

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, H.M.H. Construction Co., Inc., 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 1802.3B (205.2 (301.1) and 205.1) to permit a front yard setback of 30.5' instead of the required 40' and a rear yard setback of 3' instead of the required 40'.

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

1. Lot was staked out and foundation and first floor complete. When second stake out was conducted, it was discovered that the set-back was in error;
2. It would be an unreasonable hardship and a practical difficulty to remove and conform to set-back of 40';
3. The granting of the Variance will not be detrimental to the health, welfare and safety of the community.

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.

H.M.H. Construction Co., Inc.

BY: Harry Samson, Vice President Legal Owner

Address: 3809 Clark's Lane

Baltimore, Md. 21215

Petitioner's Attorney

Protestant's Attorney

S. ERIC DINENNA, Esquire

Suite 205 Alex. Brown Bldg.

Towson, Maryland 21204

ORDERED BY The Zoning Commissioner of Baltimore County, this 21st day of August, 1979, 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 23rd day of October, 1979, at 1:30 p.m.

Zoning Commissioner of Baltimore County

(over)

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER
NW corner of Sugarcone Rd. and
Mandel Court, 3rd District : OF BALTIMORE COUNTY

H.M.H. CONSTRUCTION CO., INC., : Case No. 80-107-A
Petitioner

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 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
Peter Max Zimmerman
Deputy People's Counsel

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

I HEREBY CERTIFY that on this 8th day of October, 1979, a copy of the foregoing Order was mailed to S. Eric DiNenna, Esquire, Suite 205, Alex. Brown Building, 201 W. Pennsylvania Avenue, Towson, Maryland 21204, Attorney for Petitioner.

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

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353
WILLIAM E. HAMMOND
ZONING COMMISSIONER

October 26, 1979

S. Eric DiNenna, Esquire
Suite 205, Alex. Brown Building
Towson, Maryland 21204

RE: Petition for Variance
NW corner of Sugarcone Road and
Mandel Court - 3rd Election District
H.M.H. Construction Co., Inc. -
Petitioner
NO. 79-80-107-A (Item No. 46)

Dear Mr. DiNenna:

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

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

WEH/arl

Attachments

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

Paul Lee P.E.

Paul Lee Engineering Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204
826-5911



DESCRIPTION

0.3856 ACRE PARCEL, LOT 36, BLOCK J, SECTION 6, "GREENGATE", NORTH SIDE OF SUGARCONE ROAD, WEST SIDE OF MANDEL COURT, BALTIMORE COUNTY, MARYLAND.
This Description is for Front and Rear Yard Variances.

Beginning for the same at a point on the North side of Sugarcone Road as shown on plat of Section 6 "Greengate" recorded among the Land Records of Baltimore County in Plat Book E.H.K.J.R. 38 Folio 129 at the distance of 35' ± as measured westerly along the North side of Sugarcone Road from its intersection with the centerline of Mandel Court, as shown on said plat, running thence binding on North side of Sugarcone Road (1) Westerly by a curve to the left with the radius of 2030.00 feet, the distance of 135.31 ft. to the dividing line between lots 36 and 37 of said Block J, thence leaving said North R/W line of Sugarcone Road (2) N 18 degrees 56 minutes 15 seconds E 119.57 feet to the rear of lot 36 thence (3) S 66 degrees 15 minutes 00 seconds E 132.34 feet to intersect the west R/W line of Mandel Court, and thence binding on said West side of Mandel Court (4) Southerly by a curve to the left with a radius of 50.00 feet the distance of 21.95 feet thence (5) Southerly by a curve to the right with a radius of 50.00 feet the distance of 36.14 feet thence (6) S 23 degrees 45 minutes 00 seconds W 50 feet and thence (7) S 68 degrees 19 minutes 00 seconds W 14.24 feet to the point of beginning.

Containing 0.3856 of an acre of land.

Engineers - Surveyors - Site Planners 8/7/79

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
Zoning Commissioner
TO: John D. Seyffert, Director
FROM: Office of Planning and Zoning
SUBJECT: Petition # 80-107A, Item 46

Date: October 11, 1979

Petition for Variance for front and rear yard setbacks
Northwest corner of Sugarcone Road and Mandel Court
Petitioner - H.M.H. Construction Co., Inc.

3rd District

HEARING: Tuesday, October 23, 1979 (1:30 P.M.)

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

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:rw

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

S. Eric DiNenna, Esquire
Suite 205 Alex. Brown Building
Towson, Maryland 21204

Paul Lee Engineering, Inc.
304 W. Pennsylvania Ave.
Towson, Maryland 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received and accepted for filing this 21st day of August, 1979.

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: H.M.H. Construction Co.

Petitioner's Attorney: S. Eric DiNenna, Esq.

Reviewed by: Nicholas B. Commodari
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 15, 1979

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
cc: Nicholas B. Commodari
Chairman

S. Eric DiNenna, Esquire
Suite 205 Alex. Brown Building
Towson, Maryland 21204

RE: No. 46
Petitioner - H.M.H. Construction Co.
Variance Petition

Dear Mr. DiNenna:

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

Located on the northwest corner of Sugarcone Road and Mandel Court in the 3rd Election District, the subject of this petition is a partially constructed dwelling. Because the building was inaccurately located, this Variance is required in order to legalize the existing front and rear set backs.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. 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:hk

Enclosures
Paul Lee Engineering, Inc.
304 W. Pennsylvania Ave.
Towson, Md. 21204

FEB 11 1980

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 had; and it further appears that the granting of the Variances requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 26th day of October, 1979, that the herein Petition for Variances to permit front and rear yard setbacks of 38.5 feet and 34 feet, respectively, in lieu of the required 40 feet, for the expressed purpose of completing the dwelling already under construction, 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 the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner
Baltimore County

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, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit

Zoning Commissioner of Baltimore County



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

THORNTON M. MOURINS
DIRECTOR

October 25, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #46 (1979-1980)
Property Owner: H.M.H. Construction Co.
N/W cor. Sugarcone Rd. & Mandel Ct.
Existing Zoning: DR 2
Proposed Zoning: Variance to permit a front setback of 38.5' in lieu of the required 40' and a rear setback of 34' in lieu of the required 40'.
Acres: 0.3856 District: 3rd

Dear Mr. Hammond:

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 and are as secured by Public Works Agreement 36903, executed in conjunction with the development of Green Gate, of which this property is Lot 36 Block "J" of the plat "Section 6 Green Gate", recorded E.H.K., Jr. 38, Folio 129.

Development of this property through stripping, 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 stripping 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.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item #46 (1979-1980).

Very truly yours,

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

cc: J. Wimbley

O-NW Key Sheet, 33 NW 11 & 12 Pos. Sheets
NW 9 C Topo, 69 Tax Map



Baltimore County
Office of Planning and Zoning
TOWSON, MARYLAND 21204
(301) 494-3211

John D. Seyfert
DIRECTOR

October 10, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #46, Zoning Advisory Committee Meeting, August 21, 1979, are as follows:

Property Owner: H.M.H. Construction Co.
Location: NW/C Sugarcone Road and Mandel Court
Existing Zoning: D.R.2
Proposed Zoning: Variance to permit a front setback of 38.5' in lieu of the required 40' and a rear setback of 34' in lieu of the required 40'.
Acres: 0.3856
District: 3rd

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. Wimbley, Jr.
John L. Wimbley
Planner III
Current Planning and Development



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
(301) 494-3550

STEPHEN E. COLLINS
DIRECTOR

September 24, 1979

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 46
Property Owner: H.M.H. Construction Co.
Location: NW/C Sugarcone Rd. & Mandel Ct.
Existing Zoning: D.R. 2
Proposed Zoning: Variance to permit a front setback of 38.5' in lieu of the required 40' and a rear setback of 34' in lieu of the required 40'.
Acres: 0.3856
District: 3rd

Dear Mr. Hammond:

No comment.

Very truly yours,

Michael S. Flanagan
Engineering Associate II

MSF/mjm



Baltimore County
Department of Health
TOWSON, MARYLAND 21204

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

October 8, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #46, Zoning Advisory Committee Meeting of August 21, 1979, are as follows:

Property Owner: H. M. H. Construction Co.
Location: NW/C Sugarcone Rd. & Mandel Ct.
Existing Zoning: D.R. 2
Proposed Zoning: Variance to permit a front setback of 38.5' in lieu of the required 40' and a rear setback of 34' in lieu of the required 40'.
Acres: 0.3856
District: 3rd

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

Very truly yours,

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

ISF/JAF/rhc



Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 494-3810

Ted Zelenki
DIRECTOR

September 5, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #46 Zoning Advisory Committee Meeting, August 21, 1979, are as follows:

Property Owner: H.M.H. Construction Co.
Location: NW/C Sugarcone Road and Mandel Court
Existing Zoning: D.P. 2
Proposed Zoning: Variance to permit a front setback of 38.5' in lieu of the required 40' and a rear setback of 34' in lieu of the required 40'.

Acres: 0.3856
District: 3rd

The items checked below are applicable:

X A. Structure shall conform to Baltimore County Building Code (B.C.B.C.) 1970 Edition and the 1971 Supplement, State of Maryland Code for the Handicapped and aged and other applicable codes.

X B. A building permit shall be required before construction can begin.

X C. Additional occupancy use permits shall be required.

X D. Building shall be added to new use - requires alteration permit.

X E. Three sets of construction drawings will be required to file an application for a building permit.

X F. 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.

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. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

I. No Comment.

J. Comment:

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,

Charles E. Burnham, Chief
Plans Review

CEB:rrj



Baltimore County
Fire Department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
CHIEF

August 28, 1979

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

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner H. M. H. Construction Co.

Location: NW/C Sugarcone Rd. & Mandel Ct.

Item No. 46

Zoning Agenda Meeting of 8/21/79

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 or _____ 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 _____

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.

(x) 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" 1976 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

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

[Signature]
Fire Prevention Bureau

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: August 17, 1979

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

Z.A.C. Meeting of: August 21, 1979

RE: Item No: 23, 42, 43, 44, 45, 46, 47, 48
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

[Signature]
W. Nick Petrovich,
Field Representative

WNP/bp

JOSEPH M. MCCOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MANCUS M. ROTARIUS

THOMAS H. DYER
MRS. LORNAE F. CHIRCUZ
ROGER B. HAYDEN
ROBERT V. DUDEL, SUPERINTENDENT

ALVIN LORICK
T.M. MILTON M. SMITH, JR.
RICHARD W. TRACEY, L.V.M.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

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

Your Petition has been received this 8th day of August, 1977.

Filing Fee \$ 25.00 Received: ✓ Check ✓

Cash ✓
Other ✓

William E. Hammond
William E. Hammond, Zoning Commissioner

Petitioner H.M.H. Construction Co. Submitted by S. Eric DuMont

Petitioner's Attorney None Reviewed by GIF

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

80-107-A

District 2nd Date of Posting 10-8-79

Posted for: Variance for front yard S/B

Petitioner: H.M.H. Construction Co. Inc.

Location of property: N.W. 1/4 Sugar Cove Rd. & Mandel Ct.

Location of Signs: Front of Prop. - Sugar Cove Rd.

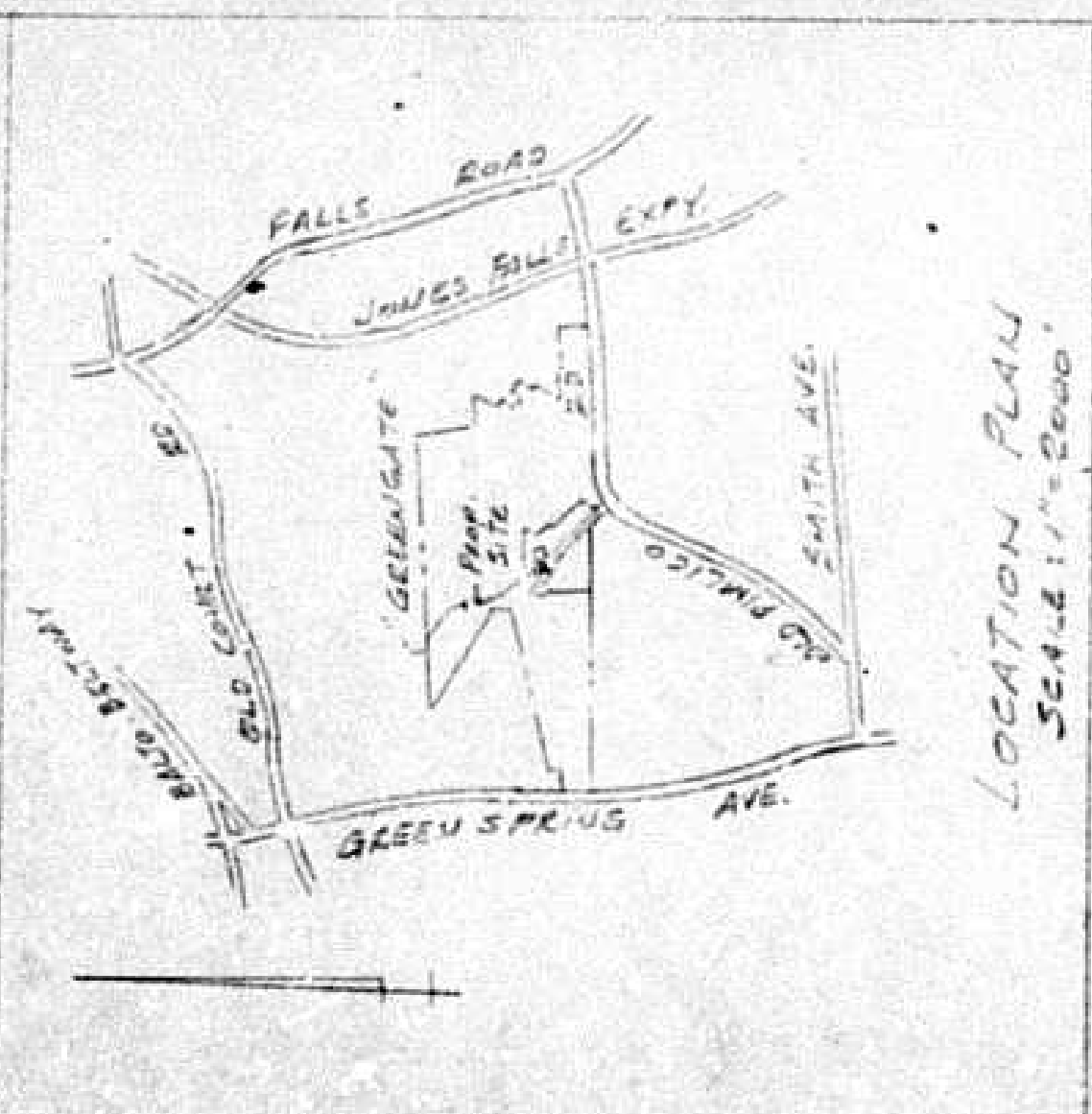
Remarks: Gay C. Exline

Posted by Gay C. Exline Date of return: 10-8-79

1-sign

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map date by	Original date by	Duplicate date by	Tracing date by	200 Sheet date by
Descriptions checked and outline plotted on map					
Petition number added to outline					
Denied					
Granted by ZC, BA, CC, CA					
Reviewed by: <u>GIF</u>	Revised Plans: Change in outline or description <u>Yes</u> Previous case: <u>none</u> Map # <u>_____</u>				



- GENERAL NOTES
1. AREA OF SITE - 0.3856 AC. (16705 sq. ft.)
 2. EX ZONING OF SITE - R-2 (R-20)
 3. " USE OF SITE - RESIDENTIAL
 4. PROP ZONING OF SITE - "R-2"
 5. " USE OF SITE - RESIDENTIAL
 6. PETITIONER REQUESTING A VARIANCE TO PERMIT A MIN. FRONT SETBACK OF 35' INSTEAD OF THE REQD. 40' (A VARIANCE OF 5' & A MIN. REAR YARD SETBACK OF 24' INSTEAD OF THE REQD. 40' (A VARIANCE OF 16'). EXIST. LOT IS RECORDED "GREEN GATE".
 7. SECTION 6. 2414.10 28-109
 8. SITE HAS PUBLIC SEWER YARD

PETITION FOR VARIANCE
2nd DISTRICT

ZONING: Petition for Variance for front and rear yard setbacks.

LOCATION: Northwest corner of Sugar Cove Road and Mandel Court.

DATE & TIME: Tuesday, October 2, 1979 at 1:30 P.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland.

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the petition for variance to permit a front yard setback of 35 feet instead of the required 40 feet and a rear yard setback of 24 feet instead of the required 40 feet.

The Zoning Regulation to be amended is as follows:

Section 100.2.3 (205.3 (1981)) and Section 100.2.4 (205.4 (1981)) and Section 100.2.5 (205.5 (1981)) and Section 100.2.6 (205.6 (1981)) and Section 100.2.7 (205.7 (1981)) and Section 100.2.8 (205.8 (1981)) and Section 100.2.9 (205.9 (1981)) and Section 100.2.10 (205.10 (1981)) and Section 100.2.11 (205.11 (1981)) and Section 100.2.12 (205.12 (1981)) and Section 100.2.13 (205.13 (1981)) and Section 100.2.14 (205.14 (1981)) and Section 100.2.15 (205.15 (1981)) and Section 100.2.16 (205.16 (1981)) and Section 100.2.17 (205.17 (1981)) and Section 100.2.18 (205.18 (1981)) and Section 100.2.19 (205.19 (1981)) and Section 100.2.20 (205.20 (1981)) and Section 100.2.21 (205.21 (1981)) and Section 100.2.22 (205.22 (1981)) and Section 100.2.23 (205.23 (1981)) and Section 100.2.24 (205.24 (1981)) and Section 100.2.25 (205.25 (1981)) and Section 100.2.26 (205.26 (1981)) and Section 100.2.27 (205.27 (1981)) and Section 100.2.28 (205.28 (1981)) and Section 100.2.29 (205.29 (1981)) and Section 100.2.30 (205.30 (1981)) and Section 100.2.31 (205.31 (1981)) and Section 100.2.32 (205.32 (1981)) and Section 100.2.33 (205.33 (1981)) and Section 100.2.34 (205.34 (1981)) and Section 100.2.35 (205.35 (1981)) and Section 100.2.36 (205.36 (1981)) and Section 100.2.37 (205.37 (1981)) and Section 100.2.38 (205.38 (1981)) and Section 100.2.39 (205.39 (1981)) and Section 100.2.40 (205.40 (1981)) and Section 100.2.41 (205.41 (1981)) and Section 100.2.42 (205.42 (1981)) and Section 100.2.43 (205.43 (1981)) and Section 100.2.44 (205.44 (1981)) and Section 100.2.45 (205.45 (1981)) and Section 100.2.46 (205.46 (1981)) and Section 100.2.47 (205.47 (1981)) and Section 100.2.48 (205.48 (1981)) and Section 100.2.49 (205.49 (1981)) and Section 100.2.50 (205.50 (1981)) and Section 100.2.51 (205.51 (1981)) and Section 100.2.52 (205.52 (1981)) and Section 100.2.53 (205.53 (1981)) and Section 100.2.54 (205.54 (1981)) and Section 100.2.55 (205.55 (1981)) and Section 100.2.56 (205.56 (1981)) and Section 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