

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
 N/S Oakleigh Beach Road, 50 ft. ZONING COMMISSIONER
 W of Pin Oak Avenue *
 904 Oakleigh Beach Road
 15th Election District * OF BALTIMORE COUNTY
 7th Councilmanic District
 Paul W. Smiley, et ux * Case No. 95-160-A
 Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for an Administrative Variance for the property located at 904 Oakleigh Beach Road in the North Point Village subdivision of Baltimore County. The Petition is filed by Paul W. Smiley and Diana L. Smiley, his wife. Variance relief is requested from Sections 301.1.A and 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an attached newly constructed existing deck to be located in the side and rear yards and to have a side yard setback as close as 2 ft. 6 inches in lieu of the required 7-1/2 ft. The subject property is more particularly shown on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Zoning Variance.

As noted above, this matter was filed as an administrative variance pursuant to Section 26-127 of the Baltimore County Code. That section allows the Zoning Commissioner to grant variance relief without a public hearing. However, in this case, a request for a public hearing was made by the North Point Village Civic Association and James Quinn, a neighbor. Thus, the matter was scheduled for public hearing.

Appearing at the public hearing held for this case was the Petitioners/property owner, Paul W. Smiley. Also present was the aforementioned Mr. Quinn, who was represented by Wendy A. Zerwitz, Esquire. Also appearing as a Protestant was Calvin Mannard.

ORDER RECEIVED FOR FILMING
 Date 1/12/95
 by M. Howard

MICROFILMED

Testimony and evidence presented by the Petitioner was that the subject property is a rectangularly shaped waterfront lot which is located on Oakleigh Beach Road on Perry Point in eastern Baltimore County. The water-side of the property abuts Schoolhouse Cove. Vehicular access to the site is by Oakleigh Beach Road. Mr. and Mrs. Smiley acquired the property in February of 1994. At that time, the site was improved by a single family dwelling which is 27 ft. in width and 47 ft. in depth. They have moved into this dwelling and now reside therein. Also, at the time of their purchase, the property was improved with a small deck attached to that side of the house which faces the water. The property was also improved, at the time of the Petitioners' acquisition, by a small shed located between the house and the water. This shed was in a state of disrepair and has been removed by the Petitioners.

In an effort to upgrade their property, the Petitioners sought approval from the Department of Environmental Protection and Resource Management (DEPRM) to remove and replace the attached deck. As noted in the Zoning Plans Advisory Committee (ZAC) comment from DEPRM, approval to replace the deck was granted by that agency. Due to its location adjacent to the water, the property is subject to the Chesapeake Bay Critical Area regulations and is also located within the 100 year floodplain.

Believing he had authority to both replace and enlarge the deck, Mr. Smiley razed the attached deck and constructed a much larger "L" shaped deck which is shown on the site plan and in the photographs submitted. As noted above, the deck is significantly larger than the structure it replaced. At its widest point, the deck is 37 ft. wide. It also extends 24 ft. from the house towards the water. Moreover, the deck is "L" shaped with a portion thereof wrapping around the side of the house. As shown on

1/2/95
M. Gork

the site plan, the deck extends 10 ft. into the side yard and is 34 ft. deep at that location. Clearly, the Petitioners' construction represents significantly more than a replacement of the existing structure. The new deck is significantly larger than what was existing. Moreover, due to its size and location, relief is requested from the BCZR so as to allow same to extend into the side/rear yards, and reduce the required setback.

Mr. Quinn, who resides next door, opposes the variance request. He does not object, per se, to that part of the deck which extends from the house towards the water, but opposes the part of the deck which extends into the side yard. His property immediately abuts the Petitioners' property and the location of the deck in the side yard is an intrusion upon the peaceful enjoyment of his property. Mr. Quinn noted that both he and his wife work shift hours and often sleep during the day. They fear that use of the portion of the deck in the side yard would disturb them and that the variance should be denied.

On hearing these concerns, the Petitioner advised that he would amend his request for relief and reduce the deck. It was, therefore, agreed in open hearing that the portion of the deck which extends into the side yard of the property will be removed. That is, the deck will be reduced in size so as to be 24 ft. in depth and 27 ft. in width. The deck will not be any wider than the house and will not extend into the Petitioners' side yard at all. Resolution of this case in that manner seems appropriate. Although slightly larger than what existed before, a pared down deck seems appropriate for this property and will not adversely affect the neighbors. Thus, I will approve the Petitioners' request to allow the deck to exist on the water side of the dwelling and as noted above, the deck will be 24 ft. in depth and 27 ft. in width. It shall be no larger.

COPIES RECEIVED FOR FILING
11/27/95
By: Mr. Howard

Having made this determination, it is to be noted that same is based upon the standards set forth in Section 307 of the BCZR. That is, I find that the Petitioner will suffer a practical difficulty and undue hardship if the relief is denied. Moreover, it is to be observed that this office has long considered that the front yard of a property on waterfront lots is that portion of the yard between the water and the house. That is, unlike other properties, the front portion of the property is not between the road and the dwelling. This interpretation is based on the unique characteristics of waterfront lots. Thus, I shall grant that portion of the variance wherein relief is requested to approve the deck in the front yard and will deny that portion of the variance which asks that the deck exist in the side yard. Moreover, the side yard setback variance shall be denied. Any additional construction including replacement of the shed must be in accordance with the applicable provisions of the BCZR and the Chesapeake Bay Critical Area requirements. There is no request before me at this time to replace the shed or build other structures on this site.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of January, 1995 that a variance from Sections 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an attached newly constructed existing deck to be located in the front yard (24 ft. deep and 27 ft. wide) be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the request for variance from Sections 301.1.A and 1B02.3.C.1 of the BCZR so as to allow the deck to be located in the side yard and as close as 2 ft. 6 inches in lieu of the required

COPY RECEIVED FOR FILING

DATE

BY

1/12/95
M. Marsh

7-1/2 ft. from the property line, be and is hereby DENIED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The 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. The deck shall be located entirely in the front yard of the property (on that side of the house facing the water) and shall be no larger than 27 ft. in width and 24 ft. in depth. That portion of the deck which exceeds the above dimension shall be removed by the Petitioners on or before April 30, 1995.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

ORDER RECEIVED FOR FILING

Date

1/12/95

By

M. Hovak

MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

January 10, 1995

Mr. and Mrs. Paul J. Smiley
904 Oakleigh Beach Road
Baltimore, Maryland 21222

RE: Case No. 95-160-A
Petition for Variance
Property: 904 Oakleigh Beach Road

Dear Mr. and Mrs. Smiley:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted in part and denied in part.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
att.

cc: Wendy A. Zerwitz, Esquire, 600 Washington Ave., Su 310, Towson, 21204
Mr. Calvin Mannard, 822 Oakleigh Beach Road
Mr. James Quinn, 902 Oakleigh Beach Road

MICROFILMED





Petition for Administrative Variance

95-160-A

to the Zoning Commissioner of Baltimore County

for the property located at 904 OAKLEIGH BEACH RD.

which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

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(s) 301.1.A AND 1302.B.C. BCZR TO PERMIT AN ATTACHED NEWLY CONSTRUCTED EXISTING DECK LOCATED ON SIDE AND REAR YARDS TO HAVE A SIDE YARD SETBACK OF AS CLOSE AS 2 FT 6 IN. IN LIEU OF THE REQUIRED 7 1/2 FT.

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

SEE AFFIDAVIT.

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/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

904 OAKLEIGH BEACH RD. 4104773928
Address Phone No.

BALTIMORE MARYLAND 21222
City State Zipcode
Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of _____, 19___ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: [Signature]
ESTIMATED POSTING DATE: 11/6/94

DATE: 10/27/94



Printed with Soybean Ink on Recycled Paper

ITEM #: 160

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 904 OAKLEIGH BEACH ROAD
address
BALTIMORE MD. 21222
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

NEWLY PURCHASED HOME 2/28/94 IT WAS FOUND DISCOVERED
THAT THE EXISTING DECK (ATTACHED TO HOME) AND EXISTING STORAGE
SHED WERE TERMITE INFESTED AND NOT BUILT TO CODES. BOTH
DECK - SHED UNSAFE FOR HUMAN USE AND AN EYE SURE TO NEIGHBORHOOD.
DECK SUPPORTED AN EXISTING 18 X 12 ABOVE GROUND POOL.
DECK + SHED REPLACED PRIOR TO MOVING IN ON 9/17/94. DECK + SHED
CONFORM TO EXISTING HOMES IN THE AREA WHICH MAINTAINS PROPERTY VALUE EQUAL
TO OTHER NEIGHBOURING HOMES.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
(signature)
PAUL W. SMILEY
(type or print name)



[Signature]
(signature)
DIANA L. SMILEY
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 11 day of October, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

[Signature]

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Oct. 11, 1994
date

[Signature]
NOTARY PUBLIC

My Commission Expires:

November 14, 1994



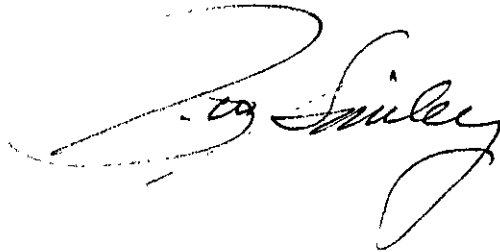
ZONING DESCRIPTION

95-160-A

ZONING DESCRIPTION FOR 904 OAKLEIGH BEACH ROAD BEGINNING AT A POINT ON THE NORTH SIDE OF OAKLEIGH BEACH ROAD WHICH IS 50 FT. WIDE AT THE DISTANCE OF 50 FT. WEST OF THE CENTERLINE OF THE NEAREST IMPROVED INTERSECTING STREET WHICH IS HWY OAK AVE.

BEING LOT #42 BLOCK —, SECTION # — IN THE SUBDIVISION OF NORTH POINT VILLAGE AS RECORDED IN DEED LIBER 12, FOLIO 46

PROPERTY EXTENDS NORTH 200' TO SCHOOL HOUSE COVE CREEK, BRANCH OF BEAR CREEK.



160

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-160-A

District: 15th Date of Posting: 11/5/94

Posted for: Variance

Petitioner: Paul & Diania Smiley

Location of property: 904 Oakleigh Beach Rd, N/S

Location of Signs: Facing road way on property being zoned

Remarks: _____

Posted by: M. Stealy Date of return: 11/10/94
Signature

Number of Signs: 1



MICROFILMED

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

93-160-A

District: 152A Date of Posting: 12/4/94

Posted for: Variance

Petitioner: Paul & Diana Smiley

Location of property: 904 Oakleigh Beech Rd, N/S

Location of Signs: Facing roadway, on property being zoned

Remarks: _____

Posted by: M. [Signature] Date of return: 12/9/94
Signature

Number of Signs: 1



12/9/94

CERTIFICATE OF PUBLICATION

TOWSON, MD., Dec. 9, 1994

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 Dec. 8, 1994.

THE JEFFERSONIAN,

A. Henikson
LEGAL AD. - TOWSON

NOTICE OF HEARING
The Zoning Commission 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 100 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21284 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21284 as follows:

Case #85-160-A

Legal Owner(s):
Paul W. Smiley and
Diana L. Smiley

Hearing: Tuesday,
January 3, 1994 at 9:00
a.m. in Rm. 118, Old
Courthouse.

Variance to permit an attached newly constructed existing deck located on side and rear yards to have a side yard setback of as close as 2 feet, 6 inches in lieu of the required 7-1/2 feet.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Hand-
capped Accessible for special ac-
commodations. Please Call
887-3353.

(2) For information concern-
ing the File and/or Hearing, Please
Call 887-3391.
12/16 December 8.

MICROFILMED



Baltimore County
 Zoning Administration &
 Development Management
 111 West Chesapeake Avenue
 Towson, Maryland 21204

receipt

CRITICAL
 AREA

Date

10/27/94

Account: R-001-6150

Number

10/27/94

By JLL

95-160-A

1 RES VAR FILING CODE	010	\$50.00
1 SIGN POSTING CODE	080	\$35.00
		<hr/>
	TOTAL	\$85.00

OWNER: SMILEY

LOC. 904 OAKLIFEH BEACH RD.

MICROFILMED

03A03#0262MICHR

\$85.00

BA C011:21AM10-27-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 160

Petitioner: PAUL W. SMILEY

Location: 904 OAKLEIGH BEACH RD. BALTO., MD. 21222

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SAME AS ABOVE.

ADDRESS: _____

PHONE NUMBER (410) 477 3928

AJ:ggs

(Revised 04/09/93)

MICROFILMED

TO: PUTUXENT PUBLISHING COMPANY
December 8, 1994 Issue - Jeffersonian

Please forward billing to:

Mr. & Mrs. Paul Smiley
904 Oakleigh Beach Road
Baltimore, Maryland 21222
410-477-3928

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 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-160-A (Item 160)
904 Oakleigh Beach Road
N/S of Oakleigh Beach Road, 50' W of Pin Oak Avenue
15th Election District - 7th Councilmanic
Legal Owner(s): Paul W. Smiley and Diana L. Smiley
HEARING: TUESDAY, JANUARY 3, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit an attached newly constructed existing deck located on side and rear yards to have a side yard setback of as close as 2 feet, 6 inches in lieu of the required 7-1/2 feet.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DECEMBER 2, 1994

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 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-160-A (Item 160)
904 Oakleigh Beach Road
N/S of Oakleigh Beach Road, 50' W of Pin Oak Avenue
15th Election District - 7th Councilmanic
Legal Owner(s): Paul W. Smiley and Diana L. Smiley
HEARING: TUESDAY, JANUARY 3, 1995 at 9:00 a.m. in Room 118, Old Courthouse.

Variance to permit an attached newly constructed existing deck located on side and rear yards to have a side yard setback of as close as 2 feet, 6 inches in lieu of the required 7-1/2 feet.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Paul and Diana Smiley
James Quinn
Terri Grimes
M/M George Barnes
Calvin Maynard
M/M Andzyski

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

A faint, illegible stamp or mark located at the bottom right of the page.



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Mr. & Mrs. Paul Smiley
904 Oakleigh Beach Road
Baltimore Maryland 21222

NOV. 18 1994

RE: Case No. 95-160A, Item No. 160
Petitioner: Paul & Diana Smiley

Dear Mr. and Mrs. Smiley:

The Zoning Advisory Committee (ZAC) has reviewed the plans submitted with the above-referenced petition, which was accepted for filing on October 27, 1994 and scheduled for a hearing accordingly. Any attached comments from a reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but 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.

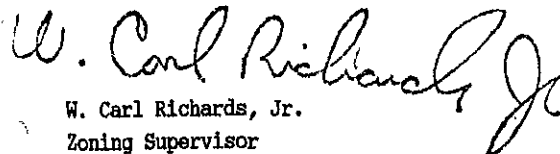
Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the hearing file.

The following is 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 the Office of Zoning Administration and Development Management has instituted a system whereby 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.
2. Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is the possibility that another hearing will be required or the zoning commissioner will deny the petition due to errors or incompleteness.
3. Those individuals who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72-hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e., 72 hours, will result in the forfeiture loss of the filing fee.

If you have any questions concerning the enclosed comments, please feel free to contact Joyce Watson in the zoning office at 887-3391 or the commenting agency.

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jnw
Enclosure(s)





**Maryland Department of Transportation
State Highway Administration**

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

11-7-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204
ATTENTION: Ms. JOYCE WATSON
Dear Ms. Winiarski:

Re: Baltimore County
Item No.: *160 (JLL)

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE:

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 153, 154, 155, 156, 157, 160, 162, 163, 164, 165, 168, and 171

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey M. Long

Division Chief:

Carol Kems

PK/JL

MICROFILMED

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Nov. 14, 1994
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for November 14, 1994
Items 153, 2, 155, 156, 157, 158, 159,
160, 161, 162 and 163

The Developers Engineering Section has reviewed
the subject zoning items and we have no comments.

RWB:sw

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 11/08/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner:

LOCATION: DISTRIBUTION MEETING OF NOV. 7, 1994.

Item No.: Zoning Agenda:

Comments:

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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 153, 154, 155, 156, 157,
158, 159, 160, 161, 162 AND 163.

RECEIVED

NOV 10 1994

ZADM

REVIEWER: LT. ROBERT F. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

MICROFILMED



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

November 23, 1994

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

FROM: J. Lawrence Pilson *JLP*
Development Coordinator, DEPRM

SUBJECT: Zoning Item #160 - Smiley Property
904 Oakleigh Beach Road
Zoning Advisory Committee Meeting of November 7, 1994

Environmental Impact Review

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

This Department granted an administrative variance from Section 26-445(c) of Baltimore County's Chesapeake Bay Critical Areas (CBCA) Regulations on November 10, 1994 to allow repair of the existing deck on its existing location. However, the variance conditions required that the shed be rebuilt in the side yard outside of the 100 foot buffer from tidal water.

Therefore, this Department requests that any side yard setback variance granted to Mr. Smiley allow for reconstruction of the shed out of the 100 foot buffer from tidal waters.

JLP:GS:sp

c: Mr. Paul Smiley

SMILEY/DEPRM/TXTSBP

Smiley

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Mr. & Mrs. Paul Smiley
904 Oakleigh Beach Road
Baltimore, Maryland 21222

DEC 9 1994

Hearing Date: 11/21/94

Case No. 95-160-A. Item 160
Petitioner: Paul & Diana Smiley

Dear Mr. & Mrs. Smiley:

Enclosed are copies of comments received from DEPRM on November 23, 1994 for the above-referenced case.

If there are any questions, please do not hesitate to call me at 887-3391.

Sincerely,

A handwritten signature in cursive script that reads "Joyce Watson".

Joyce Watson

Enclosure

MICROFILMED

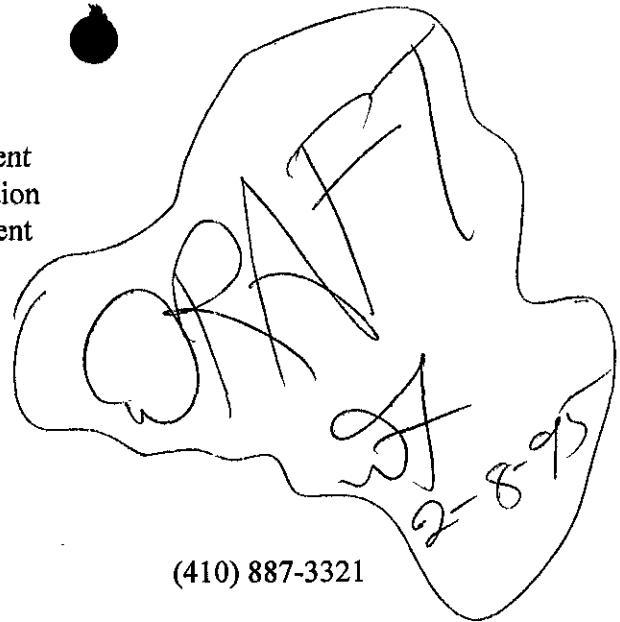


Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Ave.
Towson, Md. 21204

(410) 887-3321



February 8, 1995

RE: 904 Oakleigh Beach Road

Dear Mr. Smiley,

Thank you for your letter to the County Executive dated January 24, 1995. This correspondence is in response to the concerns and questions that you composed.

You mention three issues concerning the wooden deck, the wooden shed and the wooden pier that needed to be built, repaired and /or replaced. You have also indicated in some detail the process and the expense in obtaining some of the approvals that were required. You are aware that the decision rendered by the Zoning Commissioner on this case may be appealed within thirty days of his order to the County Board of Appeals.

Also, there were some questions stated in your letter concerning the pier that we will try to answer. Baltimore County through the Department of Environmental Protection and Resource Management (DEPRM) and the Department of Permits and Licenses will require a building permit for the exact replacement of a pier. The issue becomes more complicated if the pier is made larger and or the existing configuration of the pier is altered. Should the existing pier require repair work it would be best if you would call DEPRM and ask for Mr. Roy List for an appointment and an evaluation. His telephone number is 887-3226. There are many situations where a pier can be repaired without a building permit, but it is advisable to call first before investing time and money.

Very truly yours,

David Flowers, Manager
Development Services

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

November 4, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Paul and Diana Smiley
904 Oakleigh Road
Baltimore, Maryland 21222

Re: CASE NUMBER: 95-160-A (Item 160)
904 Oakleigh Beach Road
N/S of Oakleigh Beach Road, 50' W of Pin Oak Avenue
15th Election District - 7th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before November 6, 1994. The closing date (November 21, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script that reads "Arnold Jablon".

Arnold Jablon
Director

A faint, circular stamp or seal, possibly a date stamp, located at the bottom center of the page. The text within the stamp is illegible.



CLOSING DATE... 11/21/94

11/10/94
TO [unclear]
5530-94
AFGS
letter says that concerns will be given to Z/C

RECEIVED

NOV 10 1994

ZADM

TO: Arnold Jablon
Director of Zoning
Baltimore County

From: Jim Quinn
902 Oakleigh Beach Rd
Dundalk, MD

Subject: Case # 95-160-A

Dear Sir,

On the proposed variance @ 904 Oakleigh Beach Rd. I would like to add the following concerns to be included into the record.

- 1) I will not object to the deck but I want to be assured that a structure, permanent or temporary not be allowed to be based upon this decking within the 7 foot clearance, now or in the future.
- 2) That this variance not set a presentent for any other building @ 904 or any other location in the neighborhood & that the 7 foot clearance be maintained.
- 3) That THE decking on the side, adjacent to my property be removed as agreed to between my self, Mr Smiley & the zoning inspector Mr Len Wasilawski.
This agreement we thought would be honored. Both Mr wasilawski and myself have found that at the time of the zoning request that it was not being considered and in fact included in the variance, which I vigorously oppose.

I regret that I have to insist on my request. We had an agreement, with the inspector present and now I find that agreement to be without consideration.

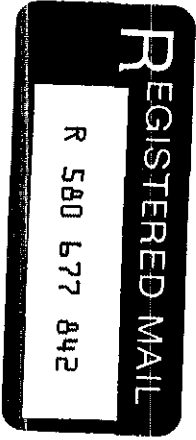
I must protect myself and my intrest in this matter and request that my objections be included in the variance and that my concerns be part of the public record

Respectfully,

James Quinn
James Quinn

11/21/94

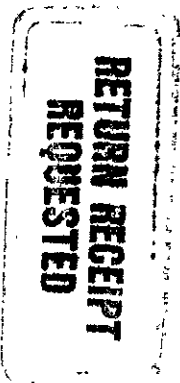
The Quint's
902 Oakleigh Beach Rd.
Baltimore, MD 21222



Donald Nelson
Director of Security
111 West Chesapeake Ave
Towson MD
21284



U.S. POST SERVICE
EAGLE REGISTERED MAIL
FIRST CLASS PERMIT NO. 734
BALTIMORE, MD
\$5.69
09014094-01



11/16/94
to file

To; Arnold Jablon
Director of Zoning
Baltimore County

FROM; The BELOW UNDERSIGNED

Subject: Case # 95-160-A

Dear Sir,

WE the undersigned would like to give our support to Jim Quinn (902 Oakleigh Beach Rd.) in connection with his request to Zoning Variance # 95-160-A. We express our intrest that in the future all laws, codes & ordnance of Baltimore County be followed for the good & well being of the community.

Signed BY;

Jeri Dumes 901 Oakleigh Beach Rd 21222
Mr + Mrs Geo. Barnes 905 Oakleigh Beach Rd 21222
Calvin E. Maynard 822 Oakleigh Beach Rd 21222
Lanaha + Chester Gindgeushi 850 Oakleigh B.C. Rd 21222

RECEIVED
NOV 15 1994

ZADM

[Faint, illegible stamp]

TO:Arnold Jablon
Director of Zoning
Baltimore County

From:Jim Quinn
902 Oakleigh Beach Rd
Dundalk MD

Subject:Case # 95-160-A

Dear Sir,

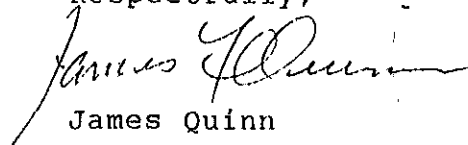
On the proposed varience @ 904 Oakleigh Beach Rd.I would like to add the following concerns to be included into the record.

- 1) I will not object to the deck but I want to be assured that a structure,permanent or temporary not be allowed to be based upon this decking within the 7 foot clearence, now or in the future.
- 2) That this varience not set a presentent for any other building @ 904 or any other location in the neighborhood & that the 7 foot clearence be maintained.
- 3) That THE decking on the side,adjacent to my property be removed as agreed to between my self,Mr Smiley & the zoning inspector Mr Len Wasilawski.
This agreement we thought would be honored.Both Mr wasilawski and myself have found that at the time of the zoning request that it was not being considered and in fact included in the varience,which I vigorously oppose.

I regret that I have to insist on my request.We had an agreement, with the inspector present and now I find that agreement to be without consideration.

I must protect myself and my intrest in this matter and request that my objections be included in the varience and that my concerns be part of the public record

Respectfully,


James Quinn



North Point Village Civic Association

11/28/94 5779-94
TO 63
An 8 file

November 25, 1994

Mr. Arnold Jablon
Director of Zoning
Baltimore County
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Mr. Jablon:

The Northpoint Village Civic Association would like to give its support to Jim Quinn of 902 Oakleigh Beach Road in connection with his objection to the zoning variance Case #95-160-A.

The association expresses its concern that all laws, codes and ordinances of Baltimore County be followed for the good and well being of the community.

Sincerely yours,

Kay Sanders
President
North Point Village Civic Association
7801 St. Gregory Drive
Baltimore, Maryland 21222

RECEIVED

NOV 28 1994

ZADM

[Faint, mostly illegible typed text, possibly containing a list or report content]

[Faint, mostly illegible typed text, possibly a signature or a short section]

SECRET
NO FOR NDA
[Illegible text]

TO:Arnold Jablon
Director of Zoning
Baltimore County

From:Jim Quinn
902 Oakleigh Beach Rd
Dundalk MD

Subject:Case # 95-160-A

Dear Sir,

On the proposed variance @ 904 Oakleigh Beach Rd.I would like to add the following concerns to be included into the record.

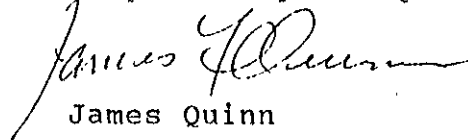
- 1) I will not object to the deck but I want to be assured that a structure,permanent or temporary not be allowed to be based upon this decking within the 7 foot clearance, now or in the future.
- 2) That this variance not set a presentment for any other building @ 904 or any other location in the neighborhood & that the 7 foot clearance be maintained.
- 3) That THE decking on the side,adjacent to my property be removed as agreed to between my self,Mr Smiley & the zoning inspector Mr Len Wasilawski.

This agreement we thought would be honored.Both Mr wasilawski and myself have found that at the time of the zoning request that it was not being considered and in fact included in the variance,which I vigorously oppose.

I regret that I have to insist on my request.We had an agreement, with the inspector present and now I find that agreement to be without consideration.

I must protect myself and my intrest in this matter and request that my objections be included in the variance and that my concerns be part of the public record

Respectfully,


James Quinn

To; Arnold Jablon
Director of Zoning
Baltimore County

FROM; The BELOW UNDERSIGNED

Subject: Case # 95-160-A

Dear Sir,

WE the undersigned would like to give our support to Jim Quinn
(902 Oakleigh Beach Rd.) in connection with his request to Zoning
Variance # 95-160-A.

We express our intrest that in the future all laws, codes & ordnance
of Baltimore County be followed for the good & well being of the
community.

Signed BY;

Terri Dumes 901 Oakleigh Beach Rd 21222
Mr + Mrs Geo. Barnes 905 Oakleigh Beach Rd, 21222
Calvin E. Macnead 822 Oakleigh Beach Rd, 21222
Lanaha Chester Gindjewehi 850 Oakleigh Beach Rd 21222

1/27/95
TO Dave E - please look @ 534-95

RECEIVED

JAN 24 1995

COUNTY EXECUTIVE
TOWSON MARYLAND

EXECUTIVE OFFICE

PAUL W. SMILEY
90 OAKLEIGH BEACH RD
BALTIMORE, MARYLAND
21122

Dear Sir:

Jan 23, 1995

I'm sure you don't remember me, we met briefly at the Balco Pleasure Club prior to the election. I have been reading quite often, Dundalk and Baltimore County's concerns that people were not moving here or that people were leaving.

Sir, you seemed to be a very intelligent, practical, and logical person, that's one of the many reasons you were voted in. If I may suggest something, I advise you to go through as a private citizen, some of the agencies in Baltimore County or send someone to do it and report to you their findings, something very similar to a recent movie where a doctor actually becomes a patient in his own hospital.

I moved back into Baltimore County after promising myself that I would never do it again, now I'm seriously considering moving out. I just purchased a water front home in Dundalk on School House Cove in Feb 91. The house had a deck, a shed and a pier that was damaged quite extensively due to a previous infestation of termites. I called county permits and was advised that permits were not required to correct these problems (I wish I had gotten that person's name). I removed the shed and the dock, taking care that all the debris was disposed of correctly. The deck was rebuilt, substantially beyond county codes, I also intended the pier of the deck to further upgrade the value of the property and a shed was built on the foundation of the dock at an expense of more than \$3200.00, so one knows it did nothing but improve the value of the property.

The adjacent neighbor who has a six-foot fence separating our properties decided he didn't like the shed extending approximately a foot above his fence, although he has a shed and boat that extends four or five feet above the fence, and his reasoning is that it has two floors for years. Other neighbors tell me he has a real problem with anyone improving their properties beyond the value of his place.

The bottom line is, I was ordered by the county to discontinue the improvements. I spent nearly 4000 additional and more than 23 hours back and forth to the county and environmental agencies, being sent all over the place to get records in order to submit a request for a variance due to the shed and deck being within 100 feet of the water. The neighbor filed an objection and subsequently I was ordered by the county zoning to remove the shed and more than 1/3 of the deck at almost unbearable costs. Now I'm sitting here with

MICROFILMED

close to \$4000. in used lumber and I understand that I will not be given permission to rebuild the shed that was torn down to improve the value of the property. I have also been told that I would be allowed to replace ONLY a few boards a year on the pier regardless of it's condition. They stated that the county would rather see these things rotting rather than be replaced all at once. Does this really make sense?? Who will be responsible for any injuries sustained on this pier when the county refuses to allow repairs? Do I shut down the pier for the next ten or so years until it can be built properly and not enjoy the pier that was purchased with the property?

What, if anything, can be done about situations like these? I don't want the property if I'm forced to live on it in a below standard level. Yes, I understand the bay's critical area's, I intended to plant shrubs and trees as I submitted to the county to help improve and prevent any possible drain offs, but the fact remains that all I've tried to do since making this purchase is spend money and lots of it in Baltimore County, to improve a property beyond what it was, which benefits me, the neighborhood, the county, and even the state. Yes, I'm just one single person in this county, but I'm sure I'm not the only one being turned off by all the regulations and what the employed county personnel are allowed to put us through.

This turned out to be more lengthy than intended, I apologize and thank you for your time.

PAUL W. SMILEY
HOMEOWNER

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Jim Severin
Calvin Mammard
Wendy A. Zeebte, Esq

902 Oakleigh Beach Rd
822 Oakleigh Beach Rd
600 Washington Ave Ste 310
21204

nty:

1000 1000 1000

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 904 OAKLEIGH BEACH ROAD see pages 5 & 6 of the CHECKLIST for additional required information

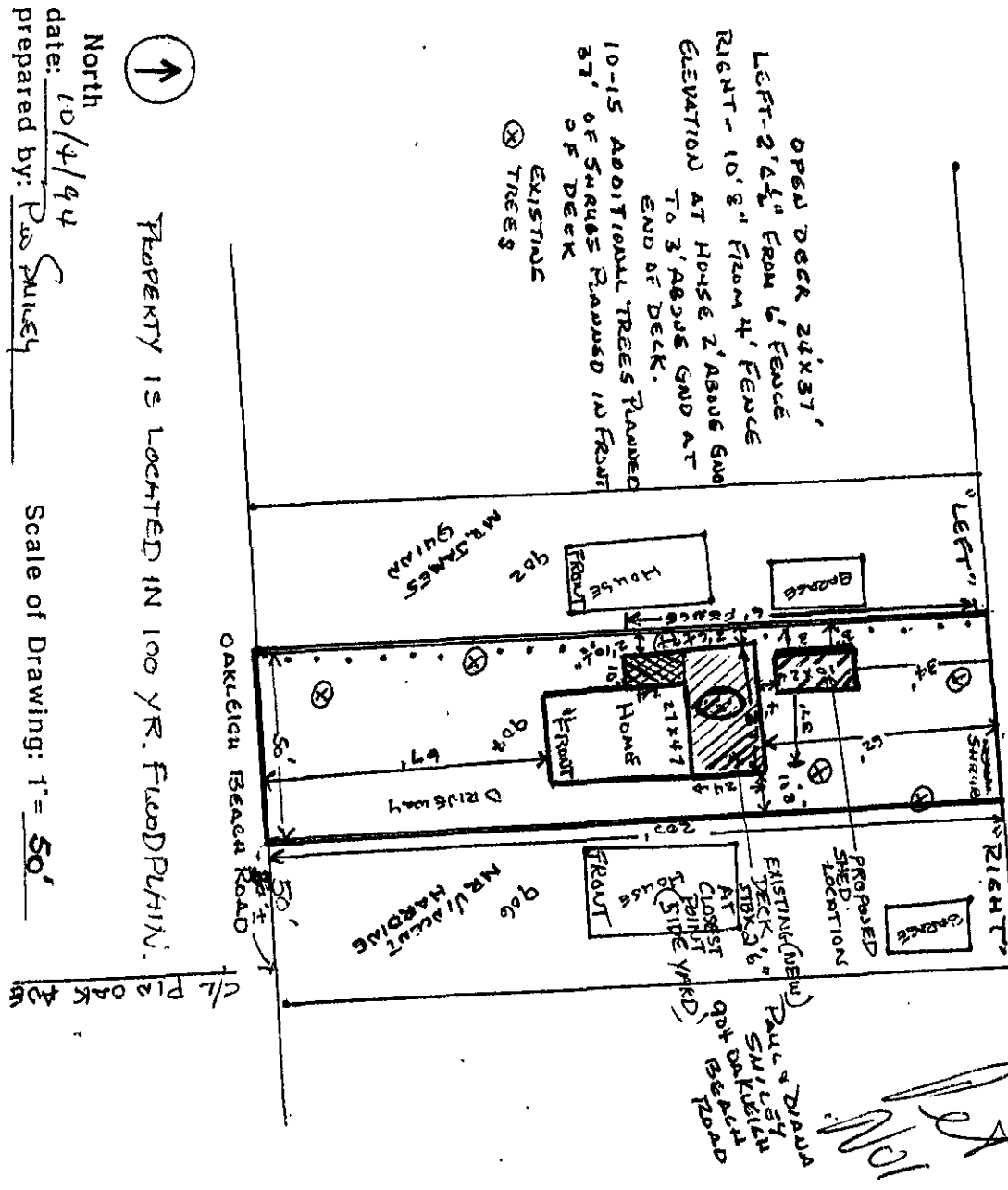
Subdivision name: NORTH POINT VILLAGES

Plat book # 12, folio # 46, lot # 42, section #

95-160-A

OWNER: Paul W. Saucy

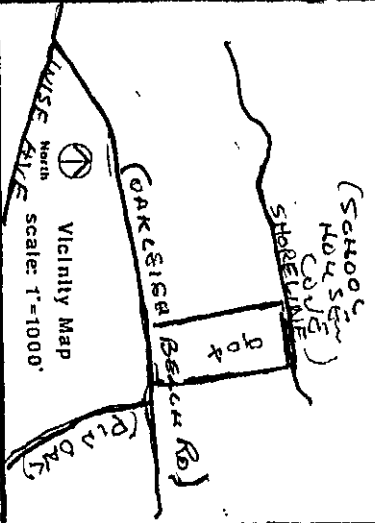
SCHOOL HOUSE COUN
WATER



PROPERTY IS LOCATED IN 100 YR. FLOOD PLAIN.

North
date: 10/4/94
prepared by: Paul Saucy

Scale of Drawing: 1" = 50'



LOCATION INFORMATION

Election District: 15

Councilmanic District: 7

1"=200' scale map #: SE4G

Zoning: DIR S.5

Lot size: .24 acreage 10,000 square feet

- | | | |
|--------|--|----------------------------------|
| SEWER: | <input checked="" type="checkbox"/> public | <input type="checkbox"/> private |
| WATER: | <input checked="" type="checkbox"/> yes | <input type="checkbox"/> no |

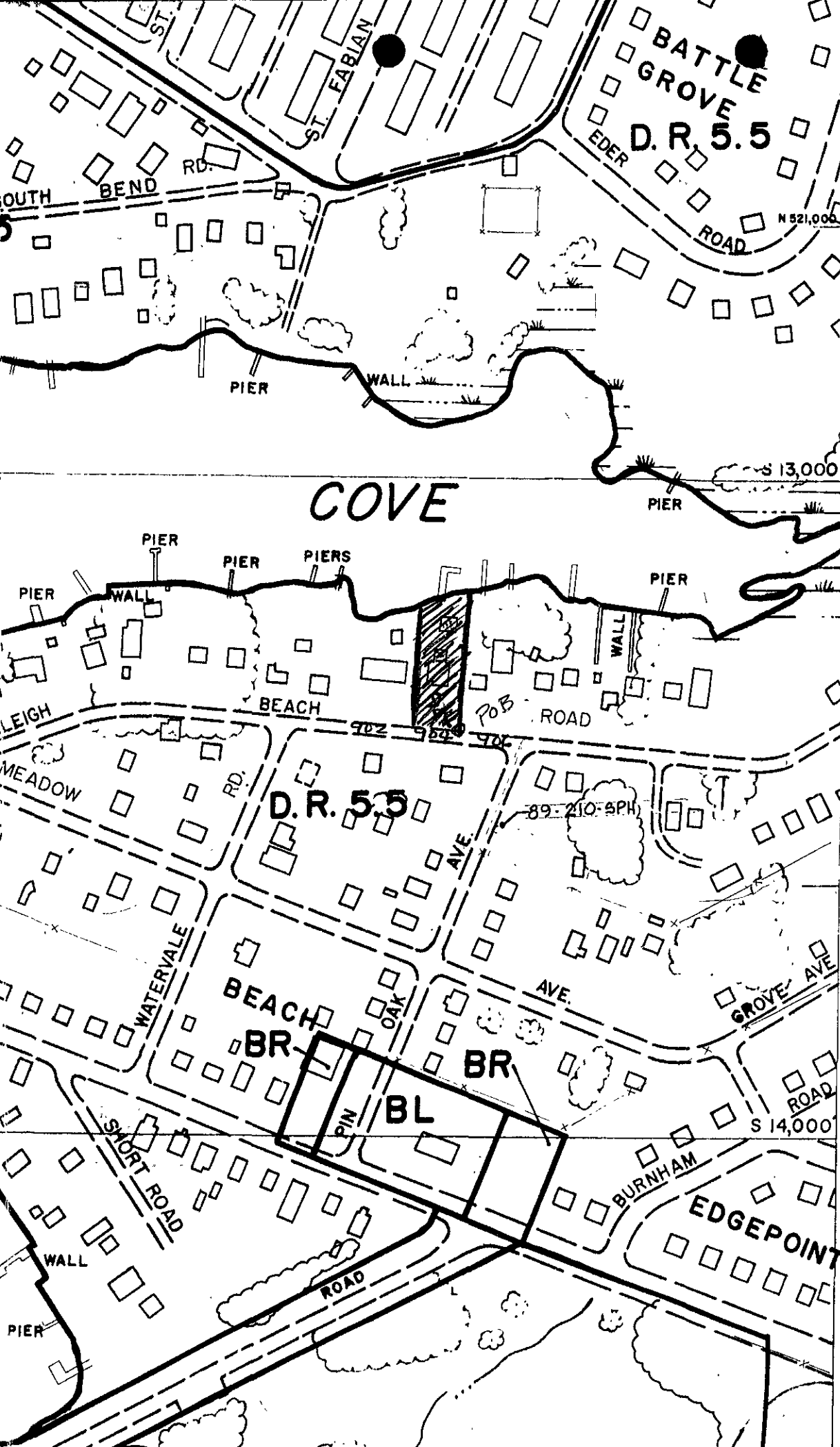
Chesapeake Bay Critical Area:

Prior Zoning Hearings: N/A

Zoning Office USE ONLY!

Reviewed by: ITEM #: CASE#:

 160



SE
46
#160

(SHEET S.E. 4-H)

MICROFILMED

SANDY ANDRZEJEWSKI
CHESTER ANDRZEJEWSKI
850 OAKLEIGH BEACH RD.
BAITIMORE, MD. 21222

JANUARY 2, 1995

TO WHOM IT MAY CONCERN:

WE ARE WRITING THIS LETTER BECAUSE WE CANNOT APPEAR IN PERSON TO TELL YOU OF OUR OPPOSITION TO THE ZONING VARIANCE REQUESTED.

HAVING LIVED IN THIS NEIGHBORHOOD FOR 13 YEARS WE HAVE ALWAYS LOVED THE QUIET AND THE NON-CLUTTERED FEELING. EVEN WITH A NEW HOUSE BEING CONSTRUCTED ACROSS THE STREET FROM US WE STILL DO NOT FEEL CRAMPED. THE BUILDER HAD TO ABIDE BY STRICT COUNTY CODES IN CONSTRUCTING THIS HOUSE, BECAUSE WE LIVE IN A CRITICAL BAY AREA, ALSO ARE NEIGHBORS HAD TO DIG UP PART OF THEIR DRIVEWAY TO PUT IN A POOL TO BE IN ACCORDANCE WITH THE ZONING REGULATIONS.

IN THE EARLY PART OF 1994, THE HOUSE AT 904 OAKLEIGH BEACH RD. WAS SOLD TO IT'S PRESENT OWNERS, THEY IMMEDIATELY BEGAN FIXING UP THE HOUSE. THEN CAME A SHOCK, THAT THEY WOULD RUN A BUSINESS FROM THEIR HOME. WE SOON FOUND NUMEROUS CARS PARKED ALL OVER THEIR YARD AND IN THE STREET. WE ARE A SMALL NEIGHBORHOOD WITH NARROW STREETS. NO ONE PARKS IN THE STREET, AND IN DOING SO INHIBITS THE NORMAL FLOW OF TRAFFIC. .WORSE THAN THAT IT PRESENTS BLIND SPOTS THAT CAUSE A REAL DANGER FOR THE MANY SMALL CHILDREN OF OUR NEIGHBORHOOD.

NOW THIS ZONING VIOLATION HAS HAPPENED. IT WAS ATTEMPTED TO BE SETTLED VERBALLY BUT MR. SMILEY WOULD NOT KEEP HIS WORD. IF THIS VIOLATION IS NOT CORRECTED NOW AND IF MR. SMILEY GETS AWAY WITH IT MY ONLY QUESTION IS "WHAT WILL HE DO NEXT?". WE ASK THAT THE ZONING LAWS BE STRICTLY ENFORCED AND THAT HE BE MADE TO TEAR DOWN ALL THAT IS NOT IN AGREEMENT WITH THE PRESENT LAWS.

SINCERELY YOURS,

Sandy Andrzejewski
Chester Andrzejewski

SANDY ANDRZEJEWSKI
CHESTER ANDRZEJEWSKI

Samuel Mannon Fouas
My Commission expires 11/1/97

not 1

RECEIVED

TO:ALNOLD JABLON
ZONING DIRECTOR
BALTIMORE COUNTY

SUBJECT:CASE # 95-160-A

FROM: GEOGRE & MARY BARNES
905 OAKLEIGH BEACH RD

DEAR SIR;

WE OPPOSE THE VARIENCE @ 904 OAKLEIGH BEACH RD.THE
STRUCTURE IS NOT CONSISTENCE WITH THE REST OF THE
NEIGHBORHOOD ON SET BACKS.WE FEEL THAT THE 7 1/2 FOOT
SET BACK THAT THE REST OF THE NEIGHBORHOOD HAS LIVED
BY SHOULD BE MAINTAINED.

GEORGE & MARY BARNES

*Mary Barnes
George Barnes,*

*Anthony Manion Jones
My commission expires 11/1/97.*

Prod 2

MICROFILMED

Terri Grimes
Lawrence Grimes
901 Oakleigh Beach Road
Baltimore, Maryland 21222

To Whom It May Concern:

We are writing this letter in support of Mr. James Quinn and because we are unable to attend the hearing. We are opposed to the variance that is being requested.

Baltimore County has set up building codes and regulations for specific reasons that are designed to protect all home owners, to prevent over population in certain areas, and to protect damage to property, etc. However, as homeowners, we are finding that if you know the right people and have enough money, the codes and regulations mean nothing. You apply for a variance and you get what you want.

This is unfair to the homeowners who think they are protected by these codes and regulations. If there was reason enough for these codes and regulations to be created, then they should be adhered to by everyone despite the outcome.

Furthermore, the neighbors have been patient allowing him to conduct a business in a residential neighborhood. The extra vehicles sometimes make traveling the narrow streets difficult because of on the street parking. There is no curbing in our neighborhood and our children ride bikes on these streets.

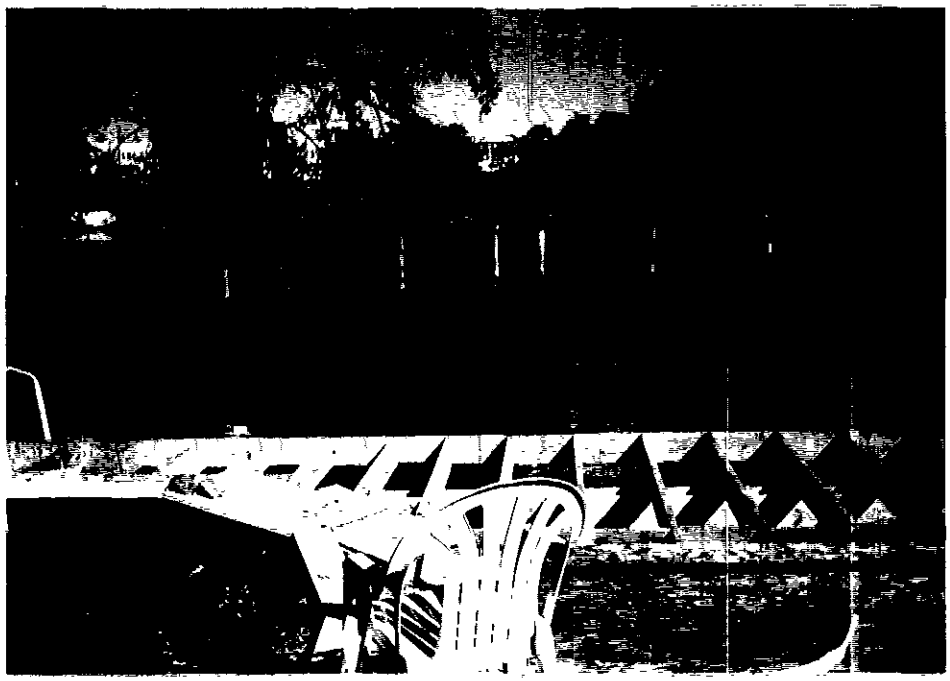
Sincerely yours,

Terri Grimes
Lawrence J. Grimes
Terri Grimes
Lawrence J. Grimes

Anthony M. Quinn
My Commission expires 11/1/97.

Post 3

MICROFILMED



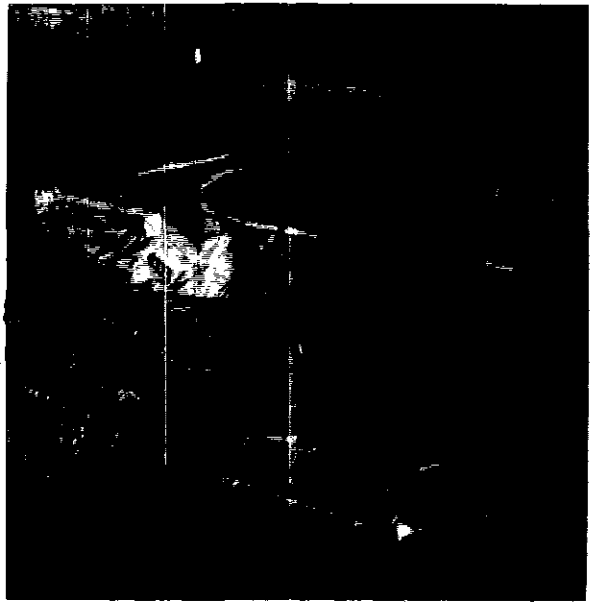
MICROFILMED



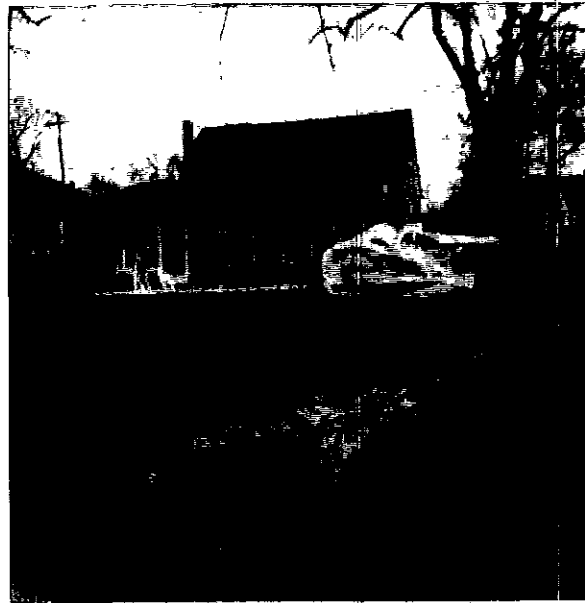
MICROFILMED



Prot 4



Prot 5



Prot 6



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE 1" = 200'
LOCATION NORTH POINT
INVERNESS
S.E. 4-G
DATE OF PHOTOGRAPHY JANUARY 1986
MICROFILMED

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

95-160-A