

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
E/S York Road, 75 ft. S of
c/l Regester Avenue * ZONING COMMISSIONER
6807 York Road
9th Election District * OF BALTIMORE COUNTY
4th Councilmanic District
F. Edward Chou, Petitioner * Case No. 97-568-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 6807 York Road in Towson. The Petition was filed by F. Edward Chou, property owner. Variance relief is requested from Section 409.6 of the Baltimore County Zoning Regulations (BCZR) to permit 14 parking spaces in lieu of the required 17 spaces, and to approve the parking layout as shown or had existed on this property prior to the filing of this Petition. The subject property and requested relief are more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case was F. Edward Chou, property owner/Petitioner. Also present in support of the Petition was James G. Thomas, Jr. Also appearing and testifying in support of the Petition was Paul Lee, the engineer who prepared the site plan. The Petitioner was represented by Francis X. Borgerding, Jr., Esquire. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject property is known as lots 3 and 4 of the Anneslie subdivision. The property is 6,250 sq. ft. in area, zoned B.L.-A.S. The plat for the Anneslie subdivision was recorded in the Land Records of Baltimore County many years ago, in 1916. Each lot is 25 ft. in width and 125 ft. in depth, thus, the total parcel is 50 ft. by 125 ft.

ORDER RECEIVED FOR FILING
Date 5/19/97
By M. Chouh

The property contains frontage on York Road and is located just south of the intersection of York Road and Regester Avenue. The subject property is part of a small strip center which contains a fast food carryout store, a bagel shop, retail uses and similar offices. The property is improved with an existing building which is used by Mr. Chou as a video store. As shown in the photographs submitted at the hearing, a portion of the structure which occupies the site has two stories and the other portion is but one story. The entire first floor is occupied by the video store and the second floor space is used as an apartment.

The Petitioner proposes adding an addition to the second floor on that part of the building which presently contains only one story. The addition will be added to provide needed storage space for Mr. Chou's business. As a result of the addition of this space, the requested parking variance is sought. It is also to be noted that a variance of six parking spaces was previously granted for this property, in case No. 70-226-A, on January 5, 1970.

In addition to the testimony of Mr. Lee and the support of the neighboring businessmen, the Petitioner also produced a letter in support of the Petition from the Anneslie Community Association. The Petitioner indicated that he had also talked with other neighborhood improvement associations, representing the Rodgers Forge and Stoneleigh communities, respectively, and that they do not oppose the project. A favorable comment from the Office of Planning was also received.

Based upon the testimony and evidence offered, all of which is uncontradicted, I am persuaded that the relief should be granted. It is to be particularly noted that the increased space will be used only for storage purposes and, thus, should not result in an increase of traffic volume to the site. The unusual size and configuration of the property, as well as

ORDER RECEIVED FOR FILING

Date

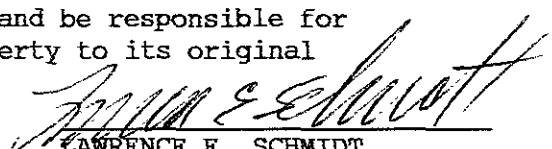
By

the historic use of the site and improvements thereon are factors which justify a finding of uniqueness. I am also persuaded that the Petitioner will suffer practical difficulty if the relief requested is not granted. Moreover, the variance can be approved without any detrimental impact to the surrounding properties. For all of these reasons, the Petition for Variance shall be will be approved.

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 7th day of August 1997, that a variance from Section 409.6 of the Baltimore County Zoning Regulations (BCZR) to permit 14 parking spaces, in lieu of the required 17 spaces, and to approve the parking layout as shown or had existed on this property prior to the filing of this Petition, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmh

ORDER RECEIVED FOR FILING

Date

By



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

August 6, 1997

Francis X. Borgerding, Jr., Esquire
409 Washington Avenue, Suite 600
Towson, Maryland 21204

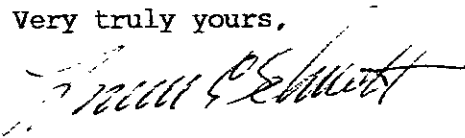
RE: Case No. 97-568-A
Petition for Zoning Variance
Property: 6807 York Road, Towson
F. Edward Chou, Petitioner

Dear Mr. Borgerding:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, with restriction, in accordance with the attached Order.

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 887-3391.

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
att.

c: Mr. F. Edward Chou
6807 York Road
Baltimore, Maryland 21212



RE: PETITION FOR VARIANCE
6807 York Road, E/S York Road, 75'
S of c/l Regester Avenue
9th Election District, 4th Councilmanic

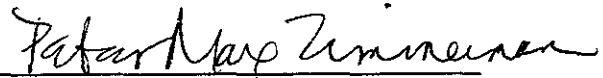
F. Edward Chou
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-568-A

* * * * *

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.



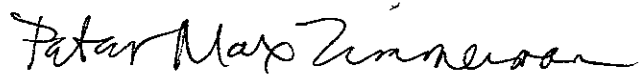
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



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 17th day of July, 1997, a copy of the foregoing Entry of Appearance was mailed to Francis X. Borgerding, Esq., 409 Washington Avenue, Suite 600, Towson, MD 21204, Petitioners.



PETER MAX ZIMMERMAN



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 6807 York Road, Towson, MD 21212
which is presently zoned BL-AS

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) 409.6 of the B.C.Z.R. to permit 14 parking spaces in lieu of the required 17 parking spaces (a variance of 3 P.S.) and to approve the parking layout as shown or as had existed on this property prior to this petition.

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

1. Uniqueness of property;
2. Topography of property;
3. Shape and configuration of the property; and
4. Such other and further reasons as will be presented at the time of the hearing of this matter.

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.

(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

Francis X. Borgerding, Jr.
(Type or Print Name)

Signature

409 Washington Ave., Ste. 600

Address

Phone No.

Towson, MD 21204

City

State

410-296-6820

Zipcode

Legal Owner(s):

F. Edward Chou

(Type or Print Name)

Signature

(Type or Print Name)

Signature

6807 York Road

Address

(410) 377-7018

Phone No.

Baltimore, MD 21212

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

Francis X. Borgerding, Jr.

Name

409 Washington Avenue, Suite 600

Towson, MD 410-296-6820

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

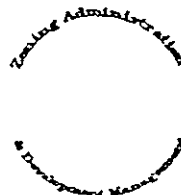
Next Two Months

ALL

OTHER

REVIEWED BY: mr

DATE 6/17/97



Paul Lee, P.E.

Paul Lee Engineering Inc.

97-568-A

304 W. Pennsylvania Ave.

Towson, Maryland 21204

410-821-5941

DESCRIPTION

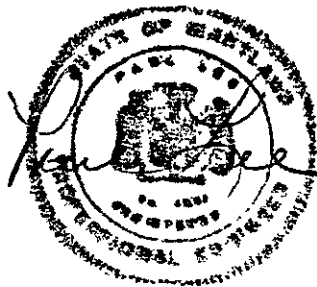
#6807 YORK ROAD

ELECTION DISTRICT 9C4

BALTIMORE COUNTY, MARYLAND

Beginning for the same at a point on the east side of York Road, said point also being located Southerly 75 feet $\pm$ from the center of Regester Avenue, thence leaving said east side of York Road (1) South $71^{\circ}56'$ East 125.00 feet to the west side of Locust Drive (20 foot concrete alley), thence running with and binding on said west side of Locust Drive (2) South $18^{\circ}52'$ West 50.00 feet, thence leaving said west side of Locust Drive (3) North $71^{\circ}56'$ West 125.00 feet to the east side of York road; thence running with and binding on said east side of York Road (4) North $18^{\circ}52'$ East 50.00 feet to the point of beginning.

Containing 6,250 square feet of land, more or less.



#568

Engineers — Surveyors — Site Planners

J.O. 97024

6/13/97

CERTIFICATE OF PUBLICATION

TOWSON, MD., July 10, 1927

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 July 10, 1927.

THE JEFFERSONIAN,

A. Henrichson

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 in Towson, Maryland, on the property described below as follows:

Case 1927-003-1
607 Courts Bldg.,
Baltimore

8 of 41 Reister Avenue
8th Edison Bldg.
4th Edison Bldg.
Legal Bldg.

14 parking spaces in lieu of the required 17 parking spaces and to approve this parking layout as shown or as have existed on this property prior to this petition.

Hearing: Tuesday, August 5, 1927 at 9:00 a.m. Room 407 Courts Bldg., 401 Boyle Avenue.

LAWRENCE SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: All hearings are

held on the 1st floor of the
South Baltimore Building
Please call (412) 855-3533
(2) for more information
and (3) for more hearing
Please call (412) 855-3531.

7/175 July 10 C156922

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 038110

DATE 6/18/97 ACCOUNT 01-615

Item: 568
By: MDK

AMOUNT \$ 250.00

RECEIVED FROM: Edward Choy - 6807 York Rd

FOR: 020 - Comm Vn. - \$ 250.00

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
6/18/1997 6/18/1997 11:41:59
REG 00504 CASHIER LSN LXS DRAWER 4
MISCELLANEOUS CASH RECEIPT
Receipt # 009564
CR NO. 038110

OFLW

\$250.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case # 97-568-A

Petitioner/Developer:
(Edward Chou)

Date of Hearing/~~Closing~~:
(August 5, 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 _____
6807 York Road Baltimore, Maryland 21212 _____

The sign(s) were posted on _____ July 18, 1997 _____
(Month, Day, Year)

Sincerely,

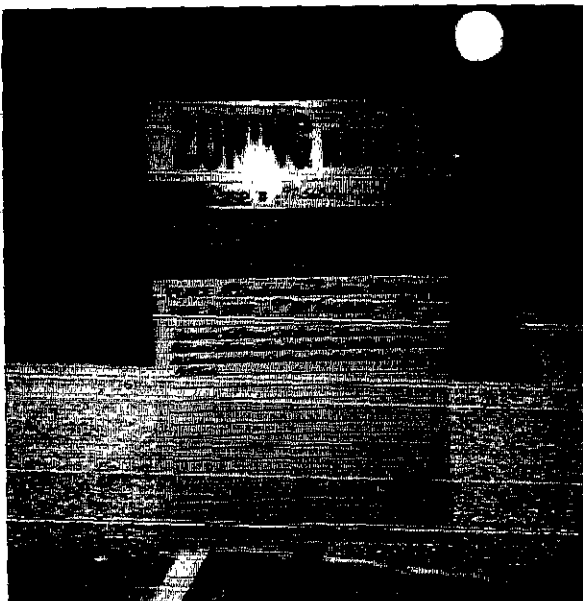

(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.
(Printed Name)

325 Nicholson Road
(Address)

Baltimore, Maryland 21221 _____

(410)-687-8405
(Telephone Number)



97-568-A

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.: 97-568-A

Item 568

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

PLACE: *

DATE AND TIME: *

REQUEST: variance to permit 14 parking spaces in lieu
of 17 and to approve the parking layout as shown
and as has existed.

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

97-568-A

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/neighborhood 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.: 568

Petitioner: F. Edward Chou

Location: 6807 York Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: F. Edward Chou

ADDRESS: 6807 York Road

Towson, MD 21204

PHONE NUMBER: (410) 377-7018

AJ:ggs

(Revised 09/24/96)

TO: PUTUXENT PUBLISHING COMPANY
July 10, 1997 Issue - Jeffersonian

Please forward billing to:

F. Edward Chou
6807 York Road
Towson, MD 21204
410-377-7018

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: 97-568-A
6807 York Road
E/S York Road, 75' S of c/l Regester Avenue
9th Election District - 4th Councilmanic
Legal Owner(s): F. Edward Chou

Variance to permit 14 parking spaces in lieu of the required 17 parking spaces and to approve the parking layout as shown or as have existed on this property prior to this petition.

HEARING: TUESDAY, AUGUST 5, 1997 at 9:00 a.m., Room 407 Courts Building, 401 Bosley 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

July 2, 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: 97-568-A
6807 York Road
E/S York Road, 75' S of c/l Regester Avenue
9th Election District - 4th Councilmanic
Legal Owner(s): F. Edward Chou

Variance to permit 14 parking spaces in lieu of the required 17 parking spaces and to approve the parking layout as shown or as have existed on this property prior to this petition.

HEARING: TUESDAY, AUGUST 5, 1997 at 9:00 a.m., Room 407 Courts Building, 401 Bosley Avenue.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: F. Edward Chou
Francis X. Borgerding, Jr., Esq.

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JULY 21, 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

July 29, 1997

Francis X. Borgerding, Jr., Esquire
409 Washington Avenue, Suite 600
Towson, MD 21204

RE: Item No.: 568
Case No.: 97-568-A
Petitioner: F. Edward Chou

Dear Mr. Borgerding:

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 June 17, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive style.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



INTEROFFICE CORRESPONDENCE

Date: July 9, 1997

SECRET

ZONE707.568

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

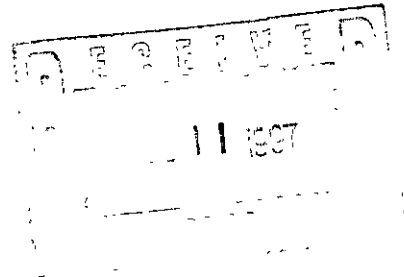
Date: July 9, 1997

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

SUBJECT: 6809 York Road

INFORMATION

Item Number: 568
Petitioner: Chou Property
Zoning: BL-AS
Requested Action: Variance



Summary of Recommendations:

Staff supports the applicant's requested parking variance; however, we recommend that the plan accompanying the petition be amended to show the actual parking spaces.

Prepared by: Jeffrey M. Long

Division Chief: Gary L. Kerns

AFK/JL

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

TO: POM

DATE: 7/10/97

FROM: R. Bruce Seeley *RBS/SP*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committee
Meeting Date: June 30, 97

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:	566	577
	567	578
	568	
	569	
	570	
	571	
	574	
	575	

RBS:sp

BRUCE2/DEPRM/TXTSBP



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 7-2-37
Item No. 568 M J K

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,

P. J. Gredlein
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 Government
Fire Department



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

(410) 887-4500

July 2, 1997

Arnold Cablon, Director
Planning Administration and Development Management
Baltimore County Office Building
Towson, MD 21286
410 383-1135

Re: Proposed Ordinance SEE BELOW

1. PRESENT DISTRIBUTION MEETING OF June 19, 1997

Item 401 SEE BELOW Zoning Agenda

Gentlemen:

Enclosed to you, please, the referenced property has been reviewed by the Council and the comments below are applicable and should be directed to, incorporated into the final plans for the project.

2. The Planning Office has no comments at this time
to REFERRAL TO THE FOLLOWING ITEM NUMBERS:

564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576.

REVIEWER: LT. ROBERT R. SAUERWALD

Fire Marshal Office, PHONE 887-4981, XS-11017

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

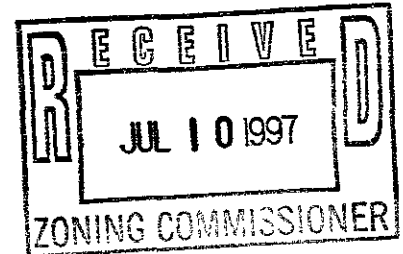
8/5/97
Larry

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: July 9, 1997

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

SUBJECT: 6809 York Road



INFORMATION

Item Number: 568
Petitioner: Chou Property
Zoning: BL-AS
Requested Action: Variance

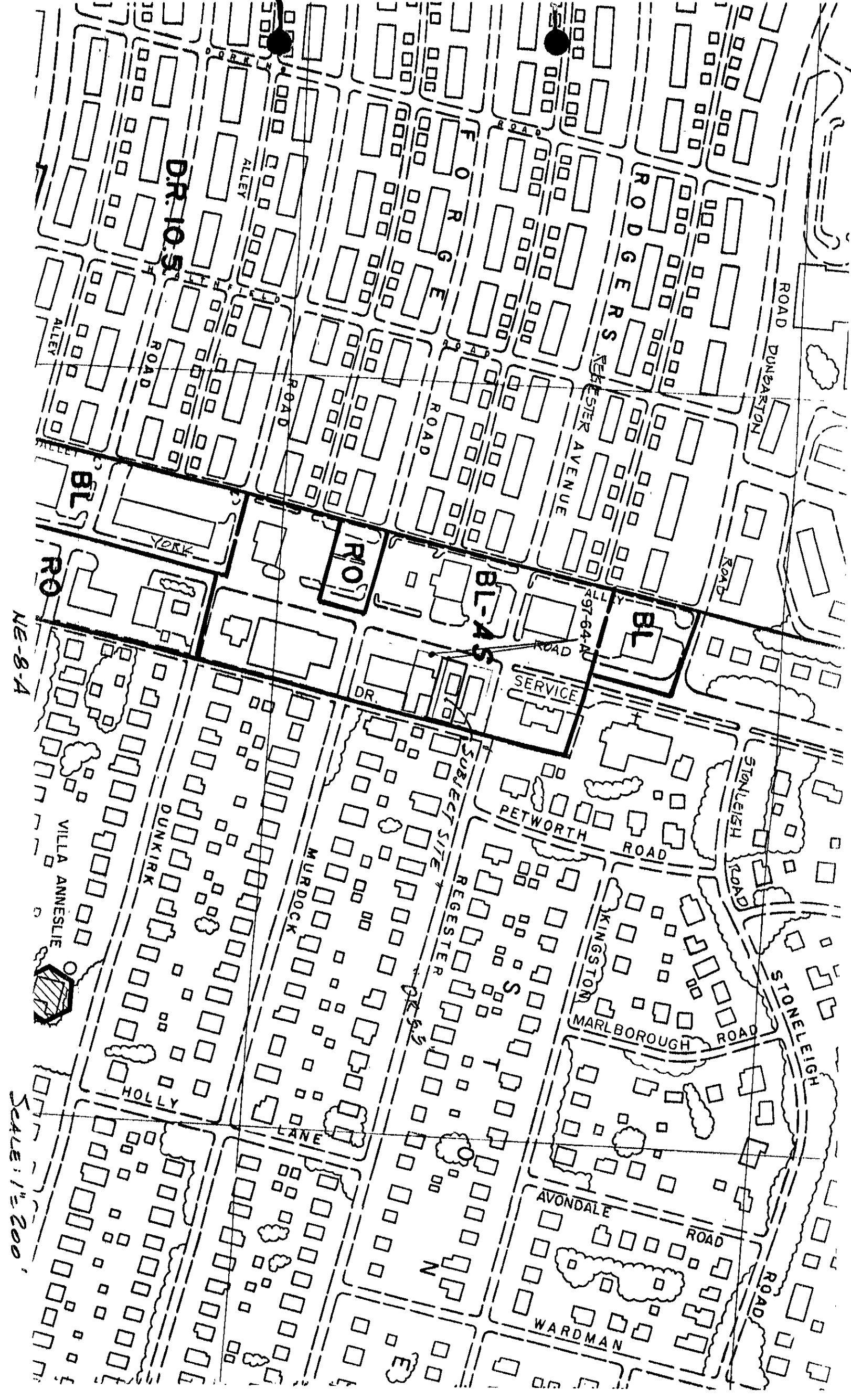
Summary of Recommendations:

Staff supports the applicant's requested parking variance; however, we recommend that the plan accompanying the petition be amended to show the actual parking spaces.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

AFK/JL



DR. 10-5

ALLEY

REGISTER

ROGERS

ROAD DUNBARTON

REGISTER AVENUE

ROAD

BL

BL-45

ALLY-97-64-A

SERVICE

DR.

SUBJECT SITE

PETWORTH

ROAD

STONELEIGH ROAD

KINGSTON

MARLBOROUGH

ROAD

STONELEIGH

AVONDALE

ROAD

WARDMAN

ROAD

MURDOCK

LANE

DUNKIRK

VILLA ANNESLIE

NE-8-4

SCALE: 1"=200'

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

Paul Lee
Ed Chen
JAMES G. THOMAS, JR
Frank Bergerding

304 W. Pennsylvania Ave
6807 YORK RD
6805 YORK ROAD 21212



ANNESLIE COMMUNITY, INC.

Baltimore County Zoning Office
111 West Chesapeake Avenue
Towson, MD 21204

8/4/97

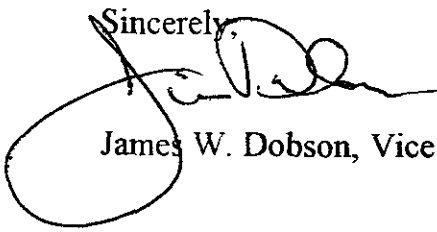
Dear Sir:

Edward Chou, owner of the Video Center located at **6807 York Road** in the community of *Anneslie*, has approached our Board of Directors regarding plans to renovate his store. He has shown us his plans to add a second floor for storage purposes and has asked for our input and approval. Based on the sketches we saw and information we received, we all felt the renovation would be an improvement to the community.

We are appreciative that he brought his plans to the board and have found him to be an asset to the neighborhood.

We are supportive of the plans as presented to us.

Sincerely,



James W. Dobson, Vice President

1st No
2

