

ORDER RECEIVED FOR FILING
Date 6/23/97
By M. York

Testimony and evidence presented was that the subject property is an irregularly shaped lot, 14.39 acres in area, zoned R.C.4. The property has limited frontage on Westminster Road and is located near the Junction of I-795 and Md. Route 140 in northwestern Baltimore County. Presently, the property is unimproved and used agriculturally. The co-Petitioner, J. Michael Coburn, on behalf of Wood River Enterprises, LLC, seeks to acquire

the property for use as a cemetery by the Chizuk Amuno Congregation. It was indicated that this congregation needs a large tract of land for use as a cemetery and believes that the subject property is an appropriate location. As shown on the site plan, the property would be divided into various sections for burials. It is also anticipated that a small chapel building would be constructed (25 x 40 ft.) in which memorial services could be conducted during inclement weather and for special services. A parking lot area and internal roadway system is also shown, as well as a 25 ft. x 25 ft. proposed maintenance building.

Testimony was also received from Howard B. and Patricia A. Caltrider, who reside immediately next door. They support the project, believing that the cemetery use is far more appropriate for this property than development of same for housing. Mr. William Norwood, who resides nearby, also does not oppose this request, although he indicated that the property's present use for agricultural purposes is appropriate.

The Petitioners ask that this Zoning Commissioner exercise his discretion afforded him pursuant to Section 500.7 of the Baltimore County Zoning Regulations (BCZR). That section provides, in part, "The said Zoning Commissioner shall have the power to conduct such other hearings and pass such Orders thereon as shall, in his discretion, be necessary for the proper enforcement of all zoning regulations . . .". The Petitioner also seeks relief under the authority given to the Zoning Commissioner to conduct quasi judicial hearings, pursuant to Section 26-3 of the Baltimore County Code.

Although both the Code and the BCZR empower the Zoning Commissioner with discretion to enforce and administer the zoning regulations, the Office of the Zoning Commissioner is not a legislative function. It is the province of the County Council, through the legislative process, to

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By

6/23/97
M. Gourek

enact and amend the provisions of the BCZR. The Zoning Commissioner's task is to interpret existing law as set forth in the BCZR.

In my judgment, the use of the subject property as a cemetery may be an appropriate use of this land. The testimony and evidence offered, all of which was uncontradicted, was that such a use would cause no detriment to surrounding properties and would not result in an adverse impact to the locale. Nonetheless, such a conclusion does not allow the Zoning Commissioner to grant the Petition and ignore the applicable provisions of the BCZR.

Section 102.1 of the BCZR provides, "No land shall be used or occupied and no building or structure shall be erected, altered, located or used except in conformity with these regulations. . .". Moreover, Section 1A03 of the BCZR regulates the R.C.4 zone. Section 1A03.3.A provides, "The following uses, only, are permitted as of right in the R.C.4 zones." (emphasis added) A review of the uses which follow in that section shows that a cemetery is not listed. Section 1A03.3.B defines uses permitted by special exception in the R.C.4 zone. That section reads, "The following uses, only, are permitted by special exception in R.C.4 zones." (emphasis added) Again, a cemetery is not found in the uses which are listed after that section. Additionally, as stated in Kowalski v. Lamar, 25 Md. App. 493 (1975) any use other than those permitted by the zoning ordinance and being carried on as of right or by special exception is prohibited.

These sections of the BCZR and this case law mandate the inescapable conclusion that only uses specifically identified either by right or by special exception are permitted in the R.C.4 zone. As a cemetery is not so listed under either use classification, it is not permitted. No matter how slight the impact or favorable the use, I cannot ignore what is, in my

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By

judgment, the obvious directive in the law. Thus, the Petition for Special Hearing must be denied.

It was also indicated that the Petitioners may try another approach to gain approval of this use, through a Petition for Special Exception. In discussing this issue, it need be emphasized that such a Petition is not before me and the comments offered hereinafter are not dispositive on that issue. Nonetheless, they are offered in that the issue was discussed during the hearing on the pending Petition for Special Hearing. It was noted that among the uses permitted by special exception in an R.C.4 are churches or other buildings for religious worship. In that a memorial chapel is being proposed for the site, it was argued that such a use could be appropriate through the special exception process and that the cemetery could exist as an accessory use. Such a result may be warranted if indeed the church/religious building is the primary use and the cemetery is actually accessory. The BCZR does permit legitimate accessory uses in conjunction with permitted principal uses. An accessory use is defined in Section 101 as a use customarily incidental or subordinate to and serving the principal use. Moreover, to use accessory, the use must be subordinate in area, extent or purpose to the principal use or structure.

Special Exception relief could be granted for a religious building with an accessory cemetery, assuming, of course, that the cemetery is truly accessory in character to the church building. Based on the record before me, this does not appear to be the case here; in fact, it appears that the proposed building is accessory to the cemetery use. Nonetheless, these comments are not offered as dispositive on that issue and the Petitioners may file a Petition for Special Exception if they choose to pursue that course.

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By

M. J. Jovach

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 denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 23rd day of June 1997 that, pursuant to the Petition for Special Hearing, approval for a cemetery in an R.C. 4 zone, be and is hereby DENIED.

Any appeal from this decision must be taken in accordance with the applicable provisions of law.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmm

ORDER RECEIVED FOR FILING
Date 6/23/97
By CM. G. G. G.



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

June 20, 1997

Robert A. Hoffman, Esquire
Venable, Baetjer and Howard
210 Allegheny Avenue
Towson, Maryland 21204

RE: Petition for Special Hearing
Case No. 97-497-SPH
Property: Westminster Rd., 1050 ft. NW of Westminster Pike
Wood River Enterprises, LLC./Lewis M. Caltrider, Petitioners

Dear Mr. Hoffman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Special Hearing has been denied, in accordance with the attached Order.

In the event any party finds the decision rendered 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 the Appeals Clerk at 887-3391.

Very truly yours,

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

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn
encl.

- c: Mr. Richard E. Matz, 3723 Old Court Road #206, Balto.Md. 21208
- c: Mr. L. Michael Caltrider, 37 Maryland Avenue, Littleton, PA 17340
- c: Mr. J. Michael Coburn, Wood River Enterprises, LLC, 10855 Amherst Avenue, Wheaton, Md. 20802



RE: PETITION FOR SPECIAL HEARING * BEFORE THE
NE/S Westminster Road, 1050' NW of West-
minister Pike, 4th Election District, * ZONING COMMISSIONER
3rd Councilmanic * OF BALTIMORE COUNTY
Legal Owner(s): Lewis Michael Caltrider
Contract Purchaser(s): Wood River Enterprises, Inc.
Petitioners * CASE NO. 97-497-SPH

* * * * *

ENTRY OF APPEARANCE

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

Peter Max Zimmerman

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO

Deputy People's Counsel

Room 47, Courthouse

400 Washington Avenue

Towson, MD 21204

(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 5th day of June, 1997, a copy of the foregoing Entry of Appearance was mailed to Colbert Matz Rosenfelt, Inc., 3723 Old Court Road, #206, Baltimore, MD 21208, representative for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Petition for Special Hearing

97-497-SPH

to the Zoning Commissioner of Baltimore County

for the property located at

Westminster Road, 1050' NW OF WESTMINSTER

which is presently zoned RC-4 FIVE

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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

(MD. 140)

A cemetery in a RC-4 zone.

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

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

J. Michael Coburn

Wood River Enterprises, LLC

(Type or Print Name)

Signature

10855 Amherst Ave.

Address

Wheaton, MD 20802

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

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.

Legal Owner(s):

Lewis Michael Caltrider

(Type or Print Name)

Signature

(Type or Print Name)

Signature

410-756-2602

37 Maryland Ave.

Address

Phone No.

Littlestown

PA

17340

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Colbert Matz Rosenfelt, Inc.

Name

3723 Old Court Rd #206 410-653-3838

Address

Phone No.

Baltimore, MD 21208

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

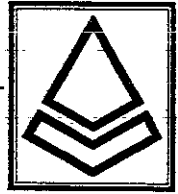
OTHER

REVIEWED BY: JMA

DATE

4-30-97

497.



97-497-SPH

ZONING DESCRIPTION

Beginning at a point on the north side of Westminster Road which is of varying width at the distance of 1,050 feet west of the centerline of Maryland Route 140 which is of varying width. Thence the following courses and distances:

N55°25'05"W 232.86 feet; N01°20'29"W 1660.63 feet; N31°26'31"E 374.48 feet;
S35°04'19"E 1800.40 feet; S36°26'13"W 596.80 feet; N55°25'05"W 425.00 feet;
S36°26'13"W 496.50 feet, to the Point of Beginning.

As recorded in Deed Liber 11271, Folio 742, containing 33.4292 Acres, and located in the 4th Election District.

4/30/97

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 22, 1997

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 May 22, 1997.

THE JEFFERSONIAN,

A. H. Erickson
LEGAL AD. - TOWSON

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 in Room 108, County Office Building, 111 W. Chesapeake Avenue, on the property identified herein as follows:

Case: #97-457 SPH
NECS: Westminster Road
1080 NW of Westminster Pike

All Election District
3rd Counciling
Legal Owners(s):
Lewis Michael Calisher
Contract Purchaser(s):
Wood River Enterprises, Inc.

Special Hearing: to approve a cemetery.

Hearing: Wednesday, June 11, 1997, at 10:30 a.m., Room 108 County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible for special accommodations. Please Call (410) 887-3353.
(2) For information concerning the file and/or hearing, Please Call (410) 887-3393.

5/4/97 May 22 C445266

00030
\$250.00 OK P-6-1-0
Baltimore County Maryland
Office Of Budget & Finance

DATE 4.30.97 ACCOUNT

ACCOUNT

P. COLCIC

AMOUNT \$ 20.00

AMOUNT

RECEIVED
FROM: —

5:11:40 AM CEBU
040 SPECIFIC ALING 1750

FOR:

0282

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

497. 6715

CERTIFICATE OF POSTING

RE: Case # 97-497-SPH

Petitioner/Developer:
(Wood River Enterprises)
Date of Hearing/Closing:
(June 11, 1997)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

_____ Westminster Road Reisterstown, Maryland 21136 _____

The sign(s) were posted on _____ May 27, 1997 _____
(Month, Day, Year)

Sincerely,

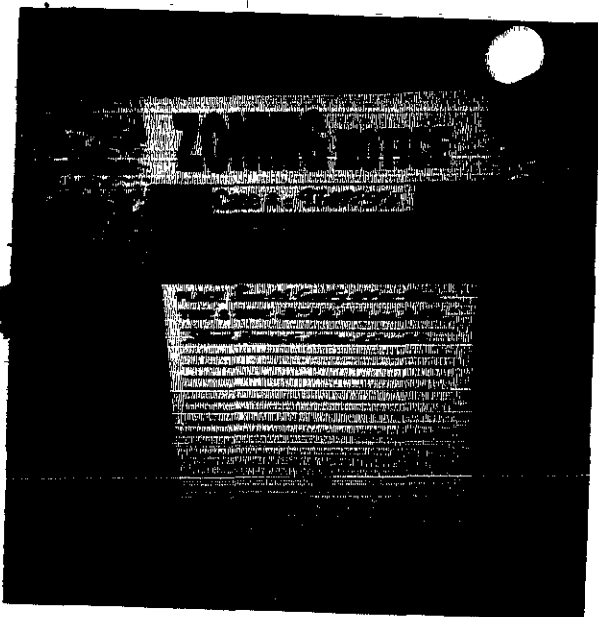

(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____
(Printed Name)

_____ 325 Nicholson Road _____
(Address)

_____ Baltimore, Maryland 21221 _____

_____ (410)-687-8405 _____
(Telephone Number)



97-497-SPH

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: _____

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: SPECIAL HEARING TO DETERMINE
WHETHER A CEMETERY CAN BE BUILT ON
THE SUBJECT PROPERTY 1 WAN TC-4 ZONE

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring 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 (responsibility of which, lies with the petitioner/applicant) 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 advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

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.: 497.

Petitioner: LEWIS MICHAEL CALTRIDER

Location: 1050' NW OF WESTMINSTER PIKE (MD 140)

PLEASE FORWARD ADVERTISING BILL TO:

NAME: J. MICHAEL COBURN

ADDRESS: 10855 AMHERST AVE
WHEATON, MD 20802

PHONE NUMBER: 301-649-3083

AJ:ggs

(Revised 09/24/96)

497

TO: PUTUXENT PUBLISHING COMPANY
May 22, 1997 Issue - Jeffersonian

Please forward billing to:

J. Michael Coburn
10855 Amherst Avenue
Wheaton, MD 20802
301-649-3083

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-497-SPH
NE/S Westminster Road, 1050' NW of Westminster Pike
4th Election District - 3rd Councilmanic
Legal Owner(s): Lewis Michael Caltrider
Contract Purchaser(s): Wood River Enterprises, Inc.

Special Hearing to approve a cemetery.

HEARING: WEDNESDAY, JUNE 11, 1997 at 10:00 a.m., Room 106 County Office Building, 111 W. Chesapeake Avenue.

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.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

May 13, 1997

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 in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-497-SPH
NE/S Westminster Road, 1050' NW of Westminster Pike
4th Election District - 3rd Councilmanic
Legal Owner(s): Lewis Michael Caltrider
Contract Purchaser(s): Wood River Enterprises, Inc.

Special Hearing to approve a cemetery.

HEARING: WEDNESDAY, JUNE 11, 1997 at 10:00 a.m., Room 106 County Office Building, 111 W. Chesapeake Avenue.

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

Arnold Jablon
Director

cc: Lewis Michael Caltrider
J. Michael Coburn
Colbert Matz Rosenfelt, Inc.

NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY MAY 27, 1997.
(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.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 6, 1997

Mr. Lewis Michael Caltrider
37 Maryland Avenue
Littlestown, PA 17340

RE: Item No.: 497
Case No.: 97-497-SPH
Petitioner: Lewis Michael Caltrider

Dear Mr. Caltrider:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 30, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (410-887-3391).

Sincerely,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." The signature is written in a cursive style with a large, stylized "J" at the end.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



x Attach original petition

Due Date 5-19-97

To: Arnold L. Jablon

From: Bruce Seeley *BS/gp*

Subject: Zoning Item #497

Caltrider Property Westminster Road

Zoning Advisory Committee Meeting of May 12, 1997

 The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

 The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

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

 X Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

 X Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

 Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

 X Agriculture Preservation:
Inconsistent with RC-4 regulations.



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 5-9-97
Item No. 497 JRA

Dear Ms. Eubanks:

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 affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

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
Department of Permits
and Development Management

Date: May 13, 1997

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

SUBJECT: Proposed Cemetery at Westminster Road

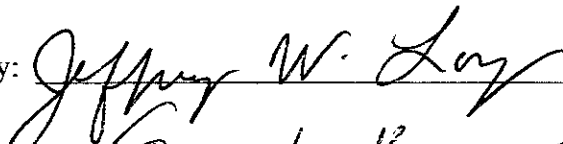
INFORMATION

Item Number: 497
Petitioner: Caltrider Property
Zoning: RC 4
Requested Action: Special Hearing

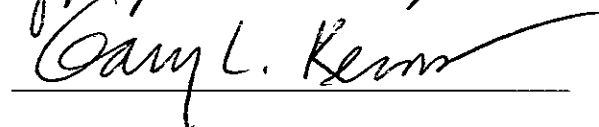
Summary of Recommendations:

A cemetery is not a use that is permitted by right or special exception in a RC 4 zone. In fact, Section 1A03.3B of the Baltimore County Zoning Regulations indicates the following: "Uses permitted by special exception. The following uses, *only*, are permitted by special exception in RC 4 zones: [Bill No. 98, 1975]" Since the proposed use of the property is not enumerated in the BCZR, this office recommends that the applicant's request be denied.

Prepared by:

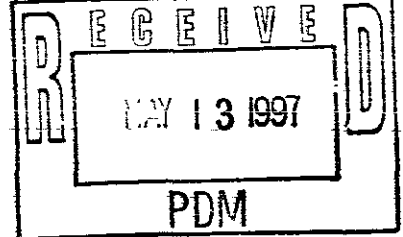


Division Chief:



AFK/JL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

May 12, 1997

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

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 12, 1997

Item No.: SEE BELOW

Zoning Agenda:

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.

- B. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

488, 489, 490, 491, 492, 493, 494, 495, 496, 497 and 499

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



97-497-SPH

- A Cemetery in an RC-4 zone

At 140 - Near Mitchell's
Cemetery ~~is~~ in RC-4 zone
Other ~~uses~~ ^{cemetery} in RC-4, Non conforming

Church AMUNO congregation

know of no Synagogue
that has

Use of property - cemetery
use chapel - graveside services
memorial services
place of worship

Chapel used periodically -
primary focus if in the
event of funeral

25x40 is proposed-

need special exception

~~nothing~~

nothing else occurs
in bldg except
in conjunction w/ funerals

Used only for funerals & memorial
service

No other sources here

AC-4 - Liberty

~~XXXXXXXXXX~~

~~XXXXXXXXXX~~

Michael Caltrider -

-I have no choice
but to say -

~~all~~
-all in support-

