

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

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 400.1 to permit accessory structures to be located in the side and front yards in lieu of the required rear yard of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

Because of the orientation of the house, we do not have a rear yard. We need some kind of storage building in order to store lawn equipment, two motorcycles, boat and fishing equipment, etc. The shed is existing, the proposed variance would make it legal.

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/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:	Legal Owner(s):
(Type or Print Name)	Michael P. Elder
Signature	Michael P. Elder
Address	Mary J. Elder
City and State	Mary J. Elder
Address for Petitioner	388-1120 Home
(Type or Print Name)	I & M
Signature	
City and State	
Name, address and phone number of legal owner, contract purchaser or representative to be contacted	
City and State	
Address	
Phone No.	

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of November, 1982, 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 4th day of January, 1983, at 9:45 a.m.

Very truly yours,
Zoning Commissioner of Baltimore County

RE: PETITION FOR VARIANCE
N/S Beachwood Rd., 803'
NW of the Centerline of
Fisher Rd., 15th District

MICHAEL P. ELDER, 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 dates which may be now or hereafter designated therefor, 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 for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2188

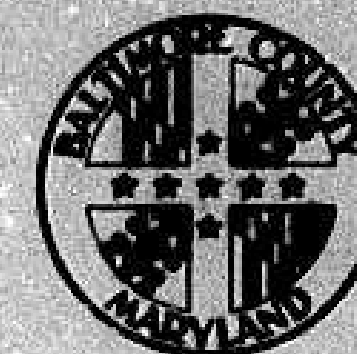
I HEREBY CERTIFY that on this 21st day of December, 1982, a copy of the foregoing Order was mailed to Mr. and Mrs. Michael P. Elder, 4112 Beachwood Road, Dundalk, Maryland 21222, Petitioners.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 17, 1982

Mr. & Mrs. Michael P. Elder
4112 Beachwood Road
Baltimore, Maryland 21222

RE: Item No. 86 - Case No. 83-145-A
Petitioner - Michael P. Elder, et ux
Variance Petition

Dear Mr. & Mrs. Elder:

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.

In view of your proposal to construct a detached garage and legalize the location of the existing shed, this hearing is required.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any 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.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond, Zoning Commissioner
TO: Office of Planning and Zoning Date: December 2, 1982
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning variance items, and has no specific comments regarding same:

- Item # 74 - John Zeruos
- Item # 75 - Raymond & Alma Hinchliffe
- Item # 77 - David C. & Carol A. Hopkins
- Item # 78 - Henry Knott
- Item # 80 - Henry & Lulla Cook
- Item # 81 - Kenneth Deimlein
- Item # 85 - Terry & Joyce Rigglesman
- Item # 86 - Michael P. & Mary J. Elder
- Item # 93 - McCormick Properties, Inc.
- Item # 97 - Neil H. & Christy A. Whaley
- Item # 98 - El-Jen, Incorporated
- Item # 99 - George B. P. Ward
- Item # 100 - Kaye D. Muttter
- Item # 101 - Andrew & Courtney Suggs
- Item # 103 - Clyde Woodard
- Item # 104 - Joel Brown
- Item # 105 - Stanley I. Panitz, Inc.
- Item # 106 - Wesco Realty

Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

IJF/eth

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
NORMAN E. GERSEN
DIRECTOR

December 13, 1982

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

Dear Mr. Hammond:

Comments on Item # 86, Zoning Advisory Committee Meeting, November 9, 1982, are as follows:

Property Owner: Michael P. & Mary J. Elder
Location: N/S Beachwood Road 803' N/W from centerline of Fisher Road
Acres: 50 X 195
District: 15th

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 petition meets the requirements of the Division of Current Planning and Development.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

JLG:eth

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

December 17, 1982

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

Re: Item #86 (1982-1983)
Property Owners: Michael P. & Mary J. Elder
N/S Beachwood Road 803' N/W from
centerline of Fisher Road
Acres: 50 x 195 District: 15th

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.

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 not further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 86 (1982-1983).

Very truly yours,

Robert A. Morton, P.E., Chief
Bureau of Public Services

RAM: EAM: rwr: pmg
cc: Jack Wimbley
E-NE Roy Shout
9 SE 31 Top. Shoot
SE 3 H Topo
104 Tax Map

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
625-7010

PAUL H. RENCKE
CHIEF

December 20, 1982

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

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Michael P. and Mary J. Elder

Location: N/S Beachwood Road 803' N/W from centerline of Fisher Road

Item No.: 86 Zoning Agenda: Meeting of November 9, 1982

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 _____ 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 operation.

(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.

Noted and Approved: George M. McGehee
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mb/cm

Pursuant to the advertisement, posting of property, and public hearing on the petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of a variance(s) ~~will~~ will not adversely affect the health, safety, and general welfare of the community, a variance(s) should ~~be~~ be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of January, 1982, that a variance to permit an accessory structure (an existing 10' x 16' shed) to be located in the side yard in lieu of the required rear yard, in accordance with the site plan filed herein and marked Petitioners' Exhibit I, is hereby GRANTED, from and after the date of this Order, subject, however, to a revised site plan, deleting therefrom the proposed garage, being submitted for approval by the Department of Public Works and the Office of Planning and Zoning.

It is FURTHER ORDERED that a variance to permit an accessory structure (a proposed 24' x 12' garage) to be constructed in the front yard (waterfront) in lieu of the required rear yard is hereby DENIED.

William E. Hammond
Zoning Commissioner of
Baltimore County



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3900

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

Dear Mr. Hammond:

Comments on Item # 86 Zoning Advisory Committee Meeting
are as follows:

Property Owner: Michael P. & Mary J. Elder
Location: N/S Beachwood Road 803' N/W from centerline of Fisher Road
Relating Zoning: R-8, S-2
Proposed Zoning: Variance to permit an accessory structure to be located in the side yard in lieu of the required rear yard and an existing shed to be located in the front yard.
Address: 803-95
District: 15th

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1981/ Council Bill 1-82 ~~which~~ ~~is~~ ~~not~~ ~~applicable~~ ~~to~~ ~~the~~ ~~proposed~~ ~~structure~~ ~~and~~ ~~other~~ ~~applicable~~ ~~Code~~.
- X B. A building and other miscellaneous permits shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with Maryland Registered Architect or Engineer shall be required to file a permit application.
- NOTE: X E. An exterior wall erected within 6'0" of an adjacent lot line shall be "one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line, see Table 102, Item 3, Section 1107 and Table 1102.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 101.
- I. Comments:

NOTE: These comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,

Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CEB:rrj
FORM 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Duber, Superintendent

Towson, Maryland - 21204

Date: November 8, 1982

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: November 9, 1982

RE: Item No: 86, 87, 88, 89, 90, 91, 92, 93
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

William E. Hammond
TO: Zoning Commissioner
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
Zoning Petition No. 83-145-A
SUBJECT: Michael P. Elder, et ux

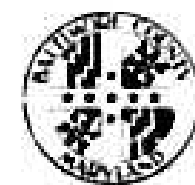
Date: December 17, 1982

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

Norman E. Gerber
Norman E. Gerber,
Director of Planning and Zoning

NEGJGH:sk

cc: Arlene January
Shirley Hess



BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS
DIRECTOR

January 5, 1983

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

ZAC Meeting of November 9, 1982
Item Nos. 36, 87, 88, 89, 90, 91, 92, and 93.

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 86, 87, 88, 89, 90, 91, 92, and 93.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineering Assoc. II

MSF/ccm

- Beachwood Rd. Waterfront Property
- * 4102 - House with Warehouse with addition on side (waterfront)
 - * 4104 - House
 - * 4106 } House with two sheds (waterfront)
 - * 4108 }
 - * 4110 - 2 Houses + two sheds
 - * 4112 - Proposed Garage + House (waterfront)
 - * 4114 - House + sheds + Garage for tractor
 - * 4116 - 2 Houses + screen House (waterfront)
 - * 4118 - 2 Houses
 - * 4120 - 2 House full length of yard
 - * 4122 - House
 - * 4124 - House, still swimming pool on waterfront
 - * 4126 - House + shed
 - * 4128 - House + shed (waterfront)
 - * 4130 - House + shed (waterfront)
 - * 4132 - House + Garage
 - * 4134 - House + Garage
 - * 4136 - House + Garage
 - * 4138 - House + Garage
 - * 4140 - House + Garage
 - * 4142 - House
 - * 4144 - 2 Houses + shed
 - * 4146 - House + Garage
 - * 4148 - House + shed (waterfront)

December 8, 1982

Mr. & Mrs. Michael P. Elder
4112 Beachwood Road
Baltimore, Maryland 21222

NOTICE OF HEARING

Re: Petition for Variance
N/S Beachwood Rd., 803' NW of the
c/l of Fisher Rd.
Michael P. Elder, et ux - Petitioners
Case #83-145-A

TIME: 9:45 A.M.

DATE: Tuesday, January 4, 1983

PLACE: Room 106, County Office Building, 111 West

Chesapeake Avenue, Towson, Maryland

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

No. 111269

ING COMMISSIONER OF
TIMORE COUNTY

DATE 12/28/82 ACCOUNT R-21-615-000

AMOUNT 435.00

RECEIVED FROM Michael Elder
FOR Zoning Variance - Michael & Mary Elder
Item 86

6 083*****355010 2204A

VALIDATION OR SIGNATURE OF CASHIER

January 19, 1983

Mr. & Mrs. Michael P. Elder
4112 Beachwood Road
Baltimore, Maryland 21222

RE: Petition for Variances
N/S of Beachwood Road, 803' NW of the
centerline of Fisher Road - 15th
Election District
Michael P. Elder, et ux - Petitioners
NO. 83-145-A (Item No. 86)

Dear Mr. & Mrs. Elder:

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/srl

Attachments

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

OK
12-23-82
WEC
Zoning Commissioner
William C. Hammond

I would like to have a early hearing if possible
on Jan 26 Varance permit that I've already submitted to
George. The reason is that I already have building almost
completed and need to know if it's able to put the
building in side yard or if I'll have to put it over a
new home a shed.

October 25 1982
Thank you
Michael P. Elder, et ux
4112 Beachwood Rd
Baltimore, Maryland
21222
388 1220 Home Phone

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
444-3333
WILLIAM E. HAMMOND
ZONING COMMISSIONER

December 28, 1982

Mr. & Mrs. Michael P. Elder
4112 Beachwood Road
Baltimore, Maryland 21222

Re: Petition for Variance
N/S Beachwood Rd., 803' NW of e/l of
Fisher Rd.
Case #83-145-A

Dear Mr. & Mrs. Elder:

This is to advise you that \$52.50 is due for advertising and posting
of the above property.

Please make the check payable to Baltimore County, Maryland, and remit
to Arlene January, Zoning Office, Room 113, County Office Building, Towson,
Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Commissioner

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

No. 113040

DATE 1/4/83 ACCOUNT 8-01-615-000
AMOUNT \$52.50
RECEIVED Michael P. Elder
FOR Advertising & Posting - Case #83-145-A
6 026*****525010 6040
VALIDATION OF SIGNATURE OF CASHIER

PETITION FOR VARIANCE

15th Election District

ZONING: Petition for Variance
LOCATION: North side of Beachwood Road, 803 ft. Northwest of
the centerline of Fisher Road
DATE & TIME: Tuesday, January 4, 1983 at 9:45 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and
Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit accessory structures to
be located in the side and front yards in lieu of the required
rear yard

The Zoning Regulation to be excepted as follows:
Section 400.1 - location of accessory structures

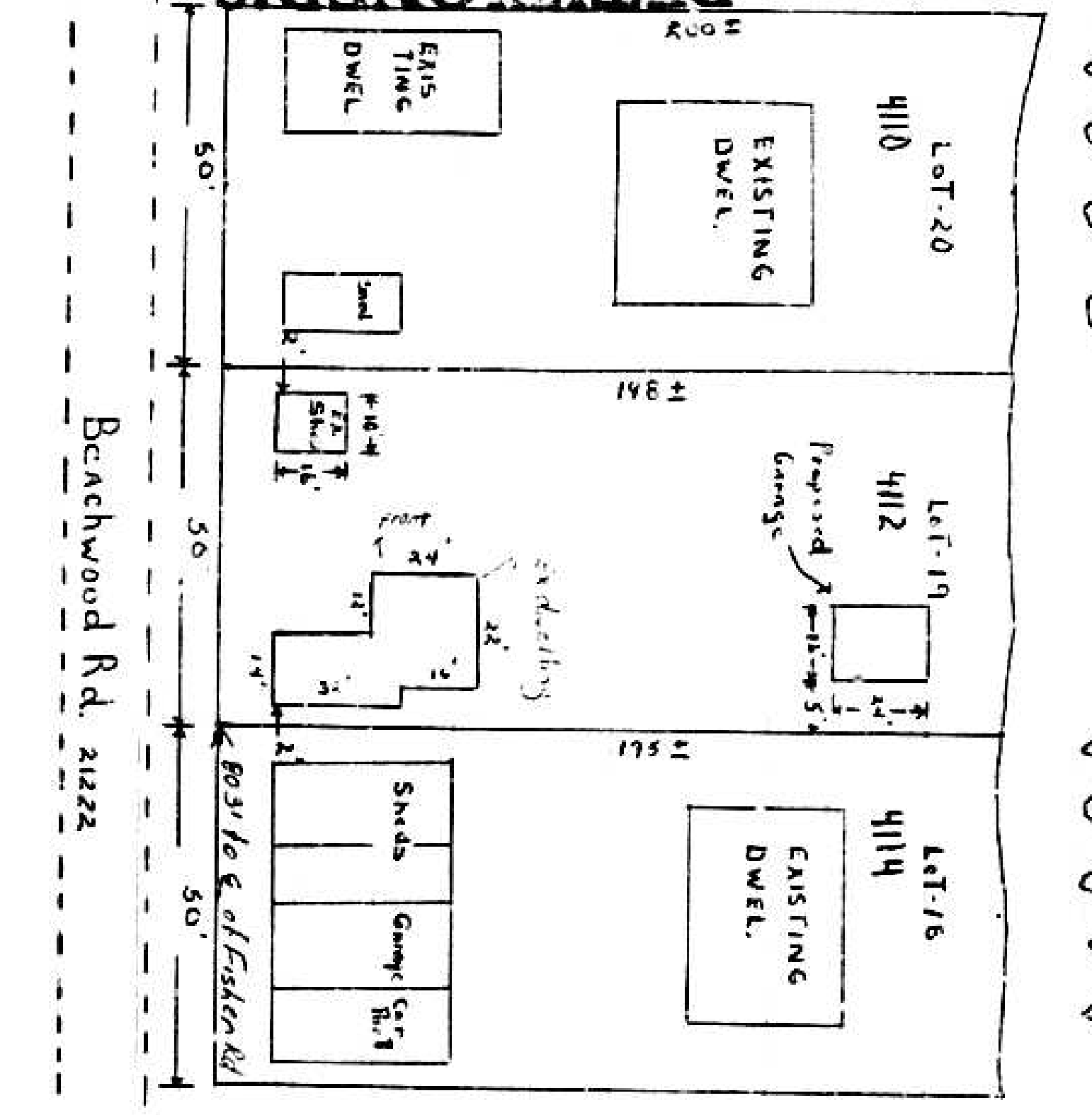
All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Michael P. Elder, et ux, as shown on plat plan filed with
the Zoning Department.

Hearing Date: Tuesday, January 4, 1983 at 9:45 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue,
Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

EXHIBIT
PETITIONER'S



Plat For Zoning Variance
Owner: Michael P. Elder
D-145-A-15
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland
Records in Plat Book 10, folio 123
Scale: 1" = 40'

Back River

Back River

Subject Property 4412

Back River

Back River

Back River

Back River

Mr. & Mrs. Michael Elder
4112 Beachwood Road
Baltimore, Md. 21222

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 9th day
of November, 1982.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner: Michael Elder, et ux

Petitioner's Attorney: Nicholas S. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

38 N. Dundalk Ave.
Dundalk, Md. 21222 Dec. 22, 1982

THIS IS TO CERTIFY, that the annexed advertisement of
Petition for Variance - Michael P. Elder - Reg.
I 88193 - 1.0. # 40135
was inserted in The Dundalk Eagle a weekly news-
paper published in Baltimore County, Maryland, once a week
for one week successive weeks before the
17th day of December 1982, that is to say,
the same was inserted in the issues of Dec. 16th 1982

Kimbel Publication, Inc.
per Publisher.

By Linda S. Wolfe

PETITION FOR VARIANCE

ZONING: Petition for Variance
LOCATION: North side of Beach-
wood Road 803 ft. Northwest of
the centerline of Fisher Road
DATE & TIME: Tuesday, January
4, 1983 at 9:45 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commissioner of
Baltimore County, by authority of
the Zoning Act and Regulations of
Baltimore County, will hold a pub-
lic hearing:

Petition for Variance to permit
accessory structures to be located
in the side and front yards in lieu
of the required rear yard.

The Zoning Regulation to be ex-
cepted as follows:
Section 400.1 - location of accessory
structures

All that parcel of land in the Fif-
teenth District of Baltimore
County

Being the property of Michael P.
Elder, et ux, as shown on plat plan
filed with the Zoning Department.

Hearing Date: Tuesday, January
4, 1983 at 9:45 A.M.
Public Hearing: Room 106, County
Office Building, 111 W. Chesapeake
Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND,
Zoning Commissioner
of Baltimore County
Dec. 16

CERTIFICATE OF PUBLICATION

TOWSON, MD. Dec. 16, 1982

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Md., on
the 16th day of December, 1982, before the 14th
day of January, 1983, the next publication
appearing on the 16th day of December,
1982.

THE JEFFERSONIAN,
Manager.

Cost of Advertisement: \$



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15 Date of Posting: 12/16/82
Posted for: Michael P. Elder, et ux
Petitioner: Michael P. Elder, et ux
Location of property: N/S Beachwood Rd., 803' NW of Fisher Rd.
Location of Sign: rear of property (at 4112 Beachwood Rd.)
Remarks:
Posted by: William C. Hammond Date of return: 12/23/82
Number of Signs: 1

Beginning on the north side of Beachwood Rd. at a distance
of 803 feet of the centerline of Fisher Rd., as recorded
in the Land Records of Baltimore County in Plat Book No. 10 Folio
123, Lot 19 on the Plat of Beachwood, otherwise known as 4-12
Beachwood Rd.