

LIBER
EHR 6839/643
Record Dec. 26, 1984

85-144-SPH

COVENANT

BY: Jerome T. Ortt and Mary L. Ortt

WHEREAS, in a Petition for a special hearing before the zoning Commissioner of Baltimore County, Case #85-144-SPH, the aforesaid Jerome T. Ortt and Mary L. Ortt, the Petitioners in said hearing requested a permit for a second kitchen to be installed in an addition to their home and the zoning Commissioner by Order dated November 27, 1984 granted the permit providing the following covenant be added to their Deed.

Jerome T. Ortt and Mary L. Ortt hereby covenant that the addition shall be used as living quarters for Mrs. Ortt's mother and no other, and that such use shall terminate either at the death of Mrs. Ortt's mother or upon the sale of the property, whichever occurs first. No subsequent purchaser shall maintain the second kitchen for any reason or purpose without a subsequent special hearing which shall be subject to the terms and conditions contained herein.

AS WITNESS our hands and seals this 26th day of December, 1984.

Jerome T. Ortt (SEAL)

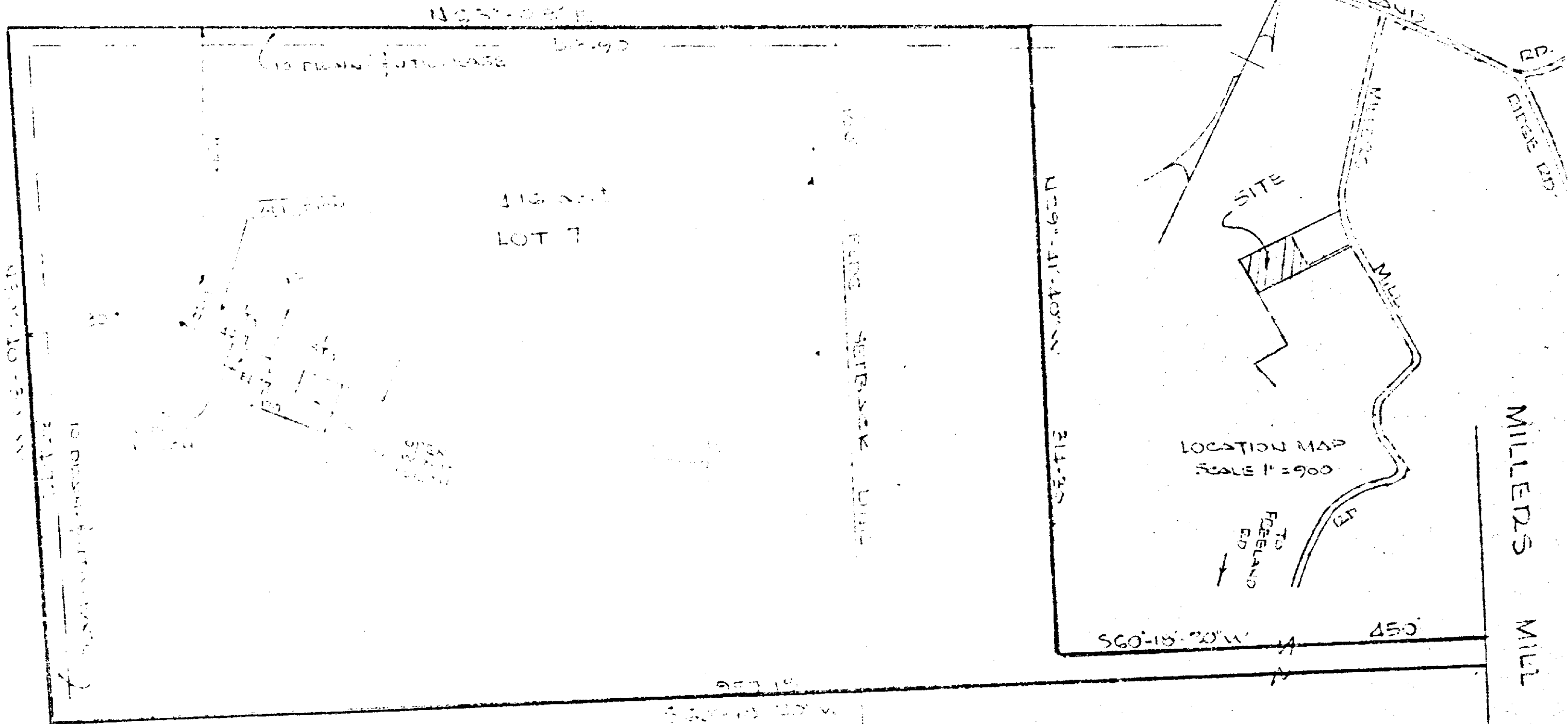
Mary L. Ortt (SEAL)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, That on this 26th day of December, 1984, before me, Robert E. Joy, a Notary Public of the State of Maryland, in and for Baltimore County, personally appeared Jerome T. Ortt and Mary L. Ortt, his wife, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Robert E. Joy, Notary Public



We hereby certify that we understand and comply with the ruling of the Zoning Commission in that the addition to our existing dwelling be used for an apartment for my mother as long as she lives; whereby she may maintain her dignity and independence and yet still be under our care. The second kitchen shall not be included as a selling point if we should ever decide to sell said property.
Dated this 27th day of December, 1984.

Jerome T. Ortt

Mary L. Ortt

FREELAND FARMS
PLAT BOOK 24113
3TH DISTRICT EXAMINER CO., BALTIMORE
SCALE 1" = 50' DATE 12-13-84

OWNED
JEROME T. ORTT
21032 MILLERS MILL RD.
FREELAND, MD. 21053

Case 85-144-SPH

FRANK S. LEE
127 NEWBOKS AVE.
BALTIMORE, MD. 21227
681-6922



85-144-SPH PETITION FOR SPECIAL HEARING 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 Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve a second kitchen in an addition to the existing dwelling.

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

I, or we, agree to pay expenses of the above Special Hearing 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: JEROME T. ORTT
(Type or Print Name)

Signature: JEROME T. ORTT

Address: 21232 Millers Mill Rd.
City and State: Freeland, Md. 21053

Attorney: Phyllis Cole Friedman
(Type or Print Name)

Signature: Phyllis Cole Friedman

Address: 21232 Millers Mill Rd.
City and State: Freeland, Md. 21053

Name, address and phone number of legal owner, contractor or representative to be contacted:
Name: JEROME T. ORTT
Address: 21232 Millers Mill Rd.
City and State: Freeland, Md. 21053
Phone No.: 329-6833

Attorney's Telephone No.: 329-6833

ORDERED By The Zoning Commissioner of Baltimore County, this 9th day of October, 1984, 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 20th day of November, 1984, at 9:30 o'clock A.M.

ECO-20.1

(over)

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY I. PISTEL, P.E.
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

November 16, 1984

Re: Item 86 (1984-1985)
Property Owner: Jerome T. Ortt, et ux
W/S Miller Mill Rd. 1 mile N. Freeland Rd.
Acres: 4.16
District: 6th

Dear Mr. Jablon:

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 Comments:

Since there are no public facilities involved, this office has no comment.

Very truly yours,

James A. Barker
JAMES A. BARKER, P.E., Chief
Bureau of Public Services

JAM:EAM:PMO:ss

85-144-SPH
11/20

RE: PETITION FOR SPECIAL HEARING : BEFORE THE ZONING COMMISSIONER
W/S of Millers Mill Rd., : OF BALTIMORE COUNTY
1 Mile N of Freeland Rd., :
6th District :
JEROME T. ORTT, et ux, : Case No. 85-144-SPH
Petitioners :
: : : : :
ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Rm. 223, Court House
Towson, MD 21204
494-2188

I HEREBY CERTIFY that on this 29th day of October, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Jerome T. Ortt, 21232 Millers Mill Rd., Freeland, MD 21053, Petitioners.

Peter Max Zimmerman
Peter Max Zimmerman

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GENDER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Zoning Advisory Meeting of 10/9/84
Item # 86
Property Owner: Jerome T. Ortt, et ux
Location: W/S Miller Mill Rd.
Not Freeland Rd.

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- () A County Review Group Meeting is required.
- () A County Review Group meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- () This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- () A record plat will be required and must be recorded prior to issuance of a building permit.
- () The access is not satisfactory.
- () The circulation on this site is not satisfactory.
- () The parking arrangement is not satisfactory.
- () Parking calculations must be shown on the plan.
- () This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- () Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-96 of the Development Regulations.
- () Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- () The amended Development Plan was approved by the Planning Board on _____.
- () Landscaping should be provided on this site and shown on the plan.
- () The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is _____.
- () The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- () Additional comments: _____

Eugene A. Bobb
Eugene A. Bobb
Chief, Current Planning and Development

cc: James Hovell

BALTIMORE COUNTY
ZONING PLANS
ADVISORY COMMITTEE

PETITION AND SITE PLAN
EVALUATION COMMENTS

MICROFILMED

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4300

PAUL H. REINCKE
CHIEF

October 26, 1984

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Jerome T. Ortt, et ux

Location: W/S Miller Mill Road 1 mile N. Freeland Road

Item No.: 86 Zoning Agenda: Meeting of 10/9/84

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.

REVIEWED: Carl O. Kelly 10/26/84
Planning Group
Special Inspection Division

/mb

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 13, 1984

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

cc: Nicholas B. Commodari
Chairman

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Bureau of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Jerome T. Ortt
21232 Millers Mill Road
Freeland, Maryland 21053

RE: Case No. 85-144-SPH (Item No. 86)
Petitioner - Jerome T. Ortt, et ux
Special Hearing Petition

Dear Mr. & Mrs. Ortt:

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 report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

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

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610

October 24, 1984

TED ZALESKI, JR.
DIRECTOR
Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

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

Property Owner: Jerome T. Ortt, et ux
Location: W/S Miller Mill Road 1 mile N. Freeland Road
Existing Zoning: R-C, L
Proposed Zoning: Special hearing to approve a second kitchen in an addition to the existing dwelling.

Acres: 4.16
District: 6th.

The items checked below are applicable:

- (X) All structures shall conform to the Baltimore County Building Code 1981/Council Bill 1-83 as amended and other applicable codes and other applicable codes.
- () A building/ & other miscellaneous permit shall be required before beginning construction.
- () Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/ is not required. Non-reproduced scale and signatures are required on Plans and Technical Notes.
- () Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- () An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewall as required if construction is on the lot line, see Table 101, line 2, Section 1107 and Table 1102, also Section 503.2.
- () Requested variance appears to conflict with the Baltimore County Building Code, Section/ _____.
- () 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.
- () 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.
- () Comments - If this space is to become part of a rental unit a 1 hour tenant separation is required. R-3 Use Group (Residential one and two family) dwellings permit up to five boarders. Section 303.1.

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 W. Chesapeake Ave., Towson.

Very truly yours,

Charles E. Burnham

Charles E. Burnham, Chief
Plans Review

CEB:es

MAR 29 1985

IN RE: PETITION SPECIAL HEARING
W/S of Millers Mill Road,
1 Mile N of Freeland Road -
6th Election District
Jerome T. Ortt, et ux,
Petitioners
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 85-144-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request an interpretation from the Zoning Commissioner to permit a second kitchen to be installed in an addition to their home as more particularly described on Petitioners' Exhibit 1.

The Petitioners appeared and testified. There were no Protestants.

Testimony indicated that the Petitioners' property, zoned R.C.4, contains approximately 4.16 acres and is improved with a 28' x 60' single-family dwelling. The Petitioners wish to construct a 23' x 43' addition to their home to be used by Mrs. Ortt's mother, who is in declining health. Mrs. Ortt's mother would agree to the living arrangements only if she can have a semblance of independence, as is common with the elderly. To satisfy her request, the addition would contain a separate kitchen, eating area, bedroom, and bathroom to be used solely by Mrs. Ortt's mother. Presently, the Petitioners, their daughter, and their grandchild occupy the home. In fact, Mrs. Ortt's mother will be under the close supervision of the Petitioners. Although there will be a second kitchen and living unit, Mrs. Ortt's mother will be part of the family's primary living arrangement.

The Petitioners seek relief pursuant to Sections 500.1 and 500.7, Baltimore County Zoning Regulations (BCZR).

An R.C.4 Zone permits single-family detached dwellings as a matter of right. Section 1A03.3.A.1, BCZR. Section 101, BCZR, defines "family" as:

Any number of individuals lawfully living together as a single household unit and doing their cooking on the premises, as distinguished from a group occupying a boarding or rooming house or hotel.

Section 1A03.4.B.2, BCZR, does not permit any lot of record of less than six acres to be subdivided, and the Office of Planning argues that if two dwelling units are permitted, the maximum permitted density would be exceeded.

In *Stafford v. Village of Sands Point*, 102 NYS 2d 910 (1951), it was held that a dwelling with two kitchens and multiple uses for other rooms which housed the plaintiff's family and his mother and sister was a single-family use. The Court ruled that the proper test was an inquiry into the design of the house and the nature of the occupancy.

A remarkable demographic change occurred from 1970 to 1980—the average household size decreased from 3.11 to 2.75 persons per household. Moreover, the Population Reference Bureau predicts a further decrease to 2.47 persons per household. Even though there has been an increase of over 11% in population with a resultant increase in the total number of households, the decrease in average household size shall continue. See Section 16.01, 1984 Zoning & Planning Law Handbook, J. Benjamin Gailey, Ed. In addition, the age group that is growing faster than any other is persons over 65, presently numbering 24 million. Approximately 6.4 million live in one-person households, which is the largest numerical increase of any type of household. See Section 16.02, Handbook, supra.

As a result of this demographic revolution and the expanding needs of the elderly, there has been an increasing demand for "accessory apartments", units created within existing single-family homes or on the same lots. They are independent units, but may share an entrance, yard, and parking area with the primary units. They are often called "mother-in-law apartments", "mother-daughter homes", "secondary residences", "shared housing", "granny flats", or "elderly housing opportunities (ECHO)" housing. Some have common kitchens, some

are detached or semi-detached units usually placed in the rear yard from the existing dwelling. All raise similar regulatory problems and legal issues. All attempt to resolve a growing problem, i.e., need for housing for the elderly that will provide familial supervision while permitting an element of perceived independence.

Section 1A03.4.B.7, BCZR, permits one dwelling on any lot in an R.C.4 Zone, and Section 101 defines "dwelling" as "[a] building...which provides living facilities for one or more families." Section 1A03.4.B.2 permits one density unit on any lot of record ten acres or less. See Section 101, Definition, gross density, 1955 Zoning Regulations. If two dwelling units are created, then the proposal made by the Petitioners would exceed allowable density and therefore not be permitted. Section 1A03.3.A.1 permits a single-family dwelling in an R.C.4 Zone.

If the design of the Petitioners' house and the nature of the proposed occupancy are analyzed, it is clear that the existing BCZR will be satisfied. The Petitioners' proposal will not deviate from the legally acceptable single-family dwelling permitted in an R.C.4 Zone. Certainly, there is one dwelling now and the addition will not create two. The one-family unit will remain as such. There will be no increase in maximum permitted density.

Notwithstanding the above, the proposed use would also be accessory to the principal use of a one-family detached dwelling and would be permitted as a matter of right by Section 1A03.3.A.6, BCZR. An accessory use is defined in Section 101 as being customarily incident and subordinate to and serving a principal use, subordinate in area, extent or purpose to the principal use, located on the same lot, and which contributes to the comfort, convenience or necessity of the occupants. There can be no question that the reason for having Mrs. Ortt's mother live with the Petitioners is for the family's comfort, convenience, and

necessity in having her nearby for her safety and security. It is hoped and expected in our society that children return to their parents the love and security that parents initially provide to them. This is exhibited best in circumstances such as this, the elderly parent being cared for by her children with the parent able to provide services for herself.

The expansion of this family will not in any way alter the nature of the family itself. A family is "a collective body of persons living together in one house, under the same management and head...directing their attention to the promotion of their mutual interest and social harmony." *Stafford*, supra. Mr. and Mrs. Ortt are suggesting no more than this.

It is clear from the testimony that the use as proposed would not be contrary to the spirit and intent of the BCZR and would not result in substantial detriment to the public good.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief prayed for should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 1st day of November, 1984, that the Petition for Special Hearing to permit a second kitchen in an addition to the existing dwelling be and is hereby granted, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners must add a covenant to their Deed, recorded among the Land Records of Baltimore County, within 30 days from the date of this Order, restricting

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the use of their proposed addition to the relative described above and no other. Said covenant shall contain the proviso that such use shall terminate either at the death of said relative or upon the sale of the property, whichever occurs first. No subsequent purchaser shall maintain the second kitchen for any reason or purpose without a subsequent special hearing which shall be subject to the terms and conditions contained herein. A copy of the covenant shall be submitted to the Zoning Commissioner.

3. The Petitioners shall submit a revised site plan showing the existing dwelling, the addition, and the permitted uses in detail to the Zoning Commissioner within 30 days. Such site plan shall contain a note delineating these restrictions.

[Signature]
Zoning Commissioner of
Baltimore County

AJ/srl

cc: Mr. & Mrs. Jerome T. Ortt
People's Counsel

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

STEPHEN E. COLLINS
DIRECTOR

October 16, 1984

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 86, 88, 92, and 94 ZAC- Meeting of October 9, 1984
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 86, 88, 92, and 94.

[Signature]
Michael S. Flanigan
Traffic Engineering Assoc. II

MSP/ccm

October 19, 1984

Mr. and Mrs. Jerome T. Ortt
21232 Millers Mill Road
Freeland, Maryland 21053

NOTICE OF HEARING

RE: Petition for Special Hearing
W/S Millers Mill Road, 1 mi. N of
Freeland Road
Jerome T. Ortt, et ux - Petitioners
Case No. 85-144-SPH

TIME: 9:30 a.m.

DATE: Tuesday, November 20, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

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

DATE: 11/20/84 ACCOUNT: R-01-615-000
AMOUNT: 35.00

PAID TO: *[Signature]*
FOR: *[Signature]*
C 101*****250618 825-8

VALIDATION OR SIGNATURE OF CARRIER

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3553

ARNOLD JABLON
ZONING COMMISSIONER

November 9, 1984

Mr. and Mrs. Jerome T. Ortt
21232 Millers Mill Road
Freeland, Maryland 21053

RE: Petition for Special Hearing
W/S Millers Mill Rd., 1 mi. N of
Freeland Road
Jerome T. Ortt, et ux - Petitioners
Case No. 85-144-SPH

Dear Mr. and Mrs. Ortt:

This is to advise you that \$51.91 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

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

Sincerely,

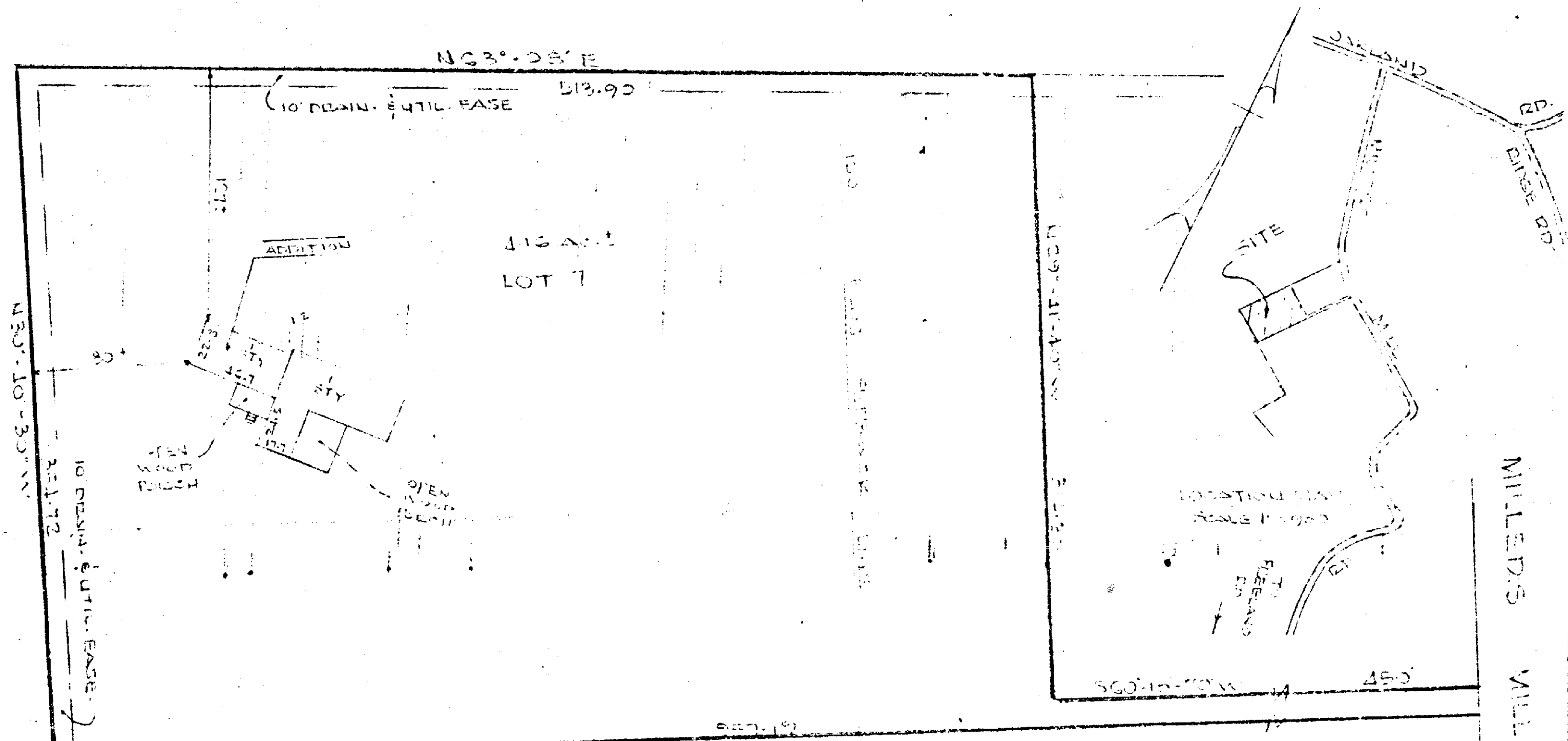
[Signature]
ARNOLD JABLON
Zoning Commissioner

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

DATE: 11-20-84 ACCOUNT: 01-615-000
AMOUNT: 51.91

PAID TO: *[Signature]*
FOR: *[Signature]*
C 017*****512114 82047

VALIDATION OR SIGNATURE OF CARRIER



We hereby certify that we understand and comply with the ruling of the Zoning Commission in that the addition to our existing dwelling be used for an apartment for my mother as long as she lives; whereby she may maintain her dignity and independence and yet still be under our care. The second kitchen shall not be included as a selling point if we should ever desire to sell said property.
 Dated this 27th day of December, 1984.

Jerome T. Ortt
 Jerome T. Ortt
Mary L. Ortt
 Mary L. Ortt
 LOT 7
 FREELAND FARMS
 POST BOX 24116
 6TH DISTRICT BALTIMORE, CO, MARYLAND
 SCALE 1" = 50'
 DATE 12-13-84

OWNER
 JEROME T. ORTT
 20321 FREELAND RD.
 FREELAND, MD. 21153

Case 85-1445AH

FRANK S. LEM
 100 ARCHBURN AVE
 BALTIMORE, MD. 21207
 681-6922

