER
BALTIMORE COUNTY

cc: Middleborough Volunteer Fire Company
John B. Gontrum, Esq.
Steven K. Broyles, P.E.



BROYLES, HAYES AND ASSOCIATES
 Engineers • Designers • Surveyors
 1922 MIDDLEBOROUGH ROAD • BALTIMORE, MD. 21221

January 30, 1992

92-302-XA

Mr. Arnold Jablon
 Director
 Office of Zoning Administration and Development Management
 Office Of Planning & Zoning
 Baltimore County Government
 111 West Chesapeake Avenue
 Towson, Maryland 21204

RE: Special Hearing & Variance
 Middleborough Volunteer Fire Company, Inc.
 1913 Middleborough Road
 3575 st Addition To Existing Engine House and Hall

STATEMENT OF JUSTIFICATION

I am requesting a zoning special exception for a volunteer fire engine house and hall (community building) and to approve the current site plan in absence of a site plan from case 414 granted on May 15, 1982, on behalf of Middleborough Volunteer Fire Co., Inc.

The proposed 3575 square feet addition is to provide handicapped access to the existing hall and allow for one more engine bay. The American Disabilities Act which becomes effective July 1992 requires that all business or public facilities provide access to developmentally disabled individuals. The existing engine bays are being converted into a foyer, coat room and handicapped access ramp to serve the existing hall. The addition will serve the three displaced fire engines and allow one more engine bay for expansion.

The variances being requested are from:

1. Section 409.4 to allow vehicular travel ways in off street parking facilities with direct access to 54 parking spaces along the south side of the site in lieu of these spaces having aisles of their own. 54 of the 89 parking spaces provided are impacted. There is a practical difficulty in not having these spaces enter from the travel way. The existing building is already located on the site leaving only 70' to the property line this allows just enough space to have two parking spaces 18' long, a 22' wide aisle and a 6' set back from the building and property line.

Strict enforcement of this regulation would eliminate half of the require parking spaces which would be a hardship to the operation of the fire company.

92-302-XA

2. Section 409.8.A.2 to allow a washed gravel parking area in lieu of the required dustless durable surface. There is a practical difficulty since this site lies in the Chesapeake Bay Critical Area Protection Zone. This variance is being requested to reduce impervious surfaces in the spirit intent of Chesapeake Bay Critical Area Regulations. The existing site has 42,158 impervious surface and is in a Chesapeake Bay Critical Area Limited Development Zone. Baltimore County Council Bill 74-91 limits the amount of impervious surface on a commercially zoned lot to 15%. Further more the Bill does not allow for a Variation of Standard for Chesapeake Bay Critical Area Regulations for this criterion. The proposed addition is allowed because it is being constructed on areas where impervious surface now exists resulting in no net increase.

Strict enforcement of this regulation would eliminate all but seven of the required parking spaces which would be a hardship to the operation of the fire company since the expansion would not be allowed or feasible.

3. Section 409.8.A.6 to not require striping of parking spaces. There is a practical difficulty in striping a gravel parking lot. This section requires that striping shall be maintained so as to remain visible.

Strict enforcement of this regulation would be impossible with a gravel parking lot and would be a hardship to the operation of the fire company.

This addition will allow the Middleborough Volunteer Fire Company to better serve the community at large and enhances their ability to raise funds and provide a public meeting place. The complex and use of this site will remain unchanged. The existing meeting hall is not being expanded and the only addition to the fire company is one engine bay for a piece of equipment to be acquired in the future. This project will not be allowed to take place with out granting this special exception and variances.

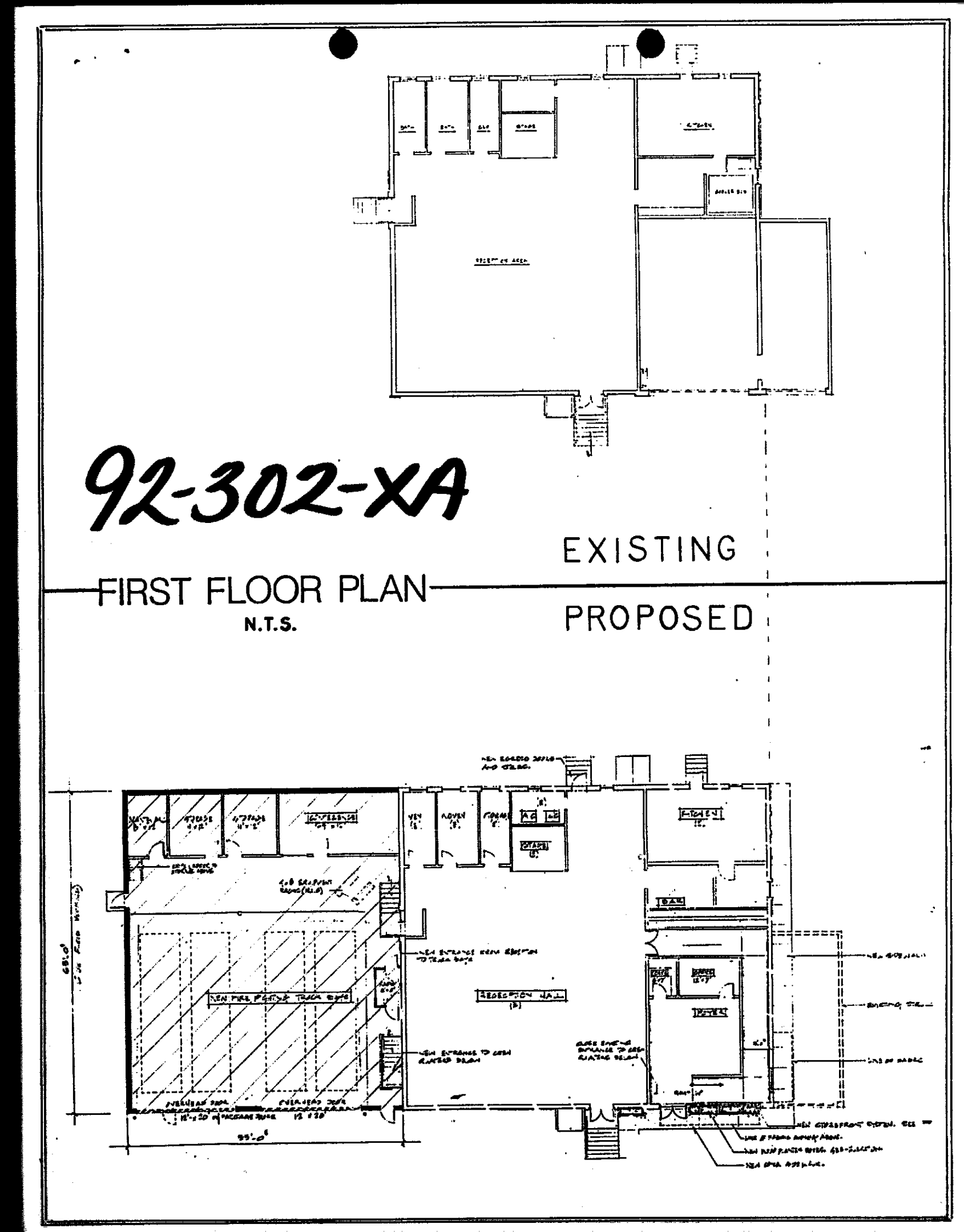
Granting this special exception and variances would be within the spirit and intent of the Baltimore County Zoning Regulations.

Thank you for your consideration in this matter. If you have any questions, please feel free to me.

Very truly yours,

Steven K. Broyles
 Steven K. Broyles, P.E.

SKB:amb
 Disk : Current Jobs
 File : Mvfdznl.var



Petitioners Sign In Sheet

NAME	ADDRESS	Phone
Steve Broyles	1922 Middleborough Rd	574-2227
James Kinard	218 Antietam Rd	391-1745
Jim Doran, Management	Public Safety Bldg - 700 E. Joppo Rd	887-4885
Joseph ...	837 ...	686-1878

PETITION

We the undersigned, voters or citizens of the Middleborough Community, do support the building project of the Middleborough Volunteer Fire Company and request that they be given the requested variances and waivers for their building project.

Name	Address	Phone Number
H. Paul Cassup	314 WEST RD 21221	391-5892
Beverly ...	2014 Birch Rd 21221	574-3981
Shay ...	2014 Birch Rd 21221	874-3581
Al ...	5721 ...	866-6279
...	216 N. ...	887-0220
...	2218 Middleborough Rd	686-1481
...	2244 ...	686-4415
...	2252 ...	686-0545
...	316 ...	686-8287
...	316 ...	686-8287
...	622 B ...	335-6046
...	2 Driftwood Ct.	682-6886
...	2208 ...	391-0932
...	2208 ...	391-0932
...	2208 ...	391-0932
...	1008 ...	391-3556
...	318 ...	686-8892

PETITION

We the undersigned, voters or citizens of the Middleborough Community, do support the building project of the Middleborough Volunteer Fire Company and request that they be given the requested variances and waivers for their building project.

Name	Address	Phone Number
...	310 West Rd	687-8012
...	249 Nanticoke Rd	687-0792
...	249 Nanticoke Rd	687-0792
...	314 Wye Rd	686-0185
...	314 Wye Rd	686-0185
...	216 St. Marys Rd	682-3814
...	216 St. Marys Rd	682-3814
...	239 St. Marys Rd	391-7521
...	239 St. Marys Rd	391-7521
...	1233 H. ...	
...	213 ...	

PETITION

We the undersigned, voters or citizens of the Middleborough Community, do support the building project of the Middleborough Volunteer Fire Company and request that they be given the requested variances and waivers for their building project.

Name	Address	Phone Number
...	305 ...	686-6517
...	816 ...	617-1969
...	213 ...	682-5174
...	301 ...	687-8969
...	1803 ...	574-8708
...	1803 ...	574-8708
...	1917 ...	687-8764
...	2004 ...	391-7953
...	2004 ...	391-7953
...	2229 ...	391-7264
...	310 ...	686-2972
...	315 ...	391-3890
...	2227 ...	574-2227
...	252 ...	391-7925

PETITION

We the undersigned, voters or citizens of the Middleborough Community, do support the building project of the Middleborough Volunteer Fire Company and request that they be given the requested variances and waivers for their building project.

Name	Address	Phone Number
...	309 ...	682-2169
...	309 ...	682-2169
...	327 ...	682-4726
...	2000 ...	686-7414
...	1713 ...	676-1300
...	1618 ...	686-7754
...	1618 ...	686-7754
...	1110 ...	687-2084
...	1710 ...	687-2024
...	2012 ...	686-5897
...	825 ...	687-3156

PETITION

We the undersigned, voters or citizens of the Middleborough Community, do support the building project of the Middleborough Volunteer Fire Company and request that they be given the requested variances and waivers for their building project.

Name	Address	Phone Number
...	330 Wye Rd	687-8217
...	370 Wye Rd	687-8217
...	341 Leonard Rd	574-7054
...	341 Wye Rd	574-7054
...	3 Polo Ct.	687-4036
...	8 Polo Ct	574-5929
...	1924 ...	686-5028
...	2010 ...	686-2957
...	2236 ...	686-4344
...	2232 ...	687-1388
...	2236 ...	686-4344
...	2010 ...	686-2957
...	218 ...	391-1745

GENERAL NOTES

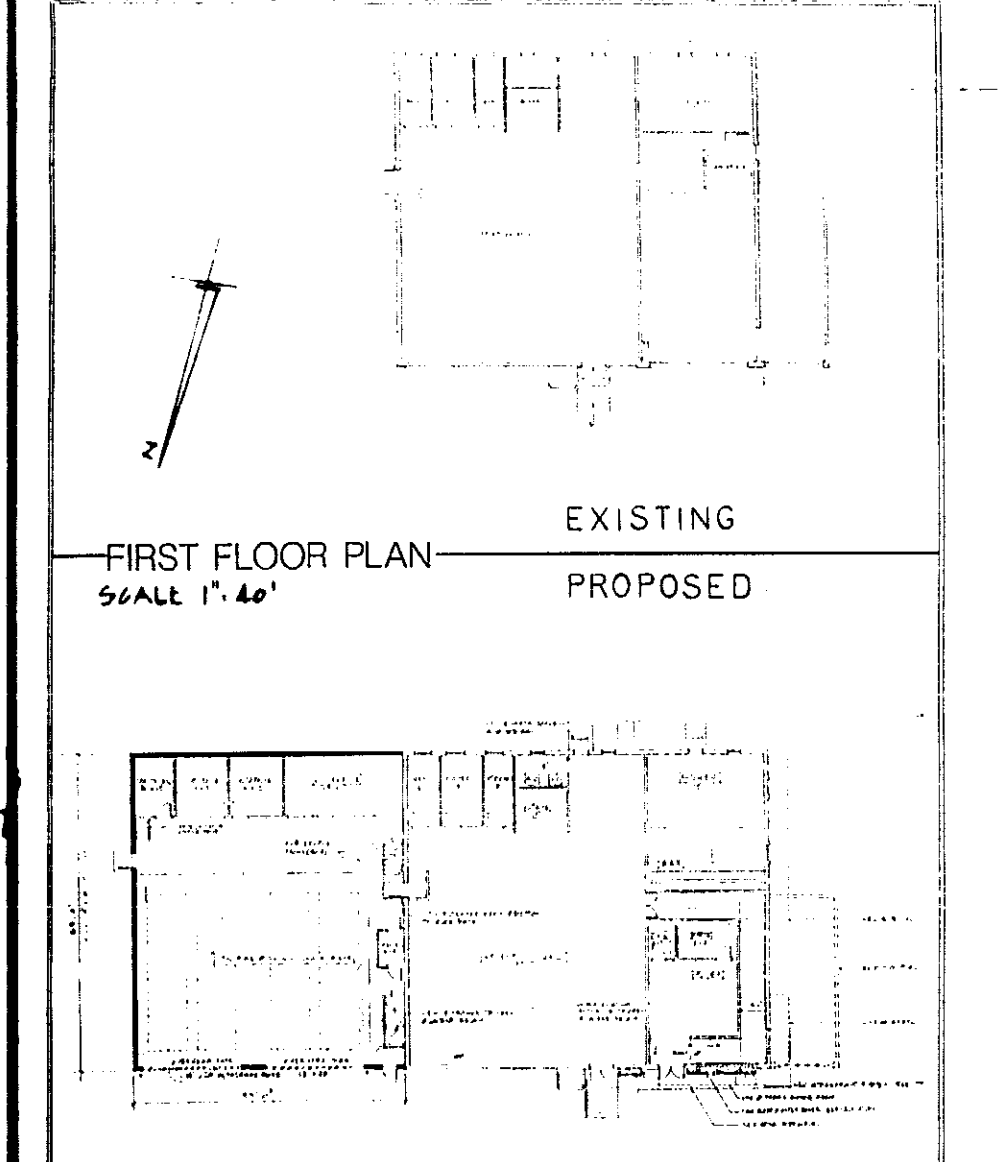
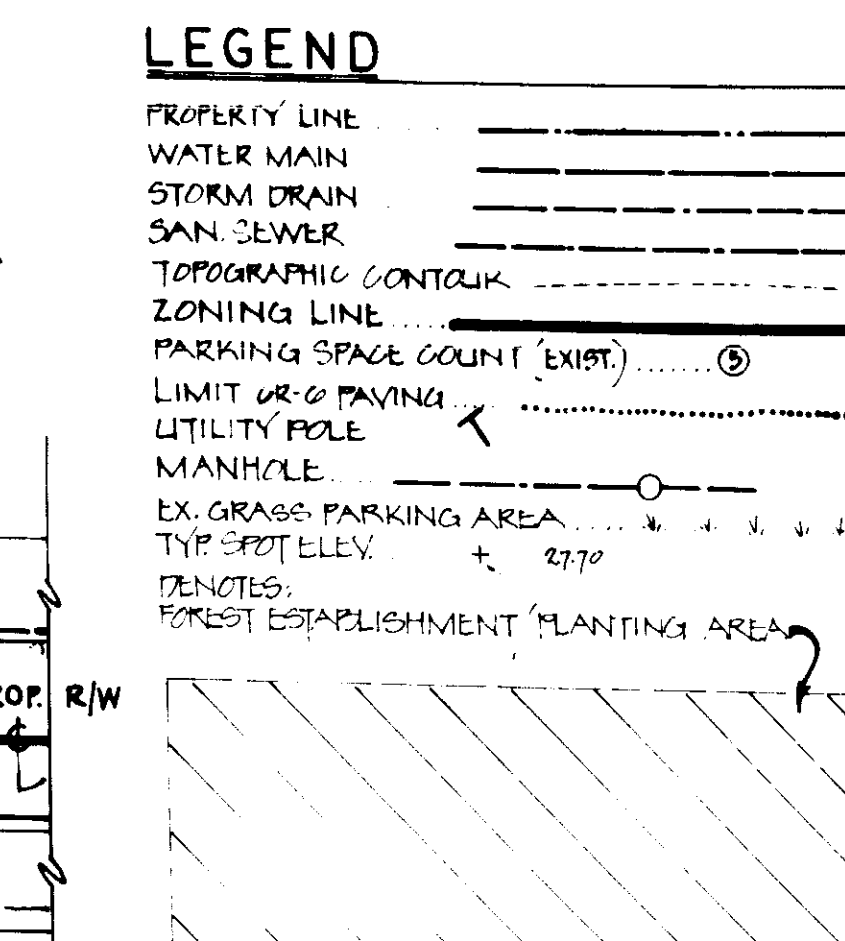
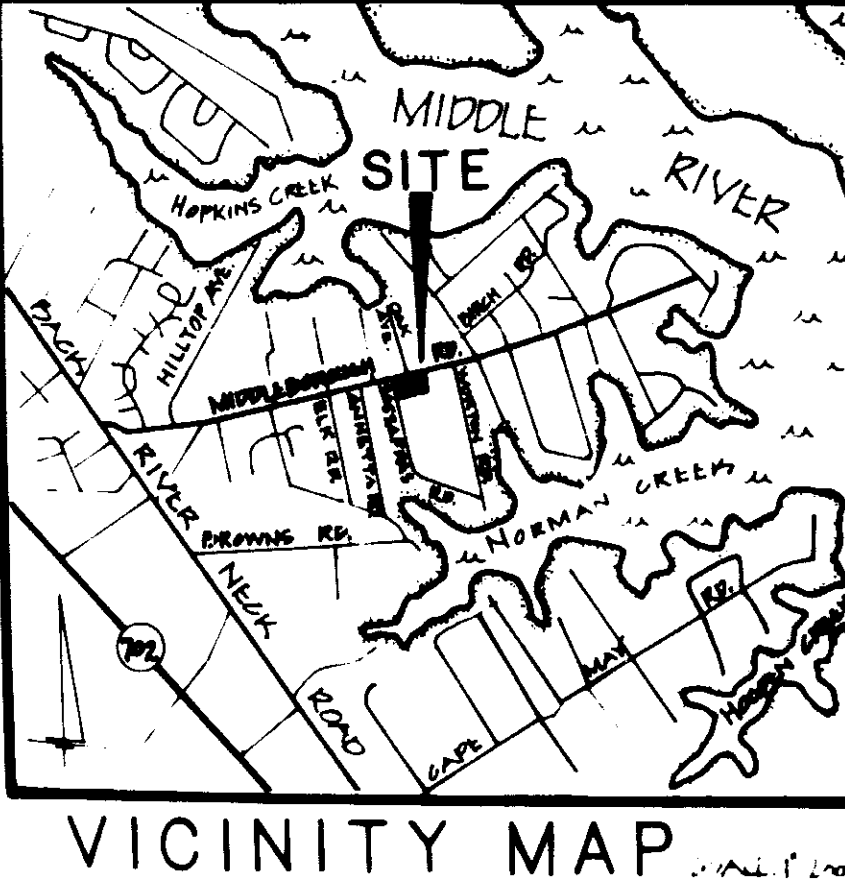
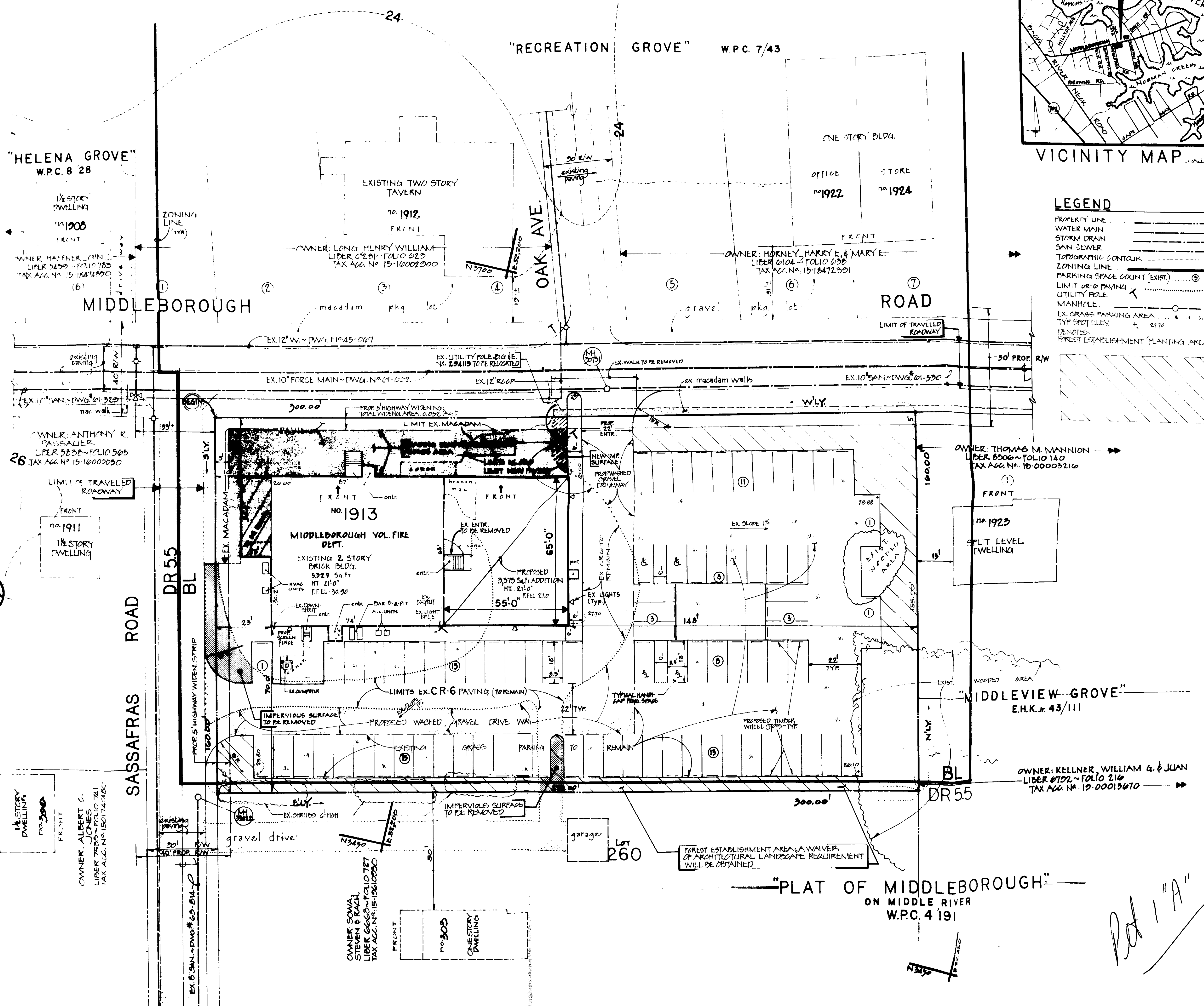
- 15TH ELECTION DISTRICT, 5TH COUNCILMANIC DISTRICT
- CENSUS TRACT 4508.02
- SUBDIVISION 37, WATERSEED 19
- SOIL TYPES: S1A - SASSAPARILLA LOAM
M1A - MATTAWAN SILT LOAM
THESE SOILS POSE NO LIMITATIONS FOR THE DEVELOPMENT PLANNED AT THIS SITE.
- THIS ENTIRE SITE LIES WITHIN THE CHEESAPEAKE BAY CRITICAL AREA LDA SOME (LIMITED DEVELOPMENT AREA).
- THIS SITE DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN.
- THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS ON OR WITHIN 100' OF THIS SITE.
- SITE HAS EXISTING PUBLIC WATER AND SEWER.
- THERE ARE NO SHOALS IN EXCESS OF 15%.
- THERE ARE NO KNOWN TIDAL OR NON-TIDAL WETLANDS, HISTORIC STRUCTURES, ARCHAEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HAZARDOUS MATERIAL SITES ON THIS PROPERTY.
- EXISTING LIGHTING SHALL SHINE DOWN AND NOT AT DWELLINGS.
- ALL SIGNS SHALL CONFORM TO DCER SECTION 413.
- A WAIVER OF PUBLIC WORKS STANDARDS M-92-13 FOR ROAD FRONT IMPROVEMENTS CURB & GUTTER, ROAD WIDENING AND SIDEWALKS WAS GRANTED ON 1/23/92.
- A STORMWATER MANAGEMENT WAIVER HAS BEEN APPLIED FOR AND ALL EXISTING AND PROPOSED DOWNSPOUTS WILL BE DIRECTED TOWARD INFILTRATION PITS TO INFILTRATE THE FIRST 1/2" OF RAINFALL FROM ROOVED AREAS.
- A WAIVER OF ARCHITECTURAL LANDSCAPE REQUIREMENTS WILL BE OBTAINED TO ALLOW FOREST ESTABLISHMENT PLANNING (IN ACCORDANCE WITH THE FOREST ESTABLISHMENT MANUAL) IN LIEU OF PLANTING SPECIFIED IN THE ARCHITECTURAL LANDSCAPE MANUAL.

SITE DATA FOR MIDDLEBOROUGH VOLUNTEER FIRE DEPARTMENT

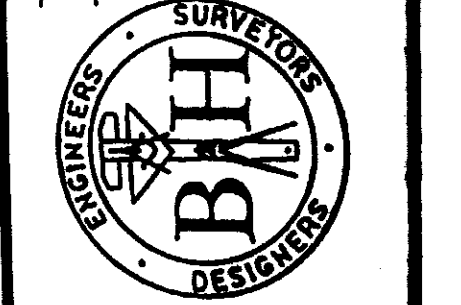
1. GROSS SITE AREA: 56,700 sq ft (1.10 ac)
2. NET SITE AREA: 48,000 sq ft (1.10 ac)
3. AFTER HIGHWAY DEDICATION:
GROSS SITE AREA: 56,700 sq ft (1.10 ac)
NET SITE AREA: 45,725 sq ft (1.05 ac)
4. CURRENT ZONING: R-1
5. SPECIAL EXCEPTION #414 FOR VOLUNTEER FIRE ENGINE HOUSE AND HALL, GRANTED TO MAY 14, 1991.
6. PROPERTY IDENTIFICATION: 21-21-424 TAX 128-11-133220-000 TAX MAP # 47-4810-01, PARCEL # 3.3, PART OFF LOT 240
7. OWNER DEVELOPER: MIDDLEBOROUGH VOLUNTEER FIRE DEPT., 1943 MIDDLEBOROUGH ROAD, BALTIMORE, MARYLAND 21221
8. EXISTING USE: VOLUNTEER FIRE ENGINE HOUSE AND HALL, PROPOSED USE: VOLUNTEER FIRE ENGINE HOUSE AND HALL
9. PUBLIC WATER AND SANITARY SEWER IS EXISTING ON SITE
10. EXISTING ZONING AREA: R-1
11. PROPOSED ZONING AREA: R-1
12. EXISTING IMPROVEMENTS AREA: 12,342 sq ft
13. PROPOSED IMPROVEMENTS AREA: 12,342 sq ft
14. EXISTING DRIVEWAY & DRIVEWAY AREA: 12,342 sq ft
15. PROPOSED DRIVEWAY & DRIVEWAY AREA: 12,342 sq ft
16. EXISTING DRIVEWAY & DRIVEWAY AREA: 12,342 sq ft
17. PROPOSED DRIVEWAY & DRIVEWAY AREA: 12,342 sq ft
18. EXISTING DRIVEWAY & DRIVEWAY AREA: 12,342 sq ft
19. PROPOSED DRIVEWAY & DRIVEWAY AREA: 12,342 sq ft
20. EXISTING DRIVEWAY & DRIVEWAY AREA: 12,342 sq ft
21. PROPOSED DRIVEWAY & DRIVEWAY AREA: 12,342 sq ft

PARKING DATA

1. PARKING CALCULATION:
FIRE HOUSE: 1,000 sq ft
ARBITRARY HALL: 1,000 sq ft
HALL: 1,000 sq ft
TOTAL: 3,000 sq ft
2. PARKING REQUIREMENT: 79 SPACES
3. PARKING PROVIDED INCLUDING HANDICAPPED SPACES: 79 SPACES
4. HANDICAPPED SPACES REQUIRED: 4 SPACES
5. DIMENSION OF STANDARD PARKING SPACE: 8' 0" X 18' 0"
6. DIMENSION OF PARALLEL PARKING SPACE: 8' 0" X 18' 0"
7. DIMENSION OF HANDICAPPED PARKING SPACE: 8' 0" X 18' 0" WITH A 5' FEET SHARED ACCESS WAY
8. DIMENSION OF ISLEWAYS FOR 2 WAY TRAFFIC: 12' 0"



BROYLES, HAYES & ASSOC.
ENGINEERS-DESIGNERS-SURVEYORS
1922 MIDDLEBOROUGH RD.
BALTO, MD. 21221
(301)-574-2227



MIDDLEBOROUGH VOL. FIRE DEPT.
1915 MIDDLEBOROUGH RD., BALTO, MD. 21221
15TH ELECTION DIST., 5TH COUNCILMANIC DIST.
PROJECT: SITE PLAN TO ACCOMPANY SPECIAL EXCEPTION
DATE: NOV 10, 1991 SCALE: 1"=20' DWG. BY: Campbell

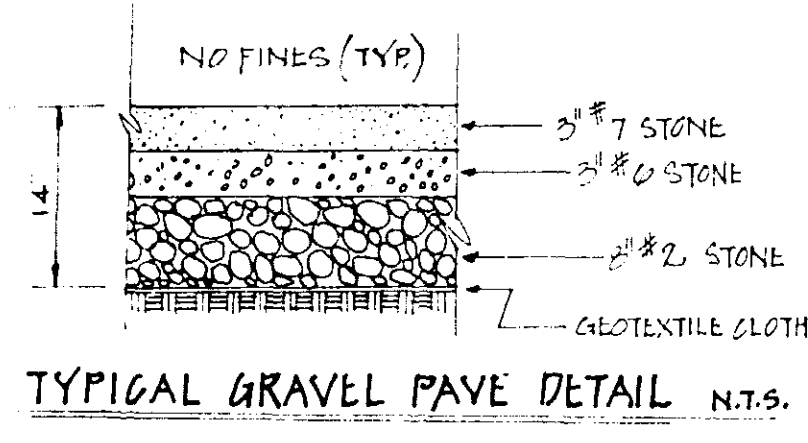
NO.	DATE	DESCRIPTION
1	11/10/91	ISSUED FOR PERMIT
2	11/10/91	REVISIONS
3	11/10/91	REVISIONS
4	11/10/91	REVISIONS
5	11/10/91	REVISIONS
6	11/10/91	REVISIONS
7	11/10/91	REVISIONS
8	11/10/91	REVISIONS
9	11/10/91	REVISIONS
10	11/10/91	REVISIONS

SHEET
OF

Plot "A"

GENERAL NOTES

- 15TH ELECTION DISTRICT, 5TH COUNCILMANIC DISTRICT CENSUS TRACT 4508.02
- SUBWATERSHED 39, WATERSHED 19
- SOIL TYPES: S1A - SASSAPRAS LOAM
M1A - MATTAPEX SILT LOAM
THESE SOILS POSE NO LIMITATIONS FOR THE DEVELOPMENT PLANNED AT THIS SITE
- THIS ENTIRE SITE LIES WITHIN THE CHESAPEAKE BAY CRITICAL AREA LDA ZONE (LIMITED DEVELOPMENT AREA).
- THIS SITE DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN
- THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS ON OR WITHIN 100' OF THIS SITE.
- SITE HAS EXISTING PUBLIC WATER AND SEWER.
- THERE ARE NO SLOPES IN EXCESS OF 15%.
- THERE ARE NO KNOWN TIDAL OR NON-TIDAL WETLANDS, HISTORIC STRUCTURES, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITATS OR HAZARDOUS MATERIAL SITES ON THIS PROPERTY.
- EXTERIOR LIGHTING SHALL SHINE DOWN AND NOT AT DWELLINGS
- ALL SIGNS SHALL CONFORM TO BCZP SECTION 413
- A WAIVER OF PUBLIC WORKS STANDARDS W-92-13 FOR ROAD FRONT IMPROVEMENTS, CURB & GUTTER, ROAD WIDENING AND SIDEWALKS WAS GRANTED ON 1/23/97
- A STORMWATER MANAGEMENT WAIVER HAS BEEN APPLIED FOR AND ALL EXISTING AND PROPOSED DOWNSPOUTS WILL BE DIRECTED TOWARD INFILTRATION PITS TO INFILTRATE THE FIRST 1/2" OF RAINFALL FROM ROOFED AREAS.
- A WAIVER OF ARCHITECTURAL LANDSCAPE REQUIREMENTS WILL BE OBTAINED TO ALLOW FOREST ESTABLISHMENT PLANTING (IN ACCORDANCE WITH THE FOREST ESTABLISHMENT MANUAL) IN LIEU OF PLANTING SPECIFIED IN THE ARCHITECTURAL LANDSCAPE MANUAL.

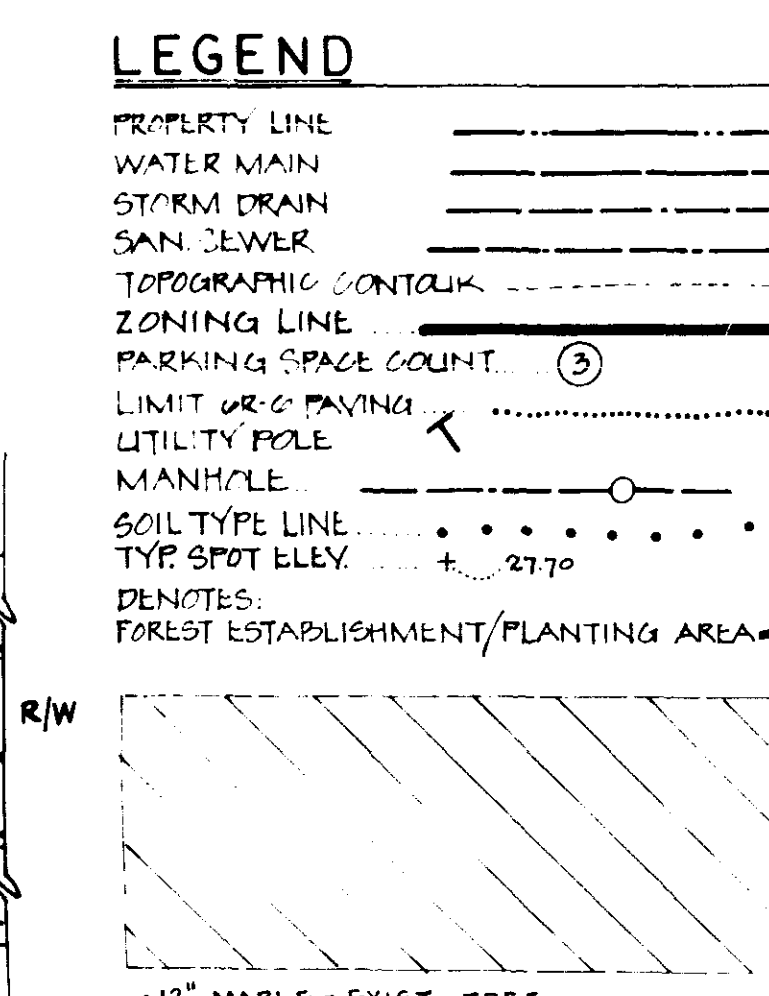
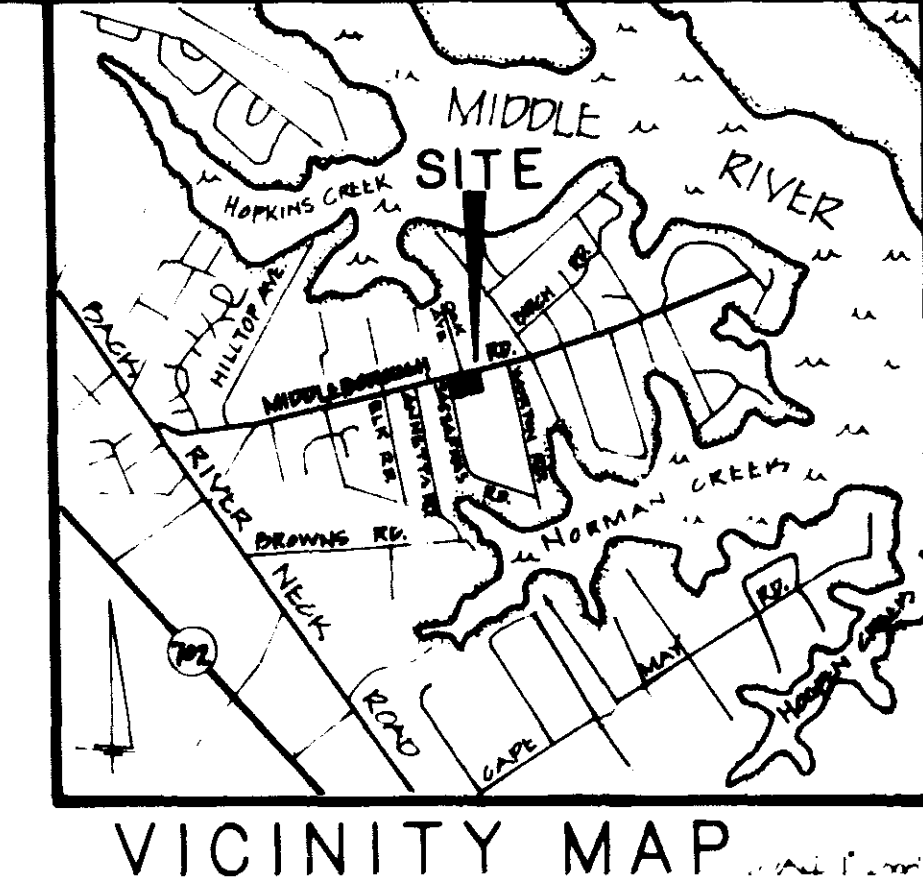
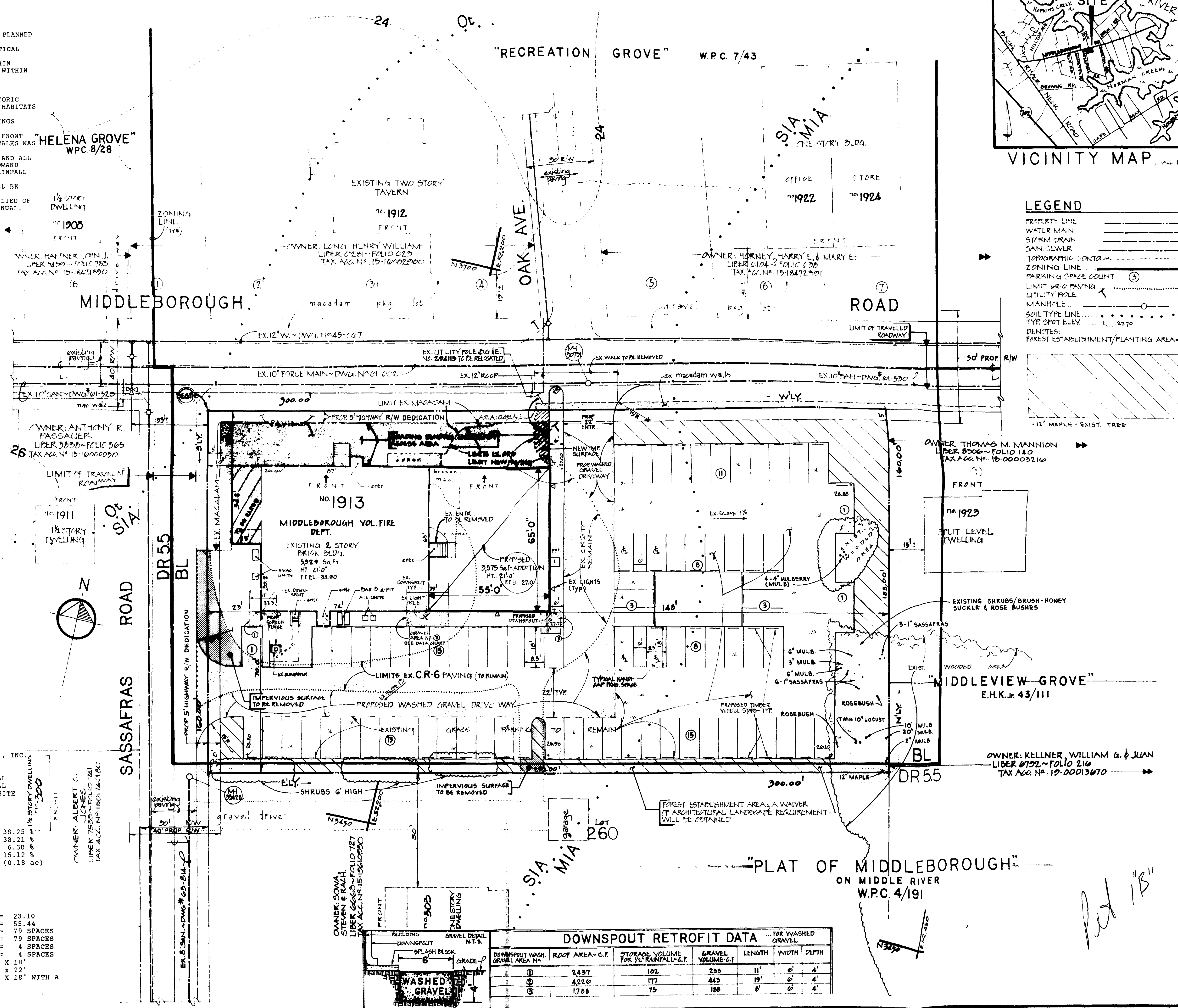


SITE DATA FOR MIDDLEBOROUGH VOLUNTEER FIRE DEPARTMENT

- GROSS SITE AREA = 56,700 sf (1.30 ac)
NET SITE AREA = 48,000 sf (1.10 ac)
AFTER HIGHWAY DEDICATION
GROSS SITE AREA = 56,700 sf (1.30 ac)
NET SITE AREA = 45,725 sf (1.05 ac)
CURRENT ZONING: BL = 1.07 ac
DR 5.5 = 0.03 ac
- SPECIAL EXCEPTION #414 FOR VOLUNTEER FIRE ENGINE HOUSE AND HALL, GRANTED ON MAY 14, 1945.
- PROPERTY REFERENCE: 1370/436, TAX ID# 15-13552820
TAX MAP 97, GRID 6, PARCEL 373, PART OFF LOT 260
- OWNER/DEVELOPER: MIDDLEBOROUGH VOLUNTEER FIRE CO., INC.
1913 MIDDLEBOROUGH ROAD
BALTIMORE, MARYLAND 21221
- EXISTING USE: VOLUNTEER FIRE ENGINE HOUSE AND HALL
PROPOSED USE: VOLUNTEER FIRE ENGINE HOUSE AND HALL
PUBLIC WATER AND SANITARY SEWER IS EXISTING ON SITE
- EXISTING FLOOR AREA = 8,007 sf
EXISTING FLOOR AREA RATIO = 14.12 %
PROPOSED FLOOR AREA = 11,130 sf
PROPOSED FLOOR AREA RATIO = 19.63 %
- EXISTING IMPERVIOUS AREA = 18,360 sf = 38.25 %
PROPOSED IMPERVIOUS AREA = 18,342 sf = 38.21 %
- EXISTING FOREST & SHRUB AREA = 3,022 sf = 6.30 %
PROPOSED FOREST ESTABLISHMENT AREA = 7,260 sf = 15.12 %
DISTURBED AREA = 8,270 sf = (0.18 ac)

PARKING DATA

- PARKING CALCULATION:
FIRE HOUSE 5,595 sf
ANCILLARY HALL 2,005 sf
HALL 7,000 sf x 3.3 SPACES/1000 sf = 23.10
2,772 sf x 20 SPACES/1000 sf = 55.44
- PARKING PROVIDED: = 79 SPACES
- HANDICAPPED SPACES REQUIRED: = 79 SPACES
- HANDICAPPED SPACES PROVIDED: = 4 SPACES
- DIMENSION OF STANDARD PARKING SPACE: 8'-6" x 18'
- DIMENSION OF PARALLEL PARKING SPACE: 8'-6" x 22'
- DIMENSION OF HANDICAPPED PARKING SPACE: 8'-6" x 18' WITH A 5 FEET SHARED ACCESS WAY
- DIMENSION OF ISLE WAYS FOR 2 WAY TRAFFIC: 22'



DOWNSPOUT RETROFIT DATA FOR WASHED GRAVEL

DOWNSPOUT WASH GRAVEL AREA NO.	ROOF AREA-S.F.	STORAGE VOLUME FOR 1/2\"/>				
1	2,437	102	255	11"	6"	4"
2	4,220	177	443	19"	6"	4"
3	1,788	75	188	8"	6"	4"

BROYLES, HAYES & ASSOC.
ENGINEERS • DESIGNERS • SURVEYORS
1922 MIDDLEBOROUGH RD.
BALTO, MD. 21221
(301)-574-2227

MIDDLEBOROUGH VOL. FIRE DEPT.
1913 MIDDLEBOROUGH RD. BALTO, CO. MD.
15TH ELECTION DIST. - 5TH COUNCILMANIC DIST.

PROJECT: FINDINGS PLAN
DATE: MARCH 7, 92 SCALE: 1"=20'
DWG. BY: campbell

REVISIONS
1 5-15-92
2 5-16-92

SHEET
1



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

#320

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	BACK RIVER	N.E.
DATE OF PHOTOGRAPHY JANUARY 1986	NECK	I-I