

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 N/S Hunting Tweed Dr., 1800' W * DEPUTY ZONING COMMISSIONER
 of the c/1 of Park Heights Ave. (3216 Hunting Tweed Drive) * OF BALTIMORE COUNTY
 4th Election District * Case No. 92-421-A
 3rd Councilmanic District
 Abraham L. Adler
 Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Zoning Variance in which the Petitioner requests relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: from Section 1A04.3.B.3 to permit a building setback of 60 feet in lieu of the required 75 feet; from Section 1A04.3.B.3 to permit a building setback of 75 feet in lieu of the required 50 feet; from Section 301.1 to permit a setback of 25 feet in lieu of the required minimum of 37.5 feet for a deck, and to amend the partial development plan of Huntington, Section II in accordance with Petitioner's Exhibits 1 and 2.

The Petitioner, Abraham L. Adler, President, Huntington Development Corporation, appeared and testified. Also appearing on behalf of the Petitioner was David S. Thaler of D.S. Thaler and Associates, Engineering and Land Consultants. There were no Protestants.

Testimony indicated that the subject property, known as 3216 Hunting Tweed Drive, consists of 1.699 acres, more or less, zoned R.C. 5 and is presently unimproved. Said property, also known as Lot 24 of Huntington, is proposed for development with a single family dwelling. However, due to the topography of the land and the location of streams and wetlands thereon, the permitted development area is quite small. Testimony indicated that the homes in this particular development range in price

from \$300,000 to \$600,000 and in order to construct a home comparable to existing homes in the neighborhood, the requested variances are necessary. Petitioner testified the relief requested will not result in any detriment to the health, safety or general welfare of the surrounding community.

An area variance may be granted where strict application of the zoning regulations 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:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) 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
- 3) 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 is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel.

ORDER RECEIVED FOR FILING
 Date 4/15/92
 By [Signature]

In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

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 Deputy Zoning Commissioner for Baltimore County this 16th day of June, 1992, that the Petition for Zoning Variance requesting relief from Section 1A04.3.B.3 to permit a building setback of 60 feet in lieu of the required 75 feet; from Section 1A04.3.B.3 to permit a building setback of 35 feet in lieu of the required 50 feet; from Section 301.1 to permit a setback of 25 feet in lieu of the required minimum of 37.5 feet for a deck, and to amend the partial development plan of Huntington, Section II, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restriction:

- 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 30-day 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) Development of the subject property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains in accordance with the comments submitted by the Department of Environmental Protection and Resource Management, dated May 19, 1992 and received in this office June 11, 1992.

[Signature]
 TIMOTHY M. KOTROCO
 Deputy Zoning Commissioner

ORDER RECEIVED FOR FILING
 Date 4/15/92
 By [Signature]

Suite 113 Courthouse
 400 Washington Avenue
 Towson, MD 21204

June 16, 1992

(410) 887-4386

Mr. Abraham L. Adler, President
 Huntington Development Corporation
 20 S. Charles Street
 Baltimore, Maryland 21201

RE: PETITION FOR ZONING VARIANCE
 N/S Hunting Tweed Drive, 1800' W of the c/1 of Park Heights Avenue
 (3216 Hunting Tweed Drive)
 4th Election District - 3rd Councilmanic District
 Abraham L. Adler - Petitioner
 Case No. 92-421-A

Dear Mr. Adler:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

[Signature]
 TIMOTHY M. KOTROCO
 Deputy Zoning Commissioner
 for Baltimore County

TMK:bjb
 cc: People's Counsel

[Signature]

ORDER RECEIVED FOR FILING
 Date 4/15/92
 By [Signature]

Petition for Variance
 to the Zoning Commissioner of Baltimore County
 for the property located at 3216 Hunting Tweed Drive
 which is presently zoned RC-5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property aboves and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from (Section(s))
 1) 1A04.3.B.3. - TO ALLOW A 60' BUILDING SETBACK IN LIEU OF THE REQUIRED 75'.
 2) 1A04.3.B.3. - TO ALLOW A 35' BUILDING SETBACK IN LIEU OF THE REQUIRED 50'.
 3) 301.1 - TO ALLOW A 25' DECK SETBACK IN LIEU OF THE REQUIRED 37.5'.
 4) TO AMEND THE PARTIAL DEVELOPMENT PLAN OF HUNTINGTON SECTION II.
 of the Zoning Regulations of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)
 1) The topography and configuration of the building envelope prohibit construction of homes typical of the neighborhood and present an unreasonable hardship and practical difficulty and for other reasons to be presented at the hearing.

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.

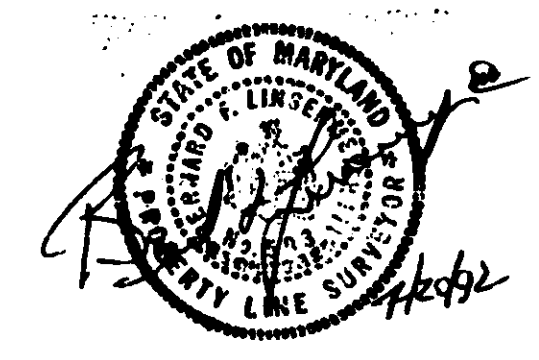
Legal Owner(s)
 Abraham L. Adler (President, Huntington Dev. Corporation)
 Signature [Signature]
 Address 20 South Charles Street City Baltimore State MD Zipcode 21201
 Signature [Signature]
 Address 20 South Charles Street City Baltimore State MD Zipcode 21201

ORDER RECEIVED FOR FILING
 Date 4/15/92
 By [Signature]

April 20, 1992
 DESCRIPTION TO ACCOMPANY VARIANCE REQUEST
 HUNTINGTON, LOT 24
92-421-A

Beginning at the northerly right-of-way line of Hunting Tweed Drive at a point 1,800 feet, more or less, west of the intersection of Park Heights Avenue and Hunting Tweed Drive; thence, the following five (5) courses and distances:
 1. South 61'45"14" West 150.00 feet to a point; thence,
 2. 265.95 feet by a curve to the right, having a radius of 575.00 feet and a chord of South 75' 00"15" West 263.59 feet to a point; thence,
 3. North 05'06"36" West 207.97 feet to a point; thence,
 4. North 87'30"00" East 360.65 feet to a point; thence,
 5. South 28'14"46" East 95.00 feet to the point of beginning.

Containing 1.469 acres of land, more or less.
 Being Lot No. 24, Section Two in the subdivision of Huntington as recorded in the Plat Records of Baltimore County, Maryland in Plat Book No. 55 folio 13. Also known as 3216 Hunting Tweed Drive and located in the Fourth Election District.



CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District 4 Date of Posting 5/22/92
 Posted for: Variance
 Petitioner: Huntington Dev. Corp.
 Location of property: N/S Hunting Tweed Dr. 1800' W of c/1 of Park Heights Ave. 3216 Hunting Tweed Drive
 Location of Signs: on South 28' 32 1/2" Hunting Tweed
 Remarks: [Signature]
 Posted by: [Signature] Date of return: 5/22/92
 Number of Signs: 1

CERTIFICATE OF PUBLICATION
 TOWSON, MD., 5/14, 1992
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/14, 1992
 THE JEFFERSONIAN,
[Signature]
 Publisher
 \$ 49.70

AMOUNT \$ 50.00
 RECEIVED FROM: Huntington Dev. Corp.
 FOR: Res. Variances
 CHARGE #08SP1CHR 150.00
 VALIDATION OR SIGNATURE OF CASHIER

receipt
 Baltimore County Zoning Commissioner
 Date 5/04/92 Account: R-001-6150
 PAID PER HAND-WRITTEN RECEIPT DATED 4/22/92
 PUBLIC HEARING FEES QTY PRICE
 010 -ZONING VARIANCE (1RL) 1 X \$50.00
 TOTAL: \$50.00
 LAST NAME OF OWNER: HUNTINGTON DEV
92-421-A
 Please Make Checks Payable To: Baltimore County

receipt
 Baltimore County Zoning Commissioner
 Date 5/29/92 Account: R-001-6150
 PUBLIC HEARING FEES QTY PRICE
 020 - FIRST PUBLIC HEARING - ZONING VARIANCE 1 X \$49.70
 TOTAL: \$49.70
92-421
 Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

DATE: 5-27-92

Huntington Development Corporation
Abraham L. Adler, Esq.
20 South Charles Street
Baltimore, Maryland 21201

RE:
CASE NUMBER: 92-421-A
N/S Hunting Tweed Drive, 1800' W of c/l Park Heights Avenue
3216 Hunting Tweed Drive
4th Election District - 3rd Councilmanic
Petitioner(s): Huntington Development Corporation

Dear Petitioner(s):

Please be advised that \$ 84.70 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE DRAINING GUM & BEST SET(S) MUST BE REMOVED ON THE DAY OF THE HEARING OR THE CHECKER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 133, Towson, Maryland 21204. It should have your name under noted therein and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

MAY 6, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-421-A
N/S Hunting Tweed Drive, 1800' W of c/l Park Heights Avenue
3216 Hunting Tweed Drive
4th Election District - 3rd Councilmanic
Petitioner(s): Huntington Development Corporation
HEARING: MONDAY, JUNE 8, 1992 at 10:30 a.m.

Variance to allow a 60 foot building setback in lieu of the required 75 foot setback (street centerline); to allow a 35 foot building setback in lieu of the permitted 50 foot setback; to allow a 25 foot deck setback in lieu of the required 37.5 foot setback; and to amend the Official Development Plan of Huntington, Section II.

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner of
Baltimore County

cc: Abraham L. Adler

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

May 27, 1992

Mr. Abraham L. Adler
20 South Charles Street
Baltimore, MD 21201

RE: Item No. 442, Case No. 92-421-A
Petitioner: Abraham L. Adler
Petition for Variance

Dear Mr. Adler:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, 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.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

Your petition has been received and accepted for filing this 22nd day of April, 1992.

Arnold Jablon
ARNOLD JABLON
DIRECTOR

Received By:
W. Carl Richards Jr.
W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Abraham L. Adler
Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND

OFFICE OF PLANNING AND ZONING
New Courts Building
401 Bosley Avenue
Towson, MD 21204

MEMORANDUM

TO: Arnold Jablon, Director - Zoning Administration & Development Management

FROM: Ervin McDaniel, Chief Development Review Section
Office of Planning and Zoning

DATE: May 5, 1992

SUBJECT: PETITIONS FROM ZONING ADVISORY COMMITTEE - May 4, 1992

The Office of Planning and Zoning has no comments on the following petitions:

George Radiano - Merritt Blvd.
Huntington Development Corp. - Hunting Tweed Drive 442
Waldon J. Stevanus - 8524 Vollmert Avenue
Rita L. Ruff - Elm Road
Eric Van Den Beest - Monkton Road
Warren E. Downey - Weddel Avenue

If there should be any further questions or if this office can provide additional information, please contact Francis Morsey in the Office of Planning and Zoning at 887-3211.

5.4.92.txt
Pctfms.txt

BUREAU OF TRAFFIC ENGINEERING
DEPARTMENT OF PUBLIC WORKS
BALTIMORE COUNTY, MARYLAND

DATE: May 7, 1992

TO: Mr. Arnold Jablon, Director
Office of Zoning Administration
and Development Management

FROM: Rahee J. Famill

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: May 4, 1992

LEGAL OWNER: Huntington Development Corporation 442

There are no comments for this site.

Rahee J. Famill
Rahee J. Famill
Traffic Engineer II

RJF/dm

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500 (301) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: HUNTINGTON DEVELOPMENT CORPORATION
Location: #3216 NUNTING TWEED DRIVE
Item No.: 442 (MJK) Zoning Agenda: MAY 4, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

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

REVIEWER: *Sgt. J. Foley* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

RECEIVED
MAY 11 1992
ZONING OFFICE

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: May 7, 1992
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for May 11, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for the following properties:

Scripps Howard Broadcasting Company
8400 York Road
Huntington Development Corporation 442
3216 Hunting Tweed Drive
Waldon J. Stevanus & Margaret O. Stevanus
8524 Vollmert Avenue
Rita L. Ruff
1307 Elma Road
Jeffrey W. Sheldon & Charles H. Sheldon
211 Nicodemus Road
Eric vanden Beest & Patricia vanden Beest
16616 Remare Road
Wm R. Sturgeon & Carol L. Sturgeon
8715 Windsor Mill Road
Warren E. Downey & Linda M. Downey
1227 Weddel Avenue

SIGNED ROBERT W. BOWLING
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:DAK:s

Department of Recreation and Parks
 Development Review Committee
 Authorized signature: *[Signature]* Date: *5/19/92*

Project Name	Waiver Number	Zoning Issue	Meeting Date
1500 Glencoe Road - Oldfields School, Inc.	432	CR-92-399-XA	4-27-92
STP DEPRM RP (To EIRD)		<i>No Comments</i>	

- COUNT 1
- ✓ George Raduano And Elizabeth Raduano 5-4-92
 DED DEPRM RP STP TE #440 *No Comments*
 - ✓ Scripps Howard Broadcasting Company
 - ✓ Huntington Development Corporation (Hunting Tweed Drive)
 DED DEPRM RP STP TE #441 *No Comments*
 - ✓ Waldon J. And Margaret O. Stevanus
 DED DEPRM RP STP TE #442 *No Comments*
 - ✓ Rita L. Ruff
 DED DEPRM RP STP TE #443 *No Comments*
 - ✓ Jeffery W. And Charles H. Sheldon
 DED DEPRM RP STP TE #444 *No Comments*
 - ✓ Eric and Patricia vanden Beent
 DED DEPRM RP STP TE #445 *No Comments*
 - ✓ William R. And Carol L. Sturgeon
 DED DEPRM RP STP TE #446 *No Comments*
 - ✓ Larry R. And Dianna L. Long
 DED DEPRM RP STP TE #447 *No Comments*
 - ✓ Warren E. And Linda M. Downey
 DED DEPRM RP STP TE #448 *No Comments*
 - ✓ *[Signature]*
 DED DEPRM RP STP TE #449 *No Comments*

92-421-A 6-5-92
 BALTIMORE COUNTY, MARYLAND
 DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
 INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold Jablon, Director
 Zoning Administration and
 Development Management

DATE: May 19, 1992

FROM: Mr. J. Lawrence Pilson
 Development Coordinator, DEPRM

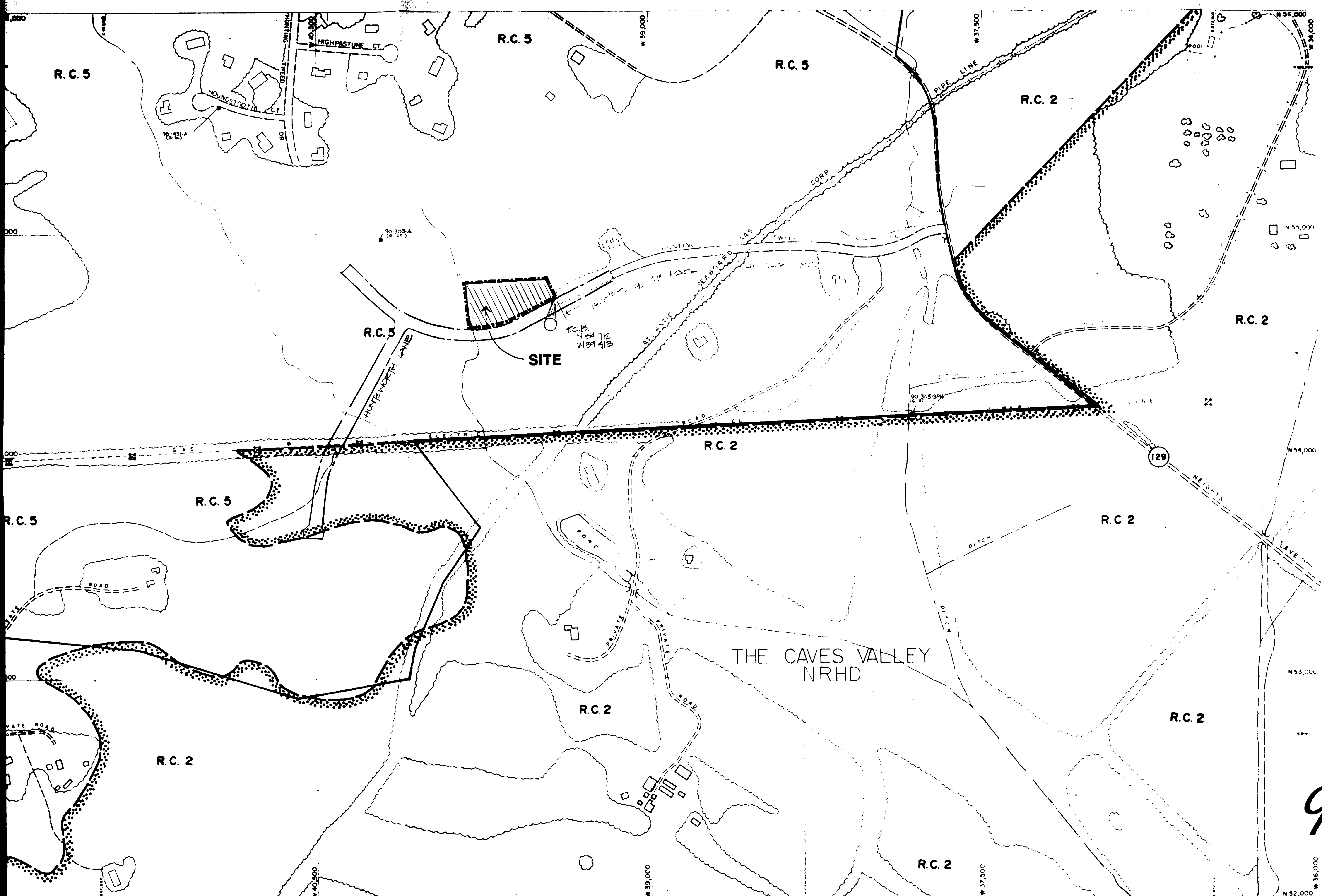
SUBJECT: Zoning Item #442
 3216 Hunting Tweed Drive
 Zoning Advisory Committee Meeting May 4, 1992

The Department of Environmental Protection and Resource Management offers the following comments on the above referenced zoning item:

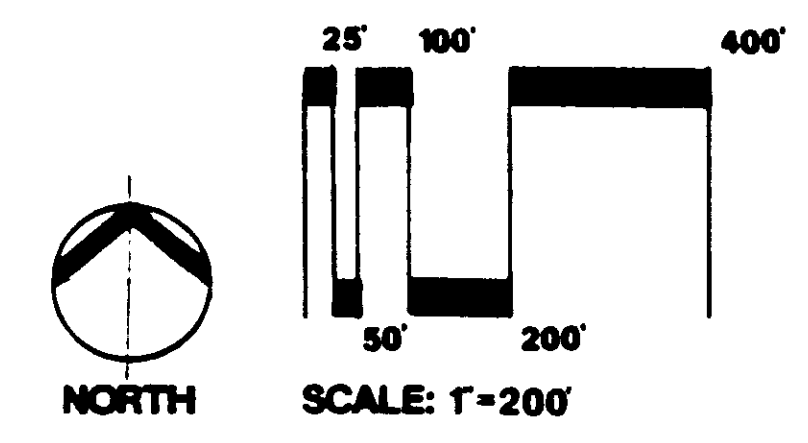
1. Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains.
2. The proposed zoning variance will not prohibit the applicant from complying with the above referenced regulations. Therefore, this office supports the variance.
3. There must be a 20 foot setback from the septic reserve area and a 30 foot setback from the well to any structures.



LJP:sp
 JABLON/S/TXTSPP



PETITIONER'S
EXHIBIT 4



92-421-A

200 SCALE ZONING MAP
TO ACCOMPANY VARIANCE PETITION
HUNTINGTON - LOT #24

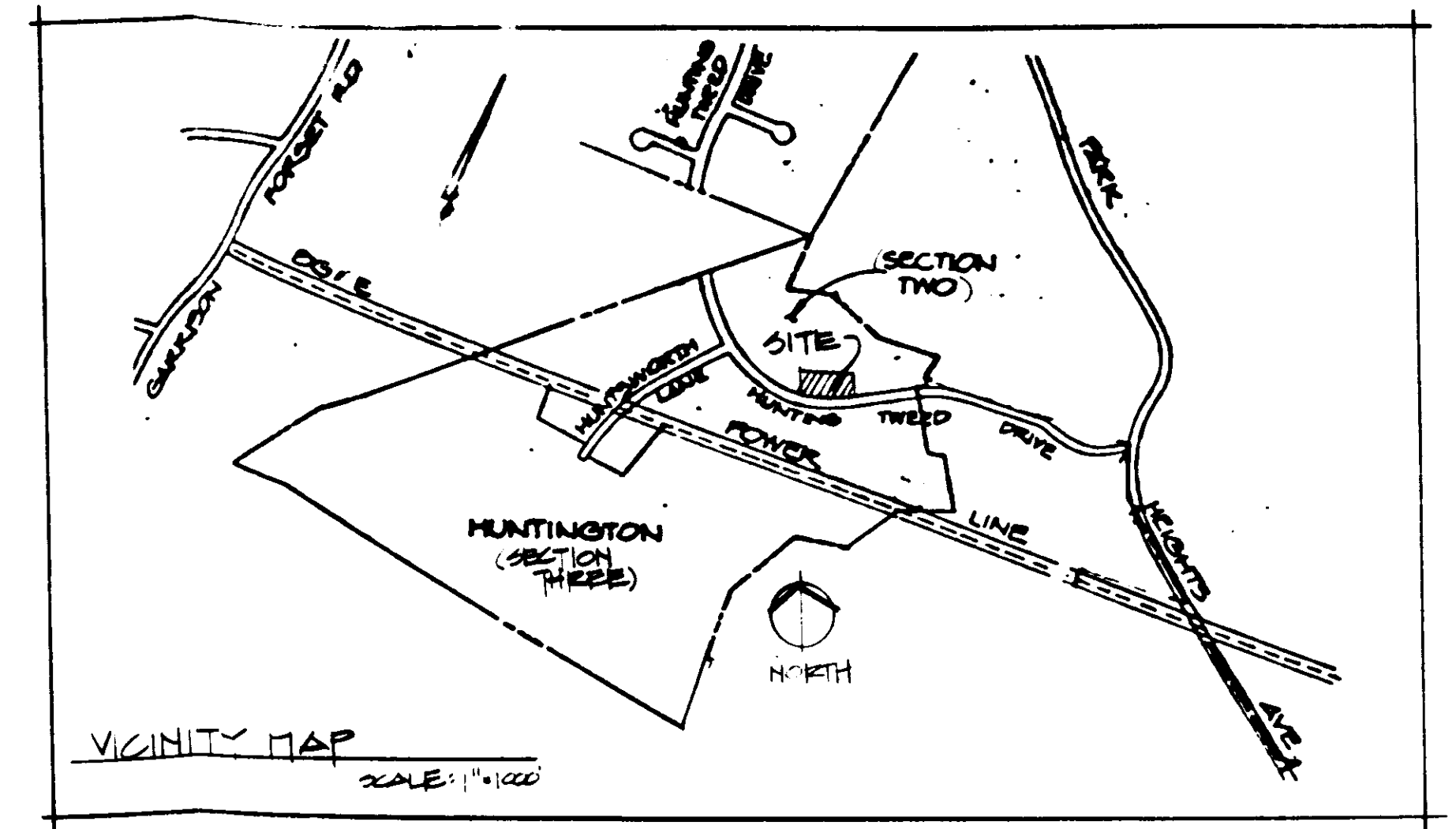
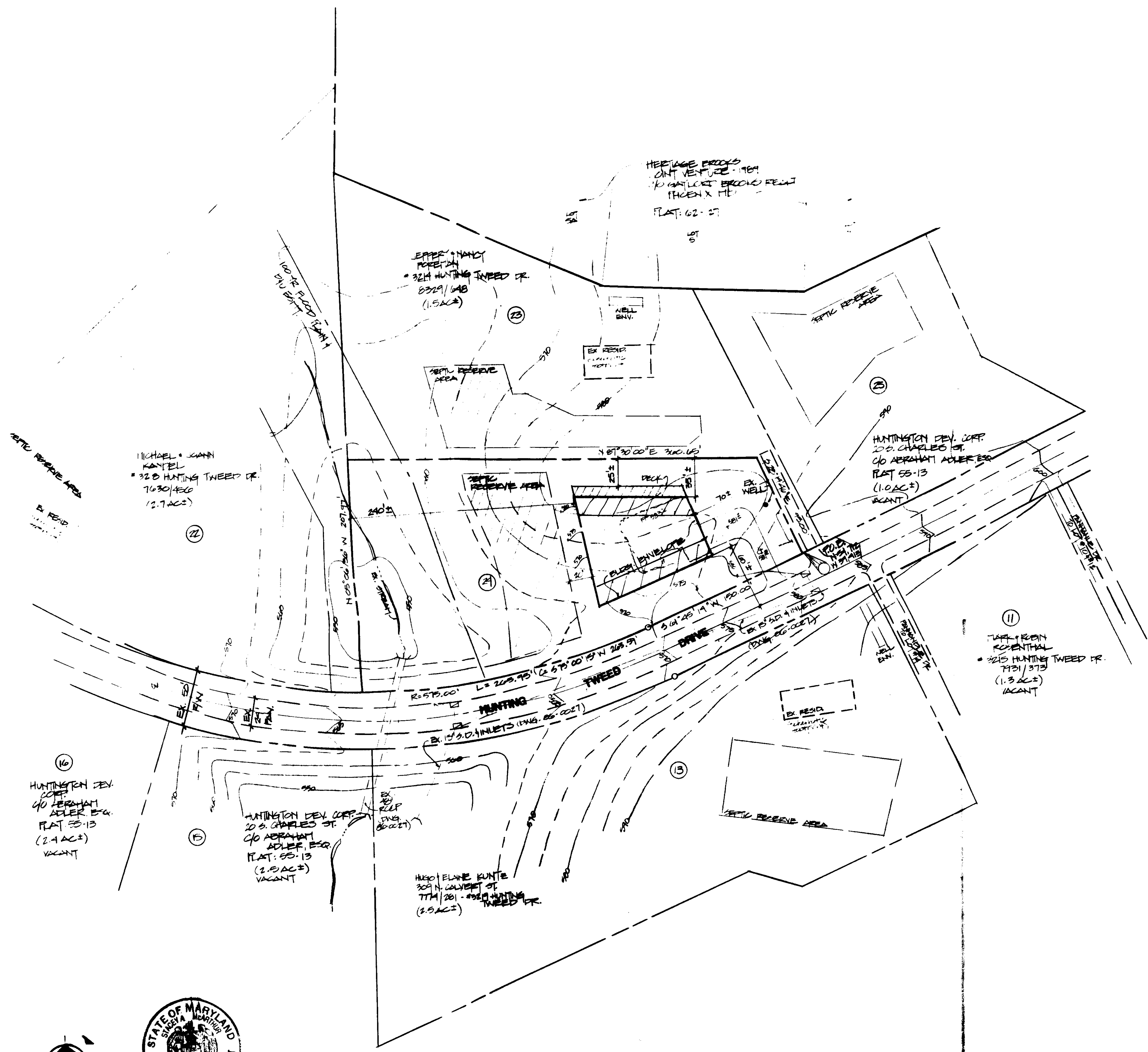
1988 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1988
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88
[Signature]
Chairman, County Council

**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

SCALE 1" = 200'	LOCATION THE CAVES	SHEET N. W. 14-G
DATE OF PHOTOGRAPHY JANUARY 1986		

MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
SCHART-HORN, INC. BALTIMORE, MD. 21210

D.S. THALER & ASSOCIATES, INC.
7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21284
(410) 944-3647

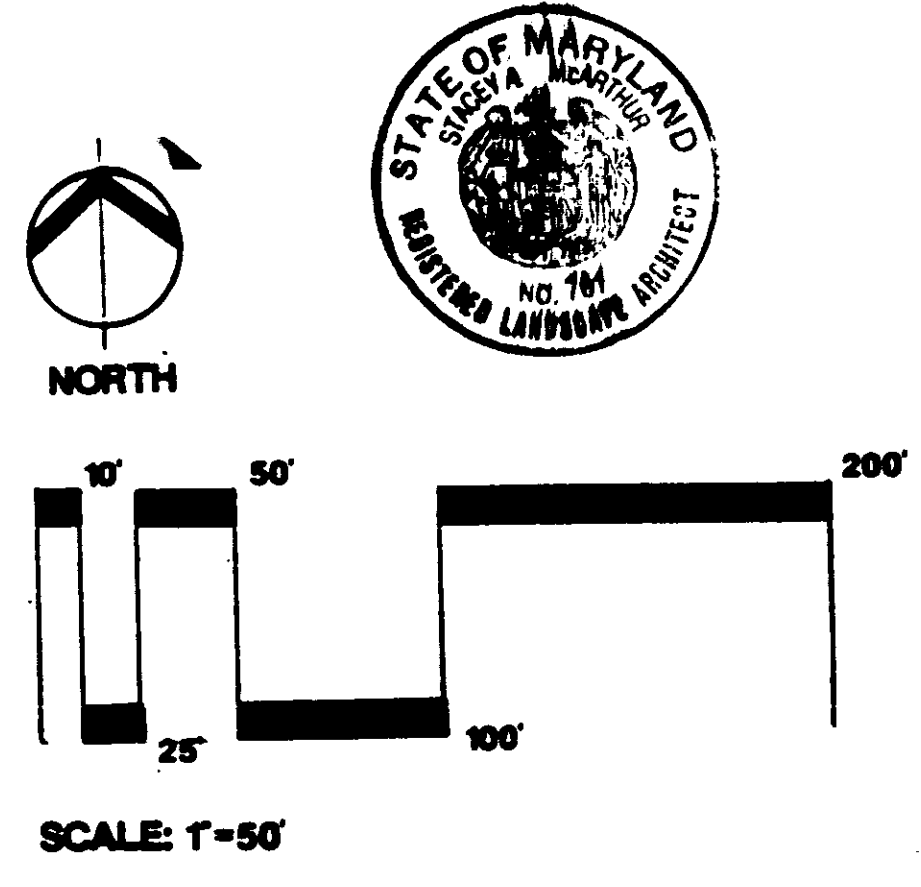


GENERAL NOTES

1. DEVELOPMENT NAME: Huntington Lot #24 (3216 Hunting Tweed Drive)
2. APPLICANT/OWNER: Huntington Development Corporation
20 South Charles Street
Baltimore, Maryland 21201
ATTN: Abraham L. Adler, Esquire
(410) 539-6967
3. PLAN PREPARED BY: D.S. Thaler & Associates, Inc.
7115 Ambassador Road
Baltimore, Maryland 21207
(410) 944-3647
4. GENERAL DATA: Election District: 4
Census Tract: 4049
Councilmanic District: 3
Watershed: 74
Subwatershed: 61
5. SITE INFORMATION: A. Gross acreage = 1.699 ac ±
Net acreage = 1.469 ac ±
B. Zoning Existing Zoning: RC-5
C. History N/A
6. UTILITIES: Well and septic will be provided.
7. USE: VACANT LOT OF RECORD
8. ROADS: All roads are public.
9. GRADING: Grading shown is schematic only.
10. Development Restrictions (RC areas) Each dwelling homestead shall be subject to a 15% limitation on the area covered by impermeable surfaces and a 25% limitation on the removal of existing timber and forest cover.
11. CRG plan approved May 1982.

VARIANCE REQUESTS

- 1) To allow a 40'± building setback in lieu of the required 75' setback from the centerline of the road (per B.C.Z.R. Section 1A04.3.B.3.)
- 2) To allow a 28'± building setback in lieu of the permitted 50' setback from a lot line (per B.C.Z.R. Section 1A04.3.B.3.)
- 3) To allow a 28'± deck setback in lieu of the required 25% of the minimum required depth of the rear yard (50' x 25% = 37.5' setback) (per B.C.Z.R. Section 301.1.)



**PLAT TO ACCOMPANY VARIANCE PETITION
HUNTINGTON - LOT #24**

**PETITIONERS
EXHIBIT 2**

D.S. THALER & ASSOCIATES, INC.
7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21207
(410) 944-3647 4-10-92