

353
86-42-A

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 1802.3.B. (208.3) to permit a side yard of 7' in lieu in the required 10'.

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

1. Practical difficulty in that the location of the garage/family room must be located on the driveway side of home.
2. Growing family needs extra living space.

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) Richard Krebs
 (Type or Print Name) (Type or Print Name)
 Signature _____ Signature _____
 Address _____ Address _____
 City and State _____ City and State _____

Attorney for Petitioner: _____
 Agent: Al Donnelly, Security Builders, Inc., 7314 Johnnycake Rd., 298-7288
 Address: Baltimore, MD, 21228
 City and State: Baltimore, MD, 21207
 Attorney's Telephone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of June, 1985, 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, Maryland, on the 29th day of July, 1985, at 10:00 o'clock.

Carl Jablon
Zoning Commissioner of Baltimore County.

Case No. 86-42-A

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 day of June, 1985.

Richard Krebs, et ux
Petitioner's Attorney
cc: Mr. Al Donnelly, Security Builders, Inc.

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

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
July 19, 1985

Mr. Richard Krebs
7314 Johnnycake Road
Baltimore, Maryland 21208

RE: Item No. 353 - Case No. 86-42-A
Petitioners - Richard Krebs, et ux
Variance Petition

Dear Mr. Krebs:

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.

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, Jr.
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

cc: Mr. Al Donnelly, Security Builders, Inc.
6660 Security Boulevard
Baltimore, Maryland 21207

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY I. PISTEL, P.E.
DIRECTOR
July 5, 1985

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

RE: Item #353 (1984-1985)
Property Owner: Richard Krebs
N/S Johnnycake Rd., 84' W of centerline of Randolph Springs Ct.
District 1st

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:

The Petitioner must provide necessary drainage facilities (temporal, 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.

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.

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

Very truly yours,
James A. Marble
JAMES A. MARBLE, P.E., Chief
Bureau of Public Services

JAM: PMO:bip
cc: File

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

STEPHEN E. COLLINS
DIRECTOR
June 26, 1985

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

Re: Zoning Advisory Meeting of MAY 28, 1985
Item # 353
Property Owner: RICHARD KREBS, et ux
Location: N/S JOHNNYCAKE RD, 84' W OF RANDOLPH SPRINGS CT.

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.

There are no site planning factors requiring comment.

A County Review Group Meeting is required.

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 to this site 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 22-99 of the Development Regulations.

The 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.

The property is located in a deficient service area as defined by Bill 178-79. No building permit will 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: _____

cc: James Howell
Eugene A. Rober
Chief, Current Planning and Development

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

STEPHEN E. COLLINS
DIRECTOR
June 26, 1985

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

ZAC-Meeting of May 28, 1985

Item No. 350, 351, 352, 353, 354, 356, 357, 358, 359, 361, 363, 364, 365, and 366

Property Owner: Richard Krebs, et ux
Location: N/S JOHNNYCAKE RD, 84' W OF RANDOLPH SPRINGS CT.
Existing Zoning: _____
Proposed Zoning: _____

Acres: _____
District: _____

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 350, 351, 352, 353, 354, 356, 357, 358, 359, 361, 363, 364, 365, and 366.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/cmm

BALTIMORE COUNTY FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. RENCKE
CHIEF
June 5, 1985

Mr. Arnold Jablon
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: Richard Krebs, et ux
Location: N/S Johnnycake Road, 84' W of centerline of Randolph Springs Court
Item No.: 353
Zoning Agenda: Meeting of May 28, 1985

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "*" 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.
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: *Carol M. Markowitz* Noted and Approved: *Carol M. Markowitz*
Planning Group Fire Prevention Bureau
Special Inspection Division

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

TED ZALESKI, JR.
DIRECTOR
June 7, 1985

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 353 Zoning Advisory Committee Meeting are as follows:

Property Owner: Richard Krebs, et ux
Location: N/S Johnnycake Road, 84' W of c/l of Randolph Springs Court
District: 1st.

APPLICABLE TYPES ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, and other applicable Code and Standards.
2. A building and other miscellaneous permits shall be required before the start of any construction.
3. Residential: The sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/are not required on plans and technical data. PLANS REQUIRED IF ADDITION IS MORE THAN ONE STORY.
4. Commercial: These sets of construction drawings needed and signed by a Registered in Maryland Architect or Engineer shall be required to file with a permit application. Approved seals are not acceptable.
5. All the Groups except the Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 4'-0" to an interior lot line. B4 the Groups require a one hour wall if closer than 3'-0" to an interior lot line. All wall built of an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.
6. The structure does not appear to comply with Table 505 for minimum height/area. Reply to the requested variances by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 205 and have your Architect/Engineer contact this department.
7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
8. When filing for a required Change of Use/Accessory Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of the Groups are from the _____ to _____ or to _____.
9. The proposed project appears to be located in a Flood Plain, Flood/Striction. Please see the attached copy of Section 2110 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
10. Comments: _____
11. These advertised 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, applicant may obtain additional information by visiting Room 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Nicholas B. Commodari
Nicholas B. Commodari
Bulldozer Plans Review

4/22/85

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/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: July 15, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-42-A, 86-46-A, 86-47-A, 86-48-A, 86-49-A and 86-51-A.

These are no comprehensive planning factors requiring comment on these petitions.

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

NEG:JGH:slm

IN RE: PETITION ZONING VARIANCE N/S of Johnnycake Road, 84' W of the centerline of Randolph Springs Court (7314 Johnnycake Road) - 1st Election District
BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Case No. 86-42-A
Richard Krebs, et ux,
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a side yard setback of seven feet instead of the required ten feet, as more particularly described on Petitioners' Exhibit 1.

The Petitioner, Richard Krebs, appeared and testified. Al Donnelly, the contractor, also appeared and testified. There were no Protestants.

Testimony indicated that the subject property, zoned D.R.3.5, is improved with a two-story dwelling which faces Johnnycake Road. The Petitioners' propose to add a 14' x 38' single-story combination garage and family room on the east side of the dwelling with the family room to the rear. There is an existing driveway on that side as well as an entrance into the kitchen. The building cannot be located elsewhere due to an existing fire hydrant on the west side and the expense involved in relocating the driveway.

The Petitioners seek relief from Section 1802.3.B (208.3), pursuant to Section 1807, Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. *McLeh v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

ORDER RECEIVED FOR FILING
DATE July 30, 1985
BY *John P. [Signature]*
ADMINISTRATIVE ASSISTANT

ORDER RECEIVED FOR FILING
DATE July 30, 1985
BY *John P. [Signature]*
ADMINISTRATIVE ASSISTANT

- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement from which the Petitioners seek relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

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

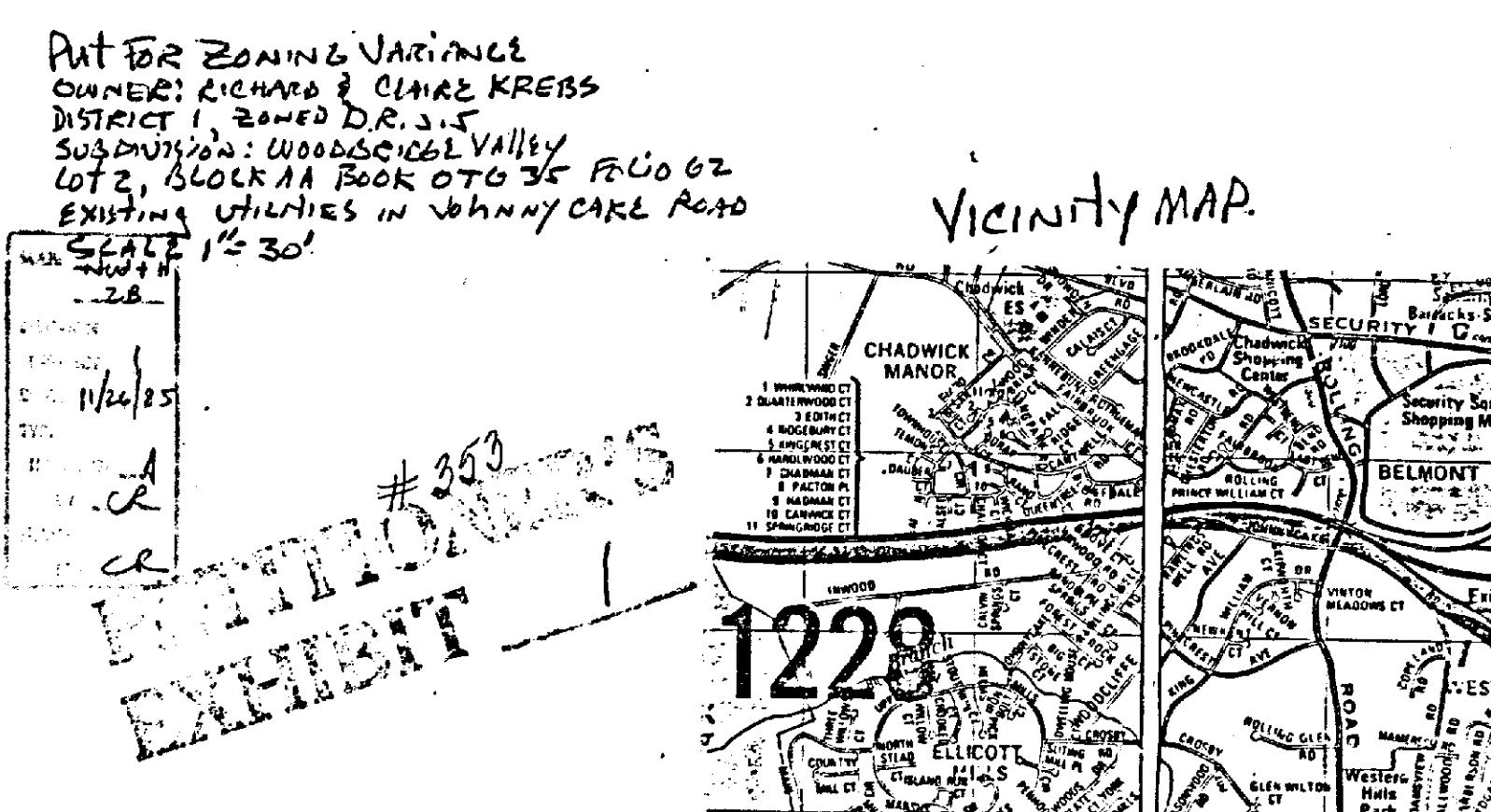
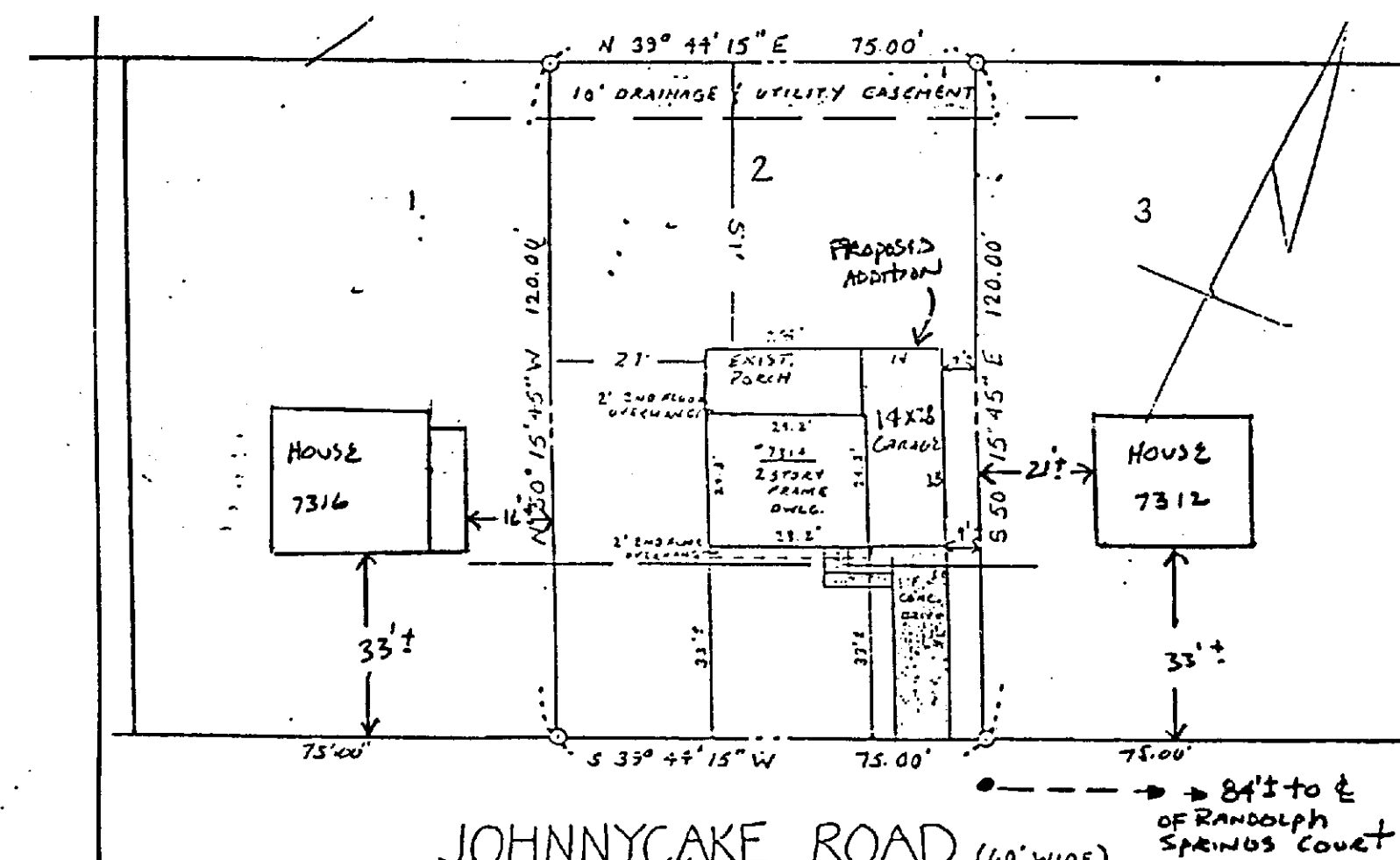
Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of July, 1985, that the Petition for Zoning Variance to permit a side yard setback of seven feet instead of the required ten feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

- 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.

Arnold Jablon
Zoning Commissioner of Baltimore County

AJ/srl
cc: Mr. & Mrs. Richard Krebs
People's Counsel



PETITION FOR VARIANCE
1st Election District

LOCATION: North side of Johnnycake Rd., 84 ft. West of the centerline of Randolph Springs Ct. (7314 Johnnycake Road)
DATE AND TIME: Monday, July 29, 1985 at 10:00 a.m.
PUBLIC HEARING: Room 106 County Office Building, 111 West 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 Zoning Variance from Section 1802.3.B. (208.3) to permit a side yard of 7 ft. in lieu of the required 10 ft.

Being the property of Richard Krebs, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Beginning on the north side of Johnnycake Road 60' wide at the distance of 84' west of the center line of Randolph Springs Court being lot 2. Block AA on the plat entitled, "Plat Three, Section Four, Woodbridge Valley". Book No. O.T.G. 35 Folio 62 also known as 7314 Johnnycake Road in the 1st Election District.

ORDER RECEIVED FOR FILING

DATE July 30, 1985
BY *John P. [Signature]*
ADMINISTRATIVE ASSISTANT

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 N/S of Johnnycake Rd., : OF BALTIMORE COUNTY
 84' W of the Centerline :
 of Randolph Springs Ct. :
 (7314 Johnnycake Rd.), :
 1st District :
 RICHARD KREBS, et ux, : Case No. 86-42-A
 Petitioners :

ENTRY OF APPEARANCE

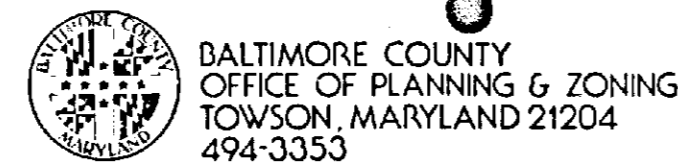
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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 10th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Richard Krebs, 7314 Johnnycake Rd., Baltimore, MD 21228, Petitioners; and Al Donnelly, Security Builders, Inc., 6660 Security Blvd., Baltimore, MD 21207, Agent for Petitioners.

Peter Max Zimmerman
 Peter Max Zimmerman



ARNOLD JABLON
 ZONING COMMISSIONER

July 26, 1985

Al Donnelly, Agent
 Security Builders, Inc.
 6660 Security Blvd.
 Baltimore, Maryland 21207

RE: Petition for Zoning Variance
 N/S of Johnnycake Rd., 84' W of the
 centerline of Randolph Springs Ct.
 (7314 Johnnycake Road) 1st Dist.
 Richard Krebs, et ux - Petitioners
 Case No. 86-42-A

Dear Mr. Krebs,

This is to advise you that \$44.49 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

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

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

No. 006852

DATE 7-29-85 ACCOUNT R-01-615-000

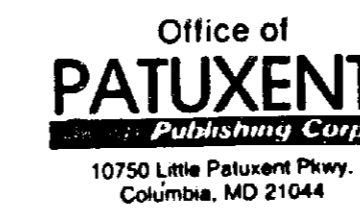
AMOUNT \$ 44.49

RECEIVED FROM: Richard Krebs

FOR: Advertising & Posting Case 86-42-A

VALIDATION OR SIGNATURE OF CASHIER

By *Arnold Jablon*
 JABLON
 Commissioner



86-42-A

July 11 19 85

THIS IS TO CERTIFY, that the annexed advertisement of

INVITATION TO BID
 67096

was inserted in the following:
 Catonsville Times
 Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 15 day of July 1985, that is to say, the same was inserted in the issues of

July 11, 1985

PATUXENT PUBLISHING CORP.
 By *Patuxent Publishing Corp.*

IN THE CIRCUIT COURT
 FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

vs.

Defendant

CERTIFICATE OF PUBLICATION OF

Al Donnelly, Agent
 Security Builders, Inc.
 6660 Security Boulevard
 Baltimore, Maryland 21207

June 28, 1985

NOTICE OF HEARING

RE: Petition for Zoning Variance
 N/S of Johnnycake Rd., 84' W of the
 centerline of Randolph Springs Ct.
 (7314 Johnnycake Road)
 1st Election District
 Richard Krebs, et ux, Petitioners
 Case No. 86-42-A

TIME: 10:00 a.m.

DATE: Monday, July 29, 1985

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

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

No. 007499

DATE 5/15/85 ACCOUNT 01-615-000

AMOUNT \$ 35.00

RECEIVED FROM: Richard F. Krebs

FOR: Variance # 353

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

86-42-A

District: 1st Date of Posting: July 19, 1985

Posted for: Variance

Petitioner: Richard Krebs et ux

Location of property: N/S of Johnnycake Rd. 84' W of the centerline of Randolph Springs Ct. (7314 Johnnycake Rd.)

Location of Signs: Corner of 7314 Johnnycake Rd.

Remark: _____

Posted by: *A. J. Beate* Date of return: July 12, 1985

Number of Signs: 1

PETITION FOR VARIANCE
 1st Election District

LOCATION: North side of Johnnycake Rd., 84' W of the centerline of Randolph Springs Ct. (7314 Johnnycake Road)

DATE AND TIME: Monday, July 29, 1985 at 10:00 a.m.

PUBLIC HEARING: Room 106, County Office Building, 111 West 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 Zoning Variance from Section 1807.3 B (208.3) to permit a side yard of 7 ft. in lieu of the required 10 ft.

Being the property of Richard Krebs, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the 30 day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period, if good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order Of
 ARNOLD JABLON,
 Zoning Commissioner
 of Baltimore County
 July 11, 1985

86-42-A
CERTIFICATE OF PUBLICATION

TOWSON, MD., July 11 19 85

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on July 11, 1985.

THE JEFFERSONIAN,
J. B. Venetakis
 Publisher

Cost of Advertising
22.00

353
86-42-A

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 1802.3.B. (208.3) to permit a side yard of 7' in lieu in the required 10'.

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

1. Practical difficulty in that the location of the garage/family room must be located on the driveway side of home.
2. Growing family needs extra living space.

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) Richard Krebs
 (Type or Print Name) (Type or Print Name)
 Signature _____ Signature _____
 Address _____ Address _____
 City and State _____ City and State _____

Attorney for Petitioner: _____
 Agent: Al Donnelly
 Security Builders, Inc. 7314 Johnnycake Rd. 298-7288
 Address: Baltimore, MD 21228
 City and State: Baltimore, MD 21207
 Name, address and phone number of legal owner, contract purchaser or representative to be contacted: Same as above
 Name: _____ Address: _____ Phone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 25th day of June 1985, 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, Maryland on the 29th day of July, 1985, at 10:00 o'clock.

Carl Jablon
Zoning Commissioner of Baltimore County.

Case No. 86-42-A

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 day of June, 1985.

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

Petitioner: Richard Krebs, et ux
 Attorney: Mr. Al Donnelly, Security Builders, Inc.

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE
July 19, 1985

Mr. Richard Krebs
7314 Johnnycake Road
Baltimore, Maryland 21208

RE: Item No. 353 - Case No. 86-42-A
Petitioners - Richard Krebs, et ux
Variance Petition

Dear Mr. Krebs:

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.

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, Jr.
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

cc: Mr. Al Donnelly, Security Builders, Inc.
6660 Security Boulevard
Baltimore, Maryland 21207

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR July 5, 1985

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

RE: Item #353 (1984-1985)
Property Owner: Richard Krebs
N/S Johnnycake Rd., 84' W of centerline of Randolph Springs Ct.
District 1st

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:

The Petitioner must provide necessary drainage facilities (temporal, 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.

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.

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

Very truly yours,
James A. Marble
JAMES A. MARBLE, P.E., Chief
Bureau of Public Services

JAN: PMO:bjp
cc: File

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

STEPHEN E. COLLINS
DIRECTOR

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

Re: Zoning Advisory Meeting of MAY 28, 1985
Item # 353
Property Owner: RICHARD KREBS, et ux
Location: N/S JOHNNYCAKE RD, 84' W OF CENTERLINE OF RANDOLPH SPRINGS CT.

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.

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 to this site 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 22-99 of the Development Regulations.

The 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.

The site is not in a Flood Hazard Area.

The property is located in a deficient service area as defined by Bill 178-79. No building permit will 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: _____

cc: James Howell
Eugene A. Rober
Chief, Current Planning and Development

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

STEPHEN E. COLLINS
DIRECTOR

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

ZAC-Meeting of May 28, 1985

Item No. 350, 351, 352, 353, 354, 356, 357, 358, 359, 361, 363, 364, 365, and 366

Property Owner: _____
 Location: _____
 Existing Zoning: _____
 Proposed Zoning: _____

Acres: _____
 District: _____

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 350, 351, 352, 353, 354, 356, 357, 358, 359, 361, 363, 364, 365, and 366.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineering Assoc. II

MSF/cmm

BALTIMORE COUNTY FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. RENCKE
CHIEF

Mr. Arnold Jablon
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: Richard Krebs, et ux
 Location: N/S Johnnycake Road, 84' W of centerline of Randolph Springs Court
 Item No.: 353 Zoning Agenda: Meeting of May 28, 1985

Gentlemen:

- Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "*" 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.
 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: *Carol M. Markowitz* Approved: *Carol M. Markowitz*
 Planning Group Fire Prevention Bureau
 Special Inspection Division

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

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 353 Zoning Advisory Committee Meeting are as follows:

Property Owner: Richard Krebs, et ux
 Location: N/S Johnnycake Road, 84' W of c/l of Randolph Springs Court
 District: 1st.

- APPLICABLE TYPES ARE CIRCLED:
1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, and other applicable Code and Standards.
 2. A building and other miscellaneous permits shall be required before the start of any construction.
 3. Residential: The sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is not required on plans and technical data. PLANS REQUIRED IF ADDITION IS MORE THAN ONE STORY.
 4. Commercial: These sets of construction drawings needed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Approved seals are not acceptable.
 5. All the Groups except the Single Family Detached Buildings require a minimum of 1 hour fire rating for exterior walls closer than 4'-0" to an interior lot line. All the Groups require a one hour wall if closer than 3'-0" to an interior lot line. All wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line.
 6. The structure does not appear to comply with Table 505 for minimum height/area. Reply to the requested variances by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 205 and have your Architect/Engineer contact this department.
 7. The requested variance appears to conflict with Section(s) _____ of the Baltimore County Building Code.
 8. When filing for a required Change of Use/Accessory Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new use. Maryland Architectural or Engineer seals are usually required. The change of the Groups are from the _____ to _____ or to _____.
 9. The proposed project appears to be located in a Flood Plain, Flood/Striction. Please see the attached copy of Section 2110 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
 10. Comments: _____
 11. These advertised 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, the applicant may obtain additional information by visiting Room 112 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Nicholas B. Commodari
Nicholas B. Commodari
Baltimore Planning Bureau

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/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner
Date: July 15, 1985
Norman E. Gerber, Director
FROM: Office of Planning and Zoning
SUBJECT: Zoning Petitions No. 86-42-A, 86-46-A, 86-47-A, 86-48-A, 86-49-A and 86-51-A.

These are no comprehensive planning factors requiring comment on these petitions.

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

NEG:JGH:slm

IN RE: PETITION ZONING VARIANCE N/S of Johnnycake Road, 84' W of the centerline of Randolph Springs Court (7314 Johnnycake Road) - 1st Election District
BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY
Case No. 86-42-A
Richard Krebs, et ux,
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a side yard setback of seven feet instead of the required ten feet, as more particularly described on Petitioners' Exhibit 1.

The Petitioner, Richard Krebs, appeared and testified. Al Donnelly, the contractor, also appeared and testified. There were no Protestants.

Testimony indicated that the subject property, zoned D.R.3.5, is improved with a two-story dwelling which faces Johnnycake Road. The Petitioners propose to add a 14' x 38' single-story combination garage and family room on the east side of the dwelling with the family room to the rear. There is an existing driveway on that side as well as an entrance into the kitchen. The building cannot be located elsewhere due to an existing fire hydrant on the west side and the expense involved in relocating the driveway.

The Petitioners seek relief from Section 1802.3.B (208.3), pursuant to Section 1807, Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property. *McLeh v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

ORDER RECEIVED FOR FILING
DATE July 30, 1985
BY *John P. [Signature]*
ADMINISTRATIVE ASSISTANT

ORDER RECEIVED FOR FILING
DATE July 30, 1985
BY *John P. [Signature]*
ADMINISTRATIVE ASSISTANT

- whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variance were not granted. It has been established that the requirement from which the Petitioners seek relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

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

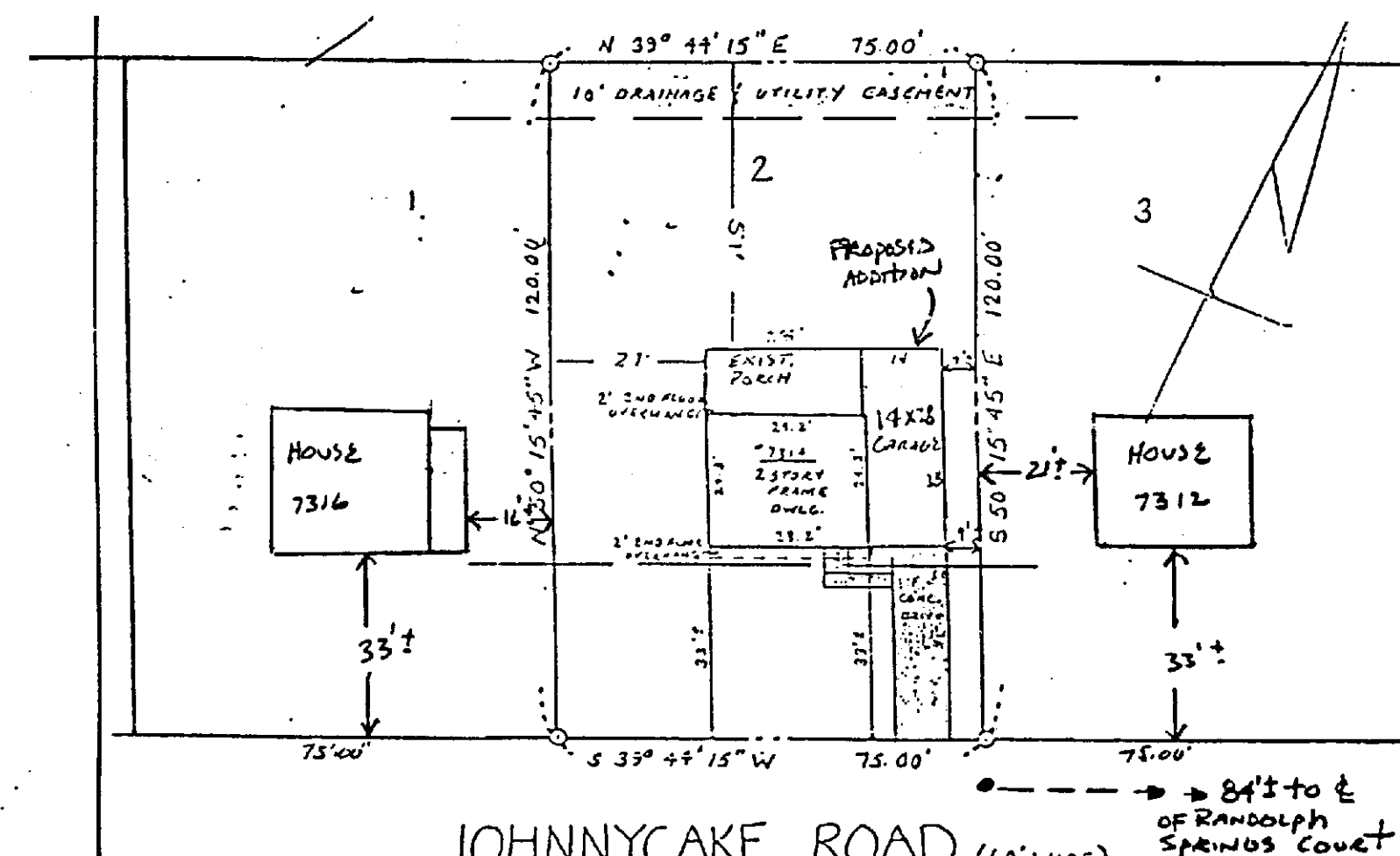
Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 30th day of July, 1985, that the Petition for Zoning Variance to permit a side yard setback of seven feet instead of the required ten feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

- 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.

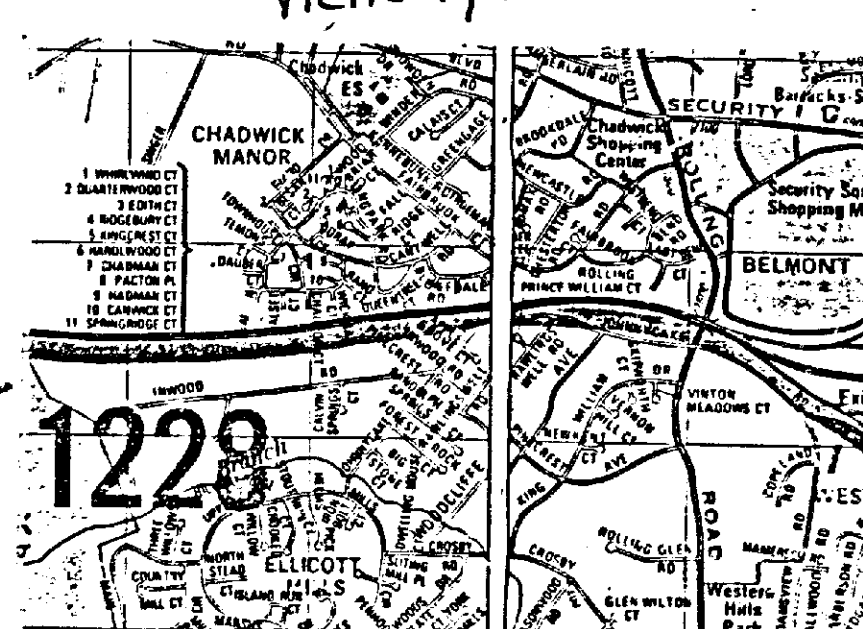
Arnold Jablon
Zoning Commissioner of Baltimore County

AJ/srl
cc: Mr. & Mrs. Richard Krebs
People's Counsel



PUT FOR ZONING VARIANCE
OWNER: RICHARD & CLARE KREBS
DISTRICT 1, ZONED D.R.3.5
SUBDIVISION: WOODBRIDGE VALLEY
LOT 2, BOOK M, PAGE 070 OF PLAT 62
EXISTING UTILITIES IN JOHNNYCAKE ROAD
SCALE 1" = 30'

VICINITY MAP



PETITION FOR VARIANCE
1st Election District

LOCATION: North side of Johnnycake Rd., 84 ft. West of the centerline of Randolph Springs Ct. (7314 Johnnycake Road)
DATE AND TIME: Monday, July 29, 1985 at 10:00 a.m.
PUBLIC HEARING: Room 106 County Office Building, 111 West 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 Zoning Variance from Section 1802.3.B. (208.3) to permit a side yard of 7 ft. in lieu of the required 10 ft.

Being the property of Richard Krebs, et ux as shown on the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
ARNOLD JABLON
ZONING COMMISSIONER
OF BALTIMORE COUNTY

Beginning on the north side of Johnnycake Road 60' wide at the distance of 84' west of the center line of Randolph Springs Court being lot 2. Block AA on the plat entitled, "Plat Three, Section Four, Woodbridge Valley". Book No. O.T.G. 35 Folio 62 also known as 7314 Johnnycake Road in the 1st Election District.

ORDER RECEIVED FOR FILING

DATE July 30, 1985
BY *John P. [Signature]*
ADMINISTRATIVE ASSISTANT

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
 N/S of Johnnycake Rd., : OF BALTIMORE COUNTY
 84' W of the Centerline :
 of Randolph Springs Ct. :
 (7314 Johnnycake Rd.), :
 1st District :
 RICHARD KREBS, et ux, : Case No. 86-42-A
 Petitioners :

ENTRY OF APPEARANCE

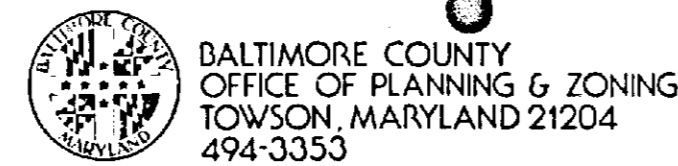
Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

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 10th day of July, 1985, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Richard Krebs, 7314 Johnnycake Rd., Baltimore, MD 21228, Petitioners; and Al Donnelly, Security Builders, Inc., 6660 Security Blvd., Baltimore, MD 21207, Agent for Petitioners.

Peter Max Zimmerman
 Peter Max Zimmerman



ARNOLD JABLON
 ZONING COMMISSIONER

July 26, 1985

Al Donnelly, Agent
 Security Builders, Inc.
 6660 Security Blvd.
 Baltimore, Maryland 21207

RE: Petition for Zoning Variance
 N/S of Johnnycake Rd., 84' W of the
 centerline of Randolph Springs Ct.
 (7314 Johnnycake Road) 1st Dist.
 Richard Krebs, et ux - Petitioners
 Case No. 86-42-A

Dear Mr. Krebs,

This is to advise you that \$44.49 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

This fee must be paid and the zoning sign and post returned on the day of the hearing. Do not remove sign until day of the hearing.

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

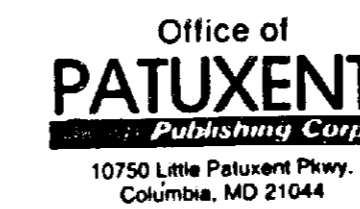
BALTIMORE COUNTY, MARYLAND No. 006852
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE 7-29-85 ACCOUNT R-01-615-000
 AMOUNT \$ 44.49

RECEIVED FROM: Richard Krebs
 FOR: Advertising & Posting Case 86-42-A

VALIDATION OR SIGNATURE OF CASHIER

By *Arnold Jablon*
 JABLON
 Commissioner



86-42-A

July 11 19 85

THIS IS TO CERTIFY, that the annexed advertisement of

INVITATION TO BID
 67096

was inserted in the following:
 Catonsville Times
 Arbutus Times

weekly newspapers published in Baltimore County, Maryland once a week for one successive weeks before the 15 day of July 1985, that is to say, the same was inserted in the issues of

July 11, 1985

PATUXENT PUBLISHING CORP.
 By *Patuxent Publishing Corp.*

IN THE CIRCUIT COURT
 FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

vs.

Defendant

CERTIFICATE OF PUBLICATION OF

Al Donnelly, Agent
 Security Builders, Inc.
 6660 Security Boulevard
 Baltimore, Maryland 21207

June 28, 1985

NOTICE OF HEARING

RE: Petition for Zoning Variance
 N/S of Johnnycake Rd., 84' W of the
 centerline of Randolph Springs Ct.
 (7314 Johnnycake Road)
 1st Election District
 Richard Krebs, et ux, Petitioners
 Case No. 86-42-A

TIME: 10:00 a.m.

DATE: Monday, July 29, 1985

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

BALTIMORE COUNTY, MARYLAND No. 007499
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

DATE 5/15/85 ACCOUNT 01-615-000
 AMOUNT \$ 35.00

RECEIVED FROM: Richard F. Krebs
 FOR: Variance # 353

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 1st Date of Posting July 19, 1985
 Posted for: Variance
 Petitioner: Richard Krebs et ux
 Location of property: N/S of Johnnycake Rd. 84' W of the
Centerline of Randolph Springs Ct. (7314 Johnnycake Rd.)
 Location of Signs: Corner of 7314 Johnnycake Rd.
 Remark:
 Posted by: A. J. Beate Date of return: July 12, 1985
 Number of Signs: 1

PETITION FOR VARIANCE
 1st Election District
 LOCATION: North side of Johnnycake Rd., 84' W of the centerline of Randolph Springs Ct. (7314 Johnnycake Road)
 DATE AND TIME: Monday, July 29, 1985 at 10:00 a.m.
 PUBLIC HEARING: Room 106, County Office Building, 111 West 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 on the Petition for Zoning Variance from Section 1807.3 B (208.3) to permit a side yard of 7 ft. in lieu of the required 10 ft.
 Being the property of Richard Krebs, et ux as shown on the plat filed with the Zoning Office.
 In the event that this Petition is granted, a building permit may be issued within the 30 day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period, if good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.
 By Order Of
 ARNOLD JABLON,
 Zoning Commissioner
 of Baltimore County
 July 11, 1985

86-42-A
CERTIFICATE OF PUBLICATION

TOWSON, MD., July 11 19 85

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on July 11, 1985.

THE JEFFERSONIAN,
W. Venetian
 Publisher

Cost of Advertising
22.00