

79-77-A
124

79-77-A

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

show
he AB. HA
SECTION
DATE 8-4-71
TIME
BY CS
AT JP
BY 10/3/71
BY MF

petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser

Petitioner's Attorney

Respondent's Attorney

Legal Counsel

Address: 546 E. Pratt St., Baltimore, Md. 21202
214-6952

10:15 A.M.
10/2/78

BEFORE
JUDICIAL BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 79-77-A

This case comes before this Board on an appeal from a decision of the Deputy Zoning Commissioner granting the requested variance. The case was heard "De Novo" in its entirety on April 17, 1979.

1. Mr. Kubin purchased this home new over thirty years ago.
2. Mr. Kubin desired to extend his kitchen toward the street six (6) feet and alter his front porch--not line.
3. Mr. Kubin employed Mr. Frank Titus, contractor known as Titus and Son Co., to perform this work for about \$10,000.
4. Mr. Titus applied for building permit in May, 1978.
5. Building Permit #2948 issued by Baltimore County on June 14, 1978. Work on project began.
6. Baltimore County inspector checked footing work and permits - June 29, 1978.
7. Baltimore County inspector checked foundation work - June 30, 1978.
8. Baltimore County inspector checked floor slab - July 7, 1978.
9. July 19, 1978, Stop Work Order issued. Buildings substantially erected as far as outside walls go.
10. Mr. Titus, contractor, meets with building inspectors in Tawson and discovers that it has mistakenly measured from curb line to proposed extension instead of from property line and this difference in measurement requires a variance to permit construction to continue. Construction ceased and petition for variance filed on August 8, 1978.
11. Variance hearing held before Deputy Zoning Commissioner on October 5, 1978.
12. Deputy Zoning Commissioner granted variance on October 11, 1978.

2

13. Construction work resumed by Mr. Titus.
14. October 26, 1978, Stop Work Order reissued because Mr. and Mrs. Harry R. Sheppard, neighbors, appealed Deputy Zoning Commissioner's Order to the Baltimore County Board of Appeals.
15. Case heard before the County Board of Appeals on April 17, 1979.

Mr. Harry Sheppard testified as to his objections to the granting of this variance. He stated that he is the owner of the house next-door, is also an original owner in the development and wants to maintain the appearance of the fronts of all the houses as originally erected. He feels this variance could easily produce a "Domino Effect" in the neighborhood, which would be undesirable. It should also be noted that he testified that he applied for a permit to enclose a front porch some seven years or so ago and was refused this request. He also admitted that there were a number of similar extensions allowed in existence on this same street and in the nearby neighborhood. On addresses and photos of some were introduced into evidence as part of Petitioner's exhibit.

After considering all of the testimony and reviewing all of the exhibits presented in this case, the Board is of the opinion that the requested variance should be granted and will cite the following reasons for its decision.

Section 307 of the Baltimore County Zoning Regulations empowers this Board to grant variances if the requirements of Section 307 have been met. One requirement is that where strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and/or unreasonable hardship a variance should be granted. It should be noted that this building extension comes only as far as the existing porch line and does not alter the building front line setbacks in any other manner. To require this extension to be torn down at this stage seems to reflect unreasonable hardship on the property owner. This situation has arrived at this point thru mutual mistakes by both the contractor in his measurements and by Baltimore County authorities in not finding this mistake sooner. The property owner is in no way at fault and should not be punished for merely being the property owner. In the case of Grand Haven Twp., v. Brummel Mich. App., 274 N.W. 2d 814 the decision was similar, "A court will not grant

3.

an injunction that works in injustice. Both parties acted in good faith upon a mutual mistake. To force the defendant to relocate after the expenditure of \$100,000 would be contrary to equity and good conscience.⁴ In the Board's opinion, to force Mr. Kubin to tear down his structure after considerable time and expenditure through not granting the variance would be contrary to equity and good conscience.

Furthermore, Section 307 states that such a variance may be granted as to grant relief without substantial injury to public health, safety and general welfare. The Board can see no evidence of, nor was there any testimony to, substantial injury to public health, safety or general welfare. The very fact that there are other similar structures on this same street and in this same neighborhood without evidence of injury to the general welfare of the area attests to this.

For the reasons set forth in the foregoing Opinion, it is this 27th day of September, 1977, by the County Board of Appeals, ORDERED that the Order of the Deputy Zoning Commissioner, dated October 11, 1976, is hereby affirmed, and that the variance petitioned for, be and the same is hereby, GRANTED.

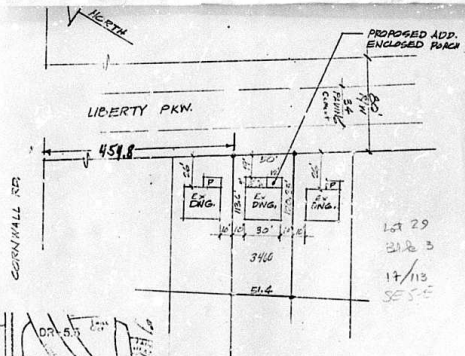
Any appeal from this decision must be in accordance with Rules B-1 thru B-12 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY

William T. Hackett
William T. Hackett, Acting Chairman

Patricia Millhouser
Patricia Millhouser

CORNWALL RD;



REVISÉ PLAN

 **baltimore county**
office of planning and zoning
TOWSON, MARYLAND 21204
(410) 481-3253

S. ERIC DINEN*
ZONING COMMISSIONER

George J. Martinak
Deputy Zoning Commissioner

October 11, 1978

William R. Evans, Esquire
2 North Dundalk Avenue
Baltimore, Maryland 21222

RE: Petition for Variance
SW/S of Liberty Parkway, 856.8' SE
of Cornwall Road - 12th Election
District
Joseph F. Kubin, Jr. - Petitioner
NO. 79-77-A (Item No. 24)

Dear Mr. Evans:

I have this date passed my Order in the above referenced matter,
in accordance with the attached.

Very truly yours,

GEORGE J. MARTINAK
Deputy Zoning Commissioner

GJM:mr
Attachments
cc: Mr. & Mrs. Henry R. Sheppard
3462 Liberty Parkway
Baltimore, Maryland 21222

John W. Hessian, III, Esquire
People's Counsel

September 27, 1975

Mr. and Mrs. Harry R. Sheppard
3462 Liberty Parkway
Dundalk, Maryland 21222

Re: Case No. 79-77-A
Joseph F. Kubin, Jr.

Dear Mr. and Mrs. Sheppard:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Elsonhart, Adm. Secy.

Encl.

cc: William R. Evans, Esquire
Mr. Joseph F. Kubin, Jr.
John W. Hession, III, Esquire
Mr. W. E. Hammond
Mr. J. E. Dyer
Mr. J. D. Seyffert
Mr. J. Howell

BEGINNING at a point on the Southwest side of Liberty Parkway, 150.8 feet southeast of Cornwall Road, and known as lot 29, Block 2 as shown on plat No. 6 C of Dundalk which is recorded in the Land Records of Baltimore County liber 14, Folio 113

Also known as 3460 Liberty Parkway.

DEC 18 1979

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner.

the above Variance should be had, and it further appearing that by reason of the granting of the Variance requested not adversely affecting the health, safety, and general welfare of the community, the Variance to permit a front setback of 19 feet in lieu of the required average of 28 feet should be granted.

IT IS ORDERED by the Deputy Commissioner of Baltimore County, this 11th day of October, 1978, that the herein Petition for the aforementioned Variance should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and Deputy Zoning Commissioner of Baltimore County Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Variance should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of 1978, that the above Variance be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
SW/S of Liberty Parkway, 856.8' SE of Cornwell Rd., 12th District : OF BALTIMORE COUNTY

JOSEPH F. KUBIN, JR., Petitioner : Case No. 77-7-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in the proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

HEREBY CERTIFY that on this 3rd day of September, 1978, a copy of the foregoing Order was mailed to Mr. Joseph F. Kubin, Jr., 3450 Liberty Parkway, Dundalk, Maryland 21222, Petitioner.

John W. Hession, III

October 20, 1978

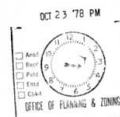
Mr. S. Eric Dinenna
Zoning Commissioner
Baltimore County
Office of Planning and Zoning
Towson, Maryland 21204

Re: Petition for Variance
SW/S of Liberty Parkway, 856.8' SE of Cornwell Road - 12th District
District
Joseph F. Kubin, Jr. - Petitioner
No. 77-7-A (Item No. 24)

Dear Mr. Dinenna:

Please note that we are appealing the decision of the Deputy Zoning Commissioner, Mr. George J. Martinak, on the above related matter under date of October 11, 1978. Please forward all papers in connection with this matter to the County Board of Appeals for hearing.

Very truly yours,



Harry R. Sheppard, Sr.
3462 Liberty Parkway
Baltimore, Maryland 21222

Betty V. Sheppard
3462 Liberty Parkway
Baltimore, Maryland 21222

cc: Mr. John W. Hession, III, Esquire
People's Counsel

Mr. George J. Martinak
Deputy Zoning Commissioner

Page 8 - June 1979

Injunction - Mus. al Mistake
Grand Haven Tp. v. Brummel Mich. App. 274 N.W. 2d 814
Towship obtained an injunction compelling the defendant to relocate two buildings so as to conform to the set back and side yard requirements. Defendant obtained a building permit to build houses on two adjoining lots. Due to a mistake by the surveyor as to the width of an existing right of way both foundations were laid in violation of the set back requirements. The building inspector issued the permits on the basis of the same mistake. Due to a second error by the surveyor the buildings were built too close to the side line. At the time the injunction was issued the defendant had spent \$100,000 in construction.

DECISION: A court will not grant an injunction that works in injustice. Both parties acted in good faith upon a mutual mistake. To force the defendant to relocate after the expenditure of \$100,000 would be contrary to equity and good conscience. Reversed.

Construction of Sewage Disposal Plant

State ex rel. City of Gower v. Gee, 773 S.W. 2d 107
Gower is a fourth class municipality adjacent to Buchanan County, a second class county. Gower wanted to construct a sewer treatment facility outside its limits but within five miles of Buchanan County land which was zoned for agriculture. The County Zoning Adjustment Board rejected Gower's application for an exception to the zoning law. The Circuit Court of Buchanan County reversed the Board's order, directing the Board to allow for lack of jurisdiction. The Board appealed.

DECISION: A fourth class city has constitutional and statutory authority to build a sewage treatment facility outside the city limits but within five miles of the limits. The law empowering Buchanan County to zone the property for agriculture purposes does not prohibit the exercise of statutory powers granted to fourth class cities to acquire property, either by condemnation or purchase, to build a sewage plant. Local zoning ordinances do not apply to public use of property.

The Buchanan County Board of Zoning Adjustment had no jurisdiction and its proceedings had no effect.

Affirmed.

Askew v. Kopp, et al. and City of Raytown, 330 S.W. 2d 882.

Judicial Review of Advisory Orders

1000 Friends of Oregon v. Land Conservation and Development Commission, 591 Pacific 2d 387.

The petitioners, 1000 Friends of Oregon, were successful in proceedings brought before the Land Conservation and Development Commission (LCDC) but contrary to provisions of the LCDC orders which are in the nature of advice to local governments. Petitioners argue that this advice is unlawful and brought this action to challenge this portion of the LCDC orders.

DECISION: The orders challenged are advisory and advisory statements are not judicially reviewable. The order contains no legal act which can be challenged. The advice was not relied on as a basis for the LCDC order. Advice without a legal act is not reviewable.

Affirmed.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric Dinenna
Zoning Commissioner
TO: Leslie H. Groat
FROM: Director of Planning
Item 724
SUBJECT: Petition 77-7-A, Petition for Variance for front yard setback
Southwest side of Liberty Parkway, 856.8 feet Southeast of Cornwell Road
Petitioner - Joseph F. Kubin, Jr.,

12th District

HEARING: Monday, October 2, 1978 (10:15 A.M.)

There are no comprehensive factors requiring comment on this petition.

Leslie H. Groat per J. Hession
Leslie H. Groat
Director of Planning

LHG:JHG:hw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. John Hession
People's Counsel
TO: Mr. Nicholas B. Commodari
FROM: Chairman, Zoning Plans Advisory Committee
SUBJECT: 3470 Liberty Parkway

In accordance with your request at this morning's Board of Appeals hearing, I reviewed the building permit files and could not find a building permit for the above referenced property. Since building permit files are kept for only 3-5 years, it is quite possible that a permit may have been obtained and no record is existing.

For your own information, a variance request similar to that of Mr. Kubin was granted for the property located at 3410 Liberty Parkway as a result of Case No. 77-69-A on October 14, 1976.

NEC/JH

Mr. Joseph F. Kubin, Jr.
3450 Liberty Parkway
Baltimore, Maryland 21222

RE: Permit No. 03966 PB

Dear Mr. Kubin:

Steven Koren, Building Engineer, has authorized me to revoke the above referenced permit per Section 111.6 of the Baltimore County Building Code. That section states that the Building Official may revoke a permit in case of misrepresentation in the application on which the permit or approval was based.

Your application shows a front setback of 42 feet and inspection by the Zoning Inspection personnel indicates the actual setback lot to be as indicated.

As this permit is hereby revoked, no further work can be performed on your front porch until resolved. Any questions concerning this should be addressed to either Larry Sherriff, Zoning Inspector or myself.

Very truly yours,

Bob Wilson

Bob Wilson
Building Inspection Supervisor
SW:ec

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

DEC 1 5 1979

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 21, 1978

Mr. Joseph F. Kubin, Jr.
3460 Liberty Parkway
Dundalk, Maryland 21222

RE: Variance Petition
Item No. 24
Petitioner - Kubin

Dear Mr. Kubin:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Located on the west side of Liberty Parkway south of Cornwall Road in the 12th Election District, the subject property is presently improved with an individual dwelling, which has been recently remodeled with an open porch and front addition. It is this latter structure which is the subject of this Variance request.

At the time of field inspection, I spoke to Mrs. Kubin, who explained to me that a permit was obtained to do the work and questioned why the Variance was now required. Since I was unable to explain the situation at that time, I have now reviewed the permit that was issued for the aforementioned renovation. The site plan, filed with this permit, indicated that after the addition was completed, there would be a setback of at least 42' from the front property line. Since this property is presently zoned D.R. 5.5 and the maximum required average front setback for an addition is 40', the permit was approved by this office. Because the measurement of 42' was not accurately taken, the Variance is now required in order to legalize the existing construction.

Mr. Joseph F. Kubin, Jr.
Page 2
September 21, 1978

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:amr
Enclosure

Baltimore County
Department of Public Works
TOWSON, MARYLAND 21204
THORNTON M. MOURING, P.E.
DIRECTOR

September 9, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #24 (1978-1979)
Property Owner: Joseph F. Kubin, Jr.
S/W Liberty Pkwy. 856.8' SE Cornwall Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 19' in lieu of the required 25'.
Acres: 0.1343 District: 12th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved.

Development of this property through striping, grading, and stabilization could result in a sediment pollution problem, dumping private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Additional fire hydrant protection is required in the vicinity.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #24 (1978-1979).

Very truly yours,

Ellsworth N. Dwyer, P.E.
ELLSWORTH N. DWYER, P.E.
Chief, Bureau of Engineering

END:ENR:PMG:as

cc: W. Munchel

F-SE Key Sheet - SE 5 E Topo sheet
19 SE 20 Pos. Sheet - 110 Tax Map

Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
301-454-3211
LESLIE H. GRAY
DIRECTOR

August 16, 1978

Mr. Eric S. DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #24, Zoning Advisory Committee Meeting, August 8, 1978, are as follows:

Property Owner: Joseph F. Kubin, Jr.
Location: SW/5 Liberty Pkwy 856.8' SE Cornwall Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 19' in lieu of the required 25'.
Acres: 0.1343
District: 12th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John F. Wimbly
JOHN F. WIMBLY
Planner III
Current Planning and Development

Baltimore County
Department of Health
TOWSON, MARYLAND 21204
DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

August 28, 1978

Mr. S. Eric DiNenna
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #24, Zoning Advisory Committee Meeting, August 8, 1978, are as follows:

Property Owner: Joseph F. Kubin, Jr.
Location: SW/5 Liberty Pkwy. 856.8' SE Cornwall Rd.
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 19' in lieu of the required 25'.
Acres: 0.1343
District: 12th

Metropolitan water and sewer exist, therefore no health hazards are anticipated.

Very truly yours,

Thomas H. Dwyer
THOMAS H. DWYER, Director
BUREAU OF ENVIRONMENTAL SERVICES

THJ/TBP/rlh

Baltimore County
Department of Health
TOWSON, MARYLAND 21204
0301-454-3210
Paul H. Reinecke
Chief

August 18, 1978

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Joseph F. Kubin, Jr.

Location: SW/5 Liberty Pkwy. 856.8' SE Cornwall Rd.

Item No. 24 Zoning Agenda Meeting of 08/08/78

Gentlemen:

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

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ ~~violates~~ the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 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", 1970 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: *William Kelly*
William Kelly, Jr.
Special Inspection Division

Noted and Approved: *George M. Hagan*
George M. Hagan
Fire Prevention Bureau

Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
301-454-3610
JOHN D. SEIBERT
DIRECTOR

August 22, 1978

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item # 24, Zoning Advisory Committee Meeting, August 8, 1978 are as follows:

Property Owner: Joseph F. Kubin, Jr.
Location: S/W Liberty Parkway 856.8 SE Cornwall Road
Existing Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 19' in lieu of the required 25'.
Acres: 0.1343
District: 12th

The items checked below are applicable:

- D. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, and other applicable codes.
- X. A building permit shall be required before construction can begin.
- C. Additional _____ Permits shall be required.
- B. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- F. Three sets of construction drawings with a: stamped Maryland Architect or Engineer's original seal will: be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Reported setback variance conflicts with the Baltimore County Building Code, "See Section _____"
- I. No Comment.
- J. Comment:

Very truly yours,

Charles E. Dunbar
Charles E. Dunbar
Plans Review Chief

CBJ:rlj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 3, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

Z.A.C. Meeting of: August 8, 1978

RE: Item No: 24
Property Owner: Joseph F. Kubin, Jr.
Location: SW/5 Liberty Pkwy. 856.8' SE Cornwall Rd.
Present Zoning: D.R. 5.5
Proposed Zoning: Variance to permit a front setback of 19' in lieu of the required 25'.

District: 15th
No. Acres:

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich
Field Representative

MNP/bp

JOSEPH H. MCGOWAN, PRESIDENT
Y. RAYMOND WILLIAMS, JR., VICE-PRESIDENT
MARCUS H. ROSENBERG

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCO
ROBERT B. HATCHEL

JAMES L. LORREY
MRS. WILTON N. SMITH, JR.
RICHARD W. TRACY, D.V.M.

ROBERT V. DUNEL, SUPERINTENDENT

