

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Charles Tsakales & Carolyn Legal Owner 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 148.1(a)(1)(D)(a) to allow side yard setbacks of fifteen (15) feet (both sides of yard) in lieu of the required 50 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)
Lot does not permit 50 foot side setback due to shape - total width at 55 foot front setback totals less than 100 feet, making 50' side yards at this point impossible. Property slopes steeply to rear which makes a deeper front setback impractical. Value of this lot is in view width, due to steep topography is only advantageous at front setback line.

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 be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Charles Tsakales 321-1113
Petitioner
John W. Hession, III
Deputy People's Counsel
Address: 1002 S. JAYHILL AVE.
BALTIMORE, MD. 21204
Petitioner's Attorney

ORDERED By The Zoning Commissioner of Baltimore County, this 15th day of August, 1978, 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 held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of October, 1978, at 10:00 o'clock A.M.

(over)

RE: Petition for Variances
11/8 of Spring Green Lane, 1170'
NE of Greencroft Lane - 8th
Election District
Charles Tsakales, et ux - Petitioners
NO. 79-85-A (Item No. 27)

Dear Mr. Smith:

I have this day 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. Sylvester G. Macis
3522 Mt. Zion Road
Upperco, Maryland 21155

Mr. Costas C. Nicolaidis, Chairman
Greencroft Community Association, Inc.
13909 Greencroft Lane
Cockeysville, Maryland 21030

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

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
N/S of Spring Green Lane
1170' NE of Greencroft Lane
8th District
OF BALTIMORE COUNTY
Case No. 79-85-A
CHARLES TSAKALES, et ux,
Petitioners

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 this proceeding. You are requested to notify me of any hearing date or date which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 22nd day of September, 1978, a copy of the foregoing Order was mailed to Mr. and Mrs. Charles Tsakales, 1007 Seward Avenue, Baltimore, Maryland 21234, Petitioners.

John W. Hession, III
John W. Hession, III

PETITION FOR VARIANCE * BEFORE THE ZONING COMMISSIONER
N/S of Spring Green Lane * OF
1170' NE of Greencroft Lane * BALTIMORE COUNTY
8th District * CASE #79 85 A
CHARLES TSAKALES, et ux
Petitioners

ORDER TO ENTER APPEARANCE

Dear Mr. Commissioner:

Please enter my appearance as Counsel for the Petitioners, Mr. & Mrs. Charles Tsakales, in the above-captioned proceeding.

James M. Smith
James M. Smith
Suite 1544
The World Trade Center
Baltimore, Maryland 21202
752-5830

I HEREBY CERTIFY, that on this 26th day of September, 1978 a copy of the foregoing was mailed to Peter Max Zimmerman, Esquire, Deputy People's Counsel and John W. Hession, III, Esquire, People's Counsel, County Office Building, Towson, Maryland 21204, 494-2188.

James M. Smith

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

S. Eric DiNenna
Zoning Commissioner
Lakie H. Groat
Director of Planning
Date: October 12, 1978
Subject: Petition #79-85-A, ITEM # 27

Petition for Variance for side yard setbacks
North side of Spring Green Lane, 1170 feet Northeast of Greencroft Lane
Petitioner - Charles and Carolyn Tsakales

8th District

HEARING: Monday, October 16, 1978 (10:00 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Lakie H. Groat
Lakie H. Groat
Director of Planning

LHG:JGHrw

ZONING DESCRIPTION

Beginning at a point on the North end of Spring Green Lane, approximately 1170 feet Northeast of Greencroft Lane and known as Lot 32 as shown on Plat 2, Section I of "Greencroft", which is recorded in the Land Records of Baltimore County in Liber 37, Folio 66.
Also known as 10 Spring Green Lane.

S. ERIC DINENNA
ZONING COMMISSIONER

RE: N/S OF SPRING GREEN LANE, 1170'
NE OF GREENCROFT LANE - 8TH
ELECTION DISTRICT
CHARLES TSAKALES, ET UX
NO. 79-85-A (ITEM NO. 27)

DEAR SIR,

I WOULD LIKE TO APPEAL THE
ABOVE CASE IN MY BEHALF.

ENCLOSED IS \$40 FILING FEE.



Theodore C. Moore
THEODORE C. MOORE

May 8, 1979

Mr. Theodore C. Moore
810 Seward Road
Towson, MD 21204

Re: Case No. 79-85-A (Item #27)
Charles Tsakales, et ux

Dear Mr. Moore:

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,

Mark J. Palmer
Mark J. Palmer
County Board of Appeals

Enclosures

cc: James M. Smith, Esq.
Mr. & Mrs. Charles Tsakales
Mr. Sylvester G. Macis
Mr. Costas C. Nicolaidis
The Rev. Albert N. Holmstrom, Jr.
John W. Hession, III, Esq.
Mr. James E. Dyer
Mr. E. DiNenna
Mr. L. Groat
Mr. James Howell

Pursuant to the advertisement, posting of property, and public hearing on the 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(s),

the Variance(s) should be granted; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, Variance(s) to permit side yard setbacks of fifteen feet in lieu of the required fifty feet should be granted.

Deputy Zoning Commissioner of Baltimore County, this 19th day of October, 1979, that the Petition for the aforementioned Variance(s) should be granted and the same is/are GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of October, 1979, that the aforementioned Variance(s) be and the same is/are hereby DENIED.

Zoning Commissioner of Baltimore County

Charles Taskales, et ux - #79-85-A

does not view this reasoning as the sort of practical difficulty that is envisioned by the Courts as sufficient to warrant the granting of a Variance from the existing zoning regulations.

Therefore, for the reasons set out above, the requested Variances will be denied.

ORDER

For the reasons set forth in the foregoing Opinion, it is this 8th day of May, 1979, by the County Board of Appeals, ORDERED that the Variance petitioned for, be and the same is hereby DENIED.

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

Walter A. Keller, Jr., Chairman

Robert L. Gilland

RE: PETITION FOR SPECIAL HEARING
for Variance - Side Yard Setbacks
N/S of Spring Green Lane, 1170'
NE of Greencroft Lane
B4 District
Charles Taskales, et ux
Petitioner
COUNTY BOARD OF APPEALS
OF
BALTIMORE COUNTY
No. 79-85-A

OPINION

This case came before the Board on an appeal from a decision of the Deputy Zoning Commissioner which granted requested Variances for side yard setbacks at the subject property.

The subject property, is located in the Eighth Election District in the relatively recently subdivided community known as the Greencroft. Specifically, the subject property is located at the end of a cul-de-sac known as Spring Green Lane. The subject lot may be noted as lot #32 on a partial plat of the Greencroft subdivision which is in evidence as Petitioner's Exhibit #3. The subject lot contains 1.54 acres and is irregular in shape. The dimensions of the various lot lines are noted on the Petitioner's Exhibit #3. Because of this irregular shape and topography considerations, the petitioner seeks Variances to allow side yard setbacks of fifteen (15) feet on each side of the subject lot in lieu of the required fifty (50) foot side yard setbacks on each side of the subject lot.

The current legal title holder of this lot testified and told the Board that he bought the lot in May of 1976, originally intending to build a home for his own personal residence. Subsequently, he has sold the lot to a speculative home builder who now, as contract purchaser of the subject lot, seeks the Variances described above.

The contract purchaser/home-builder testified before the Board and stated that the Variances were necessary because of the shape and extreme topography that uniquely exists at the subject lot. This witness told the Board that from his experience in home building, it was not practical to construct a home on this lot within the fifty (50) foot side yard setback as required by the regulations. On cross examination by the

Charles Taskales, et ux - #79-85-A

People's Counsel, this witness stated that he had not taken field measurements to see if any type house might be built within the existing setback regulations. This witness also stated that he was not familiar with others in this subdivision that had similar problems and had constructed residences in conformity with the existing fifty (50) foot side yard setback regulations. He stated that he was only familiar with this lot because this is the one he was interested in purchasing. He did state that it might be possible but not practical to construct a residence upon this particular lot but since he was a speculative builder, he had to build to the market place and could not construct a special type residence that would have to fit upon this particular unique homestead.

Henry LeBrun, a well-known and respected real estate expert, testified on behalf of the petitioner in this case. Mr. LeBrun told the Board in order to maximize the excellent view from this lot the residence should be built as close to the cul-de-sac as possible. Mr. LeBrun stated that in this cul-de-sac, only lots #28 and #32 remained totally unimproved. This expert stated that because of the shape and topography of this lot, there exists practical difficulty in locating a residence near the cul-de-sac and within the existing fifty (50) foot side yard setback regulations. If the residence were placed further back on the lot, then this particular home would not be in conformity with the rest of the homes on the cul-de-sac and in essence might be looking at the rear of the adjoining lots. Mr. LeBrun stated unequivocally that if the Variances were granted, some would have no adverse effect on the adjoining lots.

Two witnesses appeared in opposition to the granting of this petition. One was a nearby resident in the Greencroft community. This witness told the Board because of the general rolling nature of the land in this entire community, there were many lots that had topographical problems similar to that of the subject property and there was built, within the existing zoning side yard setback regulations, residences upon some of these lots that had somewhat similar topographical situations. Theodore C. Moore, the owner of the adjoining lot #28, testified in opposition to the granting of this Variance. Mr. Moore told the Board that one of his reasons for buying the lot next-door to the subject property was that there existed a fifty (50) foot setback

Charles Taskales, et ux - #79-85-A

regulation on each side of each lot. This appealed to Mr. Moore and was part of his motivation in buying the adjoining lot #28. Mr. Moore told the Board that he is now and has been for some time working hard with his architect in order to locate his planned residence on his lot #28 to the same would conform to the existing fifty (50) foot side yard setback regulations. Lot #28 has the same sort of topographical problems as the subject lot #32. Mr. Moore was adamantly opposed to the granting of the requested fifteen (15) foot side yard setbacks in lieu of the required fifty (50) foot side yard setbacks.

If the petitioner is to be successful in this instance, he must evidence to the satisfaction of the Board practical difficulty and/or unreasonable hardship unique to this petition. A member of this Board has personally inspected the subject lot and the surrounding Greencroft community. After carefully reviewing the testimony and evidence offered in this case, and reflecting upon the personal inspection made by one of the Board members, it is the judgement of this Board that there does not exist sufficient proof of practical difficulty and/or unreasonable hardship in this case to warrant the granting of the requested fifteen (15) foot side yard setbacks in lieu of the required fifty (50) foot side yard setbacks on each of the subject lot. The personal inspection bears out the testimony of the protestants concerning the Greencroft community and the rolling nature of the topography on many of the subdivided lots in this community. Many of the homes in this community are built upon lots that have similar topographical situations and the same have been constructed within the existing side yard setback regulations. The petitioner has admitted that he has made little, if any effort to plan a residence that might more uniquely fit upon the subject lot considering its shape and topographical problems.

The Board can sympathize with the contract purchaser/home builder when he states that he cannot build a home uniquely for this lot, but must build a home that would find a general and ready acceptance in the market place. However, the Board



Epiphany Episcopal Church
DULANEY VALLEY

2216 Pot Spring Road - Timonium, Maryland 21093

CL 1-4443

December 13, 1978

County Board of Appeals
Room 219
Baltimore County Courthouse
Towson, MD 21204

Dear Mr. Buddemeier,

Confirming our conversation today, please notify me at 6 Spring Green Lane, Cockeysville, MD 21030 of the date that case number 79-85A will be reconsidered. This case concerns rezoning of a lot owned by Mr. Charles Taskales and is being contested by a Mr. Moore.

Thank you for your help.

Sincerely yours,

Albert N. Spivack, Jr.
The Rev. Albert N. Spivack, Jr.

ANSI, Jr. pb

Greencroft
Community Association, Inc.
13909 Greencroft Lane
Cockeysville, Maryland 21030

Mr. George J. Martinek
Deputy Zoning Commissioner
Room 109
County Office Building
Towson, Maryland 21204

Re: Case No. 79-85A

Dear Mr. Martinek:

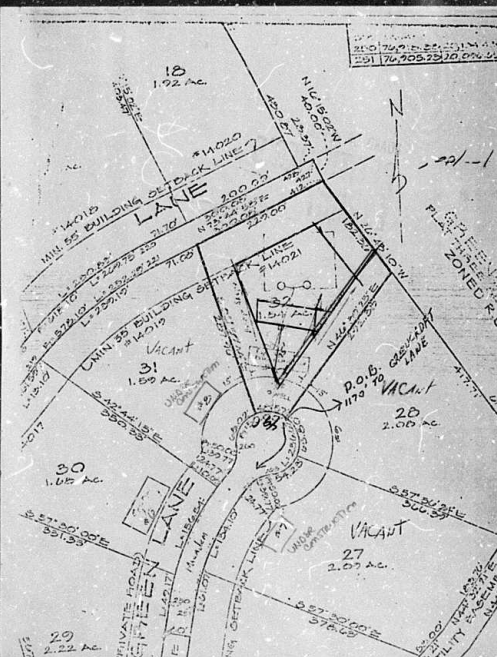
The Board of Directors of Greencroft Community Association, Inc. has become aware of a request of variance from the minimum building setback provisions applicable to Lot 32 of Greencroft.

The Board unanimously opposes the granting of such request. The Board believes that the large size of the lot (1.54 acres) and its topography permit the construction of any size house without varying the minimum setback requirements and without any undue financial hardship to the owner.

The Board also believes that the requested variance, if granted, would unduly and without justification infringe upon the rights of adjoining and other lot owners to enjoy their properties in the manner in which the existing setback requirements would allow. In taking this position, the Board is acting in its capacity as the elected governing body representing the lot owners in Greencroft.

Yours truly,
BOARD OF DIRECTORS

Costas N. Nicolaides, Chairman



BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 15th day of August 1978.

Eric DiNenna
ERIC DI NENNA
Zoning Commissioner

Petitioner: Tsakales
Petitioner's Attorney

Mr. & Mrs. Charles Tsakales
1007 Syward Avenue
Baltimore, Maryland 21251

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

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

info

Nicholas B. Commodari
Chairman

MEMBERS

Bureau of Engineering
Department of Traffic Engineering
State Roads Commission

Bureau of Fire Protection
Health Department
Project Planning
Public Works Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Charles Tsakales
1007 Syward Avenue
Baltimore, Maryland 21251

September 28, 1978

RE: Variance Petition
Item No. 27
Petitioner - Tsakales

Dear Mr. & Mrs. Tsakales:

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.

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/sf

Enclosure



TOWSON, MARYLAND, P.E.
DIRECTOR

September 8, 1979

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

Re: Item #27 (1978-1979)
Property Owner: Charles & Carolyn Tsakales
N/S Spring Green Lane 1170' N/E Greencroft Lane
Existing Zoning: RC-4
Proposed Zoning: Variance to permit side setbacks of 15' in lieu of the required 50'.
Acres: 1.54 District: 8th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan 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.

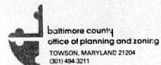
Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage 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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this item #27 (1978-1979).

Very truly yours,
Ellsworth V. Diver, P.E.
ELLSWORTH V. DIVER, P.E.
Chief, Bureau of Engineering

END:EARL:PW:SS
V-10 Key Sheet
TS 10 14 Per. Sheet
NM 20 D Topo
41 Tax Map



LESLIE H. CRAWF
DIRECTOR

September 25, 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 #27, Zoning Advisory Committee Meeting, August 15, 1978, are as follows:

Property Owner: Charles and Carolyn Tsakales
Location: N/S Spring Green Lane 1170' NE Greencroft Lane
Existing Zoning: RC-4
Proposed Zoning: Variance to permit side setbacks of 15' in lieu of the required 50'.
Acres: 1.54
District: 8th

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 are 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 L. Wintley
John L. Wintley
Planner III
Current Planning and Development



DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

September 21, 1978

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

Dear Mr. DiNenna:

Comments on Item #27, Zoning Advisory Committee Meeting, August 15, 1978, are as follows:

Property Owner: Charles & Carolyn Tsakales
Location: N/S Spring Green Ln. 1170' NE Greencroft Ln.
Existing Zoning: RC-4
Proposed Zoning: Variance to permit side setbacks of 15' in lieu of the required 50'.
Acres: 1.54
District: 8th

The proposed variance will not interfere with the location of the well or sewage disposal area, therefore no health hazards are anticipated.

Very truly yours,

Thomas A. Devlin
Thomas A. Devlin
Director
Bureau of Environmental Services

THIS/JP:spb



Paul H. Reinke
CHIEF

August 29, 1978

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

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Charles & Carolyn Tsakales

Location: N/S Spring Green Ln. 1170' NE Greencroft Ln.

Item No. 27

Zoning Agenda Meeting of 06/15/78

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "R" 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 load and condition shown at _____ exceeds the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of 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. 301 "Life Safety Code", 1970 Edition prior to occupancy.
- () 6. Site plan as approved is drawn.
- () 7. The Fire Prevention Bureau has no comments, at this time.

George M. McGonigal
George M. McGonigal
Fire Prevention Bureau



JOHN D. SEIBERT
DIRECTOR

August 23, 1978

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

Dear Mr. DiNenna:

Comments on Item # 27 Zoning Advisory Committee Meeting, August 15, 1978 are as follows:

Property Owner: Charles & Carolyn Tsakales
Location: N/S Spring Green Lane 1170' NE Greencroft Lane
Existing Zoning: RC-4
Proposed Zoning: Variance to permit side setbacks of 15' in lieu of the required 50'.

Acres: 1.54
District: 8th

The items checked below are applicable:

- X 1. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, and other applicable codes.
- X 2. A building permit shall be required before construction can begin.
- X 3. Additional _____ permits shall be required.
- X 4. Building shall be upgraded to new use - requires alteration permit.
- X 5. Three sets of a construction drawing will be required to file an application for a building permit.
- X 6. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.
- X 7. Void frame walls are not permitted within 30' of a property line. Contact Building Department if distance is between 30' and 40' of property line.
- X 8. Requested setback variance conflicts with the Baltimore County Building Code, see Section _____.
1. No Comment.
2. Comments:

Very truly yours,
Charles E. Purdon
Charles E. Purdon
Plans Review Chief

CEB:spj

BOARD OF EDUCATION
OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: Aug st 11, 1978

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

2.A.C. Meeting of: August 15, 1978

RE: Item No: 27
Property Owner: Charles & Carolyn Tsakales
Location: N/S Spring Green La. 1170' NE Greencroft Lane
Present Zoning: R.C. 4
Proposed Zoning: Variance to permit side setback* of 15' in lieu of the required 50'.

District: 8th
No. Acres: 1.54

No bearing on student population

Very truly yours,

W. Nick Petrovich,
field Representative

KNP/bp

JOSEPH N. MCGOWAN, PRESIDENT	THOMAS H. SOYER	ALVIN LORECK
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT	MRS. LOUJINE F. CHURCH	MRS. MILTON E. SMITH, JR.
MARCUS M. ELTSBAPLE	ROGER B. HAYDON	RICHARD W. TRACEY, D.V.M.
	ROBERT V. CLISSE, SUPERINTENDENT	

