

86-211-A #91  
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 235.1 (238.2) (301.1) to permit a set back of two feet in lieu of the required 22.5 feet, and a rear yard of 16 feet in lieu of the required 22.5 feet.  
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)  
Roofing required for loading and unloading of trucks for safety purposes, protection of materials for inclement weather.

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:  
N/A  
(Type or Print Name)  
N/A  
(Signature)  
N/A  
(Address)  
N/A  
(City and State)  
Attorney for Petitioner:  
JULIAN S. BREWER, JR.  
(Type or Print Name)  
Julian S. Brewer, Jr.  
(Signature)  
5420 Carville Avenue  
(Address)  
Baltimore, Maryland 21227  
(City and State)  
Attorney's Telephone No.: 242-1200  
1420 Knecht Avenue  
(Address)  
Baltimore, Maryland 21227  
(City and State)  
Legal Owner(s):  
CHARLES W. RUFF  
(Type or Print Name)  
Charles W. Ruff  
(Signature)  
JANE S. RUFF  
(Type or Print Name)  
Jane S. Ruff  
(Signature)  
1420 Knecht Avenue  
(Address)  
Baltimore, Maryland 21227  
(City and State)  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted  
CHARLES W. RUFF  
(Name)  
1420 Knecht Avenue  
(Address)  
Baltimore, Maryland 21227  
(City and State)  
Phone No. 242-2400

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of October, 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, on the 20th day of November, 1985, at 1:30 o'clock.

Cal Jahn  
Zoning Commissioner of Baltimore County.  
(over)

Case No. 86-211-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 14th day of October, 1985.  
ARNOLD JABLON  
Zoning Commissioner  
Petitioner: Charles W. Ruff, et ux  
Petitioner's Attorney: Julian S. Brewer, Jr., Esq.  
Received by: Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE  
October 23, 1985  
COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204  
Julian S. Brewer, Jr., Esquire  
5420 Carville Avenue  
Baltimore, Maryland 21227  
RE: Item No. 91 - Case No. 86-211-A  
Petitioners - Charles W. Ruff, et ux  
Variance Petition

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development  
Dear Mr. Brewer:  
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,  
James E. Dyer, Jr.  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee  
JED:nr  
Enclosures  
cc: Mr. Michael B. Dallas  
7008 Harford Road  
Baltimore, Maryland 21234

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3550  
NORMAN E. GERBER  
DIRECTOR

OCTOBER 31, 1985  
Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Zoning Advisory Meeting of SEPTEMBER 17, 1985  
Item # 91  
Property Owner: CHARLES W. RUFF, et ux  
Location: 1420 S. KNECHT AVE. 370' NW  
OF BENSON AVE.

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 and the minutes will be forwarded by the Bureau of Public Services.  
This site is part of a larger tract and the minutes will be forwarded by the Bureau of Public Services.  
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 22-38 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 1/15/85.  
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 and may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.  
Additional comments:

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

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

STEPHEN E. COLLINS  
DIRECTOR

September 25, 1985

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

Item No. -ZAC- Meeting of September 17, 1985  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:  
District:

Dear Mr. Jablon:  
The Department of Traffic Engineering has no comments for items numbers 91, 92, 94, 95, 96, & 97.

Michael S. Flanagan  
Traffic Engineer Assoc II

MS/bld

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

PAUL H. REINCKE  
CHIEF

September 24, 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: Charles W. Ruff, et ux

Location: NE side of Knecht Avenue, 370' NW of Benson Avenue

Item No.: 91 Zoning Agenda: Meeting of 9/17/85

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 300 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 comment at this time.

REVIEWER: Noted and Approved: Fire Prevention Bureau  
Planning Group  
Special Inspection Division

/mb

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

November 5, 1985

TED ZALESKI, JR.  
DIRECTOR

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

Comments on Item # 91 Zoning Advisory Committee Meeting are as follows:

Property Owner: Charles W. Ruff, et ux  
Location: NE side of Knecht Avenue, 370' NW of Benson Avenue  
Districts: 13th.

APPLICABLE ITEMS ARE CIRCLED:

1. All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #17-85, the Maryland Code for the Landscaping and Land Use, and other applicable codes and standards.

2. A building and other miscellaneous permits shall be required before the start of any construction.

3. Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.

4. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.

5. All Fire Groups except B-1 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 1'-0" to an interior lot line. B-4 Fire Groups require a one hour wall if closer than 3'-0" to an interior lot line. And wall built on an interior lot line shall require a fire or party exterior wall within 3'-0" of an interior lot line. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.

6. The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 101 and 505 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/Occupancy 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 Engineering seals are usually required. The change of the Fire Groups are from the to the or to fixed from See Section 313 of the Building Code.

9. The proposed project appears to be located in a Flood Plain, Flood Hazard. Please see the attached copy of Section 216.3 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: Roof shall be of non-combustible construction as a minimum and could possibly require a one hour rating due to the proximity of the interior lot line. See Table 101 also for column ratings, etc. If storage includes materials listed under high hazard uses of Table 306.2 then the whole structure shall be of non-combustible construction as a minimum and could possibly require a one hour rating due to the proximity of the interior lot line. These abbreviated comments reflect only on the information provided by the drawings submitted to the Office. shall be 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 177 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

Charles E. Schuman  
Baltimore County, Chief  
Building Plans Review

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
TO: Zoning Commissioner  
Norman E. Gerber, Director  
FROM: Office of Planning and Zoning  
SUBJECT: Zoning Petitions No. 86-191-A, 86-192-A, 86-193-A, 86-196-A, 86-201-A, 86-203-A, 86-204-A, 86-207-A, 86-208-A, 86-209-A, 86-211-A and 86-217-A  
Date: November 4, 1985

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

Norman E. Gerber, Director  
Director

NEG:JCH:slm

AUG 11 1985

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

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

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners, by Charles W. Ruff, appeared and testified and were represented by Counsel. Michael B. Dallas, a registered land surveyor, also appeared on behalf of the Petitioners. There were no Protestants.

The Petitioners seek relief from Sections 255.1, 238.2, and 301.1, pursuant to Section 307. 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. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

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

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances 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 requested variances will not be detrimental to the public health, safety, and general welfare.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 11<sup>th</sup> day of November, 1985, that the Petition for Zoning Variances to permit a side yard setback of 2 feet instead of the required 22 1/2 feet and a rear yard setback of 16 feet instead of the required 22 1/2 feet be and the same is hereby GRANTED, from and after the date of this Order, subject to the following:

  
Zoning Commissioner of  
Baltimore County

AJ/sr1

cc: Julian S. Brewer, Jr., Esquire  
People's Counsel

ORDER RECEIVED FOR FILM  
DATE *November 26 1988*  
*Steve L. Lamy*

FOR RECEIVED FOR FILING  
DATE November 24, 1995  
J. Edgar Hoover Library

ORDER RECEIVED FOR FILING  
DATE November 21, 1985

LOCATION: North Side of Knecht Avenue, 370 feet West of Benson Avenue (1420 Knecht Avenue)

DATE AND TIME: Wednesday, November 20, 1985 at 1:30 p.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 Variances from Sections 255.1 (238.2) (301.1) to permit a side yard setback of 2 feet in lieu of the required 22.5 feet, and a rear yard setback of 16 feet in lieu of the required 22.5 feet.

Being the property of Charles W. Ruff, 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

**MICHAEL B. DALLAS**  
Registered Surveyor  
7008 HARFORD ROAD  
BALTIMORE, MD. 21234  
254-4555

ZONING DESCRIPTION  
For Variance  
Charles F. Ruff & Co., Inc.

BEGINNING for the same on the northeast side of Knecht Avenue (50 feet wide) at a point distant 370.00 feet northwesterly from its intersection with Benson Avenue (50 feet wide) thence, with said side of Knecht Avenue north 37-30 west 100.00 feet thence, leaving said Avenue and running the three following courses and distances; North 52-30 east 220.00 feet, south 37-30 east 100.00 feet and south 52-30 west 220.00 feet to the place of beginning.

CONTAINING 22,000 square feet or 0.505 acres of land more or less.  
THE improvements thereon being known as 1420 Knecht Avenue.

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
W/S Knecht Ave., 370' :  
N of Benson Ave. (1420 :  
Knecht Ave.), 13th Dist. : OF BALTIMORE COUNTY  
:  
CHARLES W. RUFF, et ux, : Case No. 86-211-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  
Room 223, Court House  
Towson, MD 21204  
494-2188

I HEREBY CERTIFY that on this 22nd day of October, 1985, a copy of the foregoing Entry of Appearance was mailed to Julian S. Brewer, Jr., Esquire, 5420 Carville Ave., Baltimore, MD 21227, Attorney for Petitioners.

Peter Max Zimmerman  
Peter Max Zimmerman



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
410-3353

ARNOLD JABLON  
ZONING COMMISSIONER

JEAN M. H. JUNG  
DEPUTY ZONING COMMISSIONER

November 14 1985

Julian S. Brewer, Jr., Esquire  
5420 Carville Avenue  
Baltimore, Maryland 21227

RE: Petition for Variance  
N/S Knecht Avenue, 370' W/Benson Ave.  
(1420 Knecht Ave.)  
13th Election District  
Charles W. Ruff, et ux - Petitioner  
Case No. 86-211,4

Dear Mr. Brewer

This is to advise you that \$ 47.90 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 OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to ~~Training Office, Room 112, Office Building, Towson, Maryland~~

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE REVENUE DIVISION

No. 012402

MISCELLANEOUS CASH RECEIPT

DATE 1-10-86 ACCOUNT R-01-615-000

A.MOUNT \$47.90

RECEIVED FROM Charles V Ruff

FOR Wiretrans + Posting 36-211-A

8 @@@@\*\*\*\*\*2101 \*\*\*\*\*215F

VALIDATION OR SIGNATURE OF CASHTIER

AUG 11 1998

Office of  
**PATUXENT**  
Publishing Corp.  
10750 Little Patuxent Pkwy.  
Columbia, MD 21044

October 31 19 85

THIS IS TO CERTIFY, that the annexed advertisement of

Petition for Variance

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 2 day of November 19 85, that is to say,  
the same was inserted in the issues of

October 31, 1985

PATUXENT PUBLISHING CORP.  
By [Signature]

IN THE CIRCUIT COURT  
FOR BALTIMORE COUNTY, IN EQUITY

Plaintiff

Defendant

VS.

CERTIFICATE OF PUBLICATION OF

86-211-A

October 16, 1985

Julian S. Brewer, Jr., Esquire  
5420 Carville Avenue  
Baltimore, Maryland 21227

**NOTICE OF HEARING**

RE: PETITION FOR VARIANCE  
N/S Knecht Ave., 370' W/Benson Avenue  
(1420 Knecht Ave.)  
13th Election District  
Charles W. Ruff, et ux - Petitioners  
Case No. 86-211-A

TIME: 1:30 p.m.

DATE: Wednesday, November 20, 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. 012643

DATE 9-2-85 ACCOUNT R-21-615-00

AMOUNT \$ 1.00

RECEIVED  
FROM:

FOR: F. J. Lee & Co. 91 Ruff  
B 2011\*\*\*\*\*100001a 80346

VALIDATION OR SIGNATURE OF CASHIER

[Signature]  
Zoning Commissioner  
of Baltimore County

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 13th

Date of Posting: October 25, 1985

Posted for: Variances

Petitioner: Charles W. Ruff, et ux

Location of property: N/S of Knecht Ave., 370' W/Benson Ave.  
1420 Knecht Ave.

Location of Signs: In front of 1420 Knecht Ave.

Remarks:

Posted by: S. J. Prata  
Signature

Date of return: November 1, 1985

Number of Signs: 1

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., October 31, 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  
October 31, 19 85

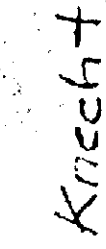
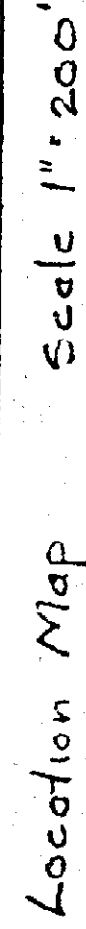
THE JEFFERSONIAN,

[Signature]  
Publisher

Cost of Advertising

24.75

PETITION FOR VARIANCE  
13th Election District  
LOCATION: North Side of Knecht  
Avenue, 370 feet West of Benson  
Avenue (1420 Knecht Avenue)  
DATE AND TIME: Wednesday,  
November 20, 1985 at 1:30 p.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 from Sections 255.1 (238.2) (301.1) to permit a side yard setback of 2 feet in lieu of the required 22.5 feet, and a rear yard setback of 16 feet in lieu of the required 22.5 feet.  
Being the property of Charles W. Ruff, 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  
Oct. 31.



Avenue

Commercial Use

Particular Area

PETITIONER'S  
EXHIBIT /

# Zoning Plat

Charles F. Ruff & Company, Inc.  
1420 Vermont Ave. Bldg. Md. 21227

December 1984

Qc 4-29-85

Rev 7-24-03  
Rev 7-31-05

**Michael B. Dallas**  
Registered Surveyor  
7008 Harford Road  
Ballo., Md. 21234  
254-4555



Attorney: Julien S. Brewer, Jr.  
8420 Corville Ave.  
Arling, Md. 21227  
242-1200

|      |    |    |    |    |   |   |   |    |    |    |    |      |
|------|----|----|----|----|---|---|---|----|----|----|----|------|
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| 0.0  | 1  | 2  | 3  | 4  | 5 | 6 | 7 | 8  | 9  | 10 | 11 | 20.0 |

#100

Q-44 24  
SW 47  
ELECTION  
DISTRICT 13  
DATE 6/2/92  
TYPE  
HEARING A  
BY BE  
FINAL  
Pgs.