

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
E/S Ryan Frost Way, 660' S of the
c/l of Cape May Road * DEPUTY ZONING COMMISSIONER
(23 Ryan Frost Way)
15th Election District * OF BALTIMORE COUNTY
5th Councilmanic District * Case No. 97-573-A

Carl J. Hartmann, Jr., et ux
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner for consideration of a Petition for Administrative Variance filed by Carl J. Hartmann, Jr., and his wife, Susan D. Hartmann. The Petitioners seek relief from Section 1B02.3.C.1 (Chart) to permit a rear setback of 28 feet in lieu of the required 35 feet for a proposed addition, and a side yard setback of 5 feet in lieu of the required 10 feet for the existing dwelling. The subject property is located in the vicinity of Turkey Point Road in Essex. The proposed improvements and existing conditions on the property are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the

ORDER RECEIVED FOR FILING

Date 7/17/97

By [Signature]

B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of July, 1997 that the Petition for Administrative Variance seeking relief from Section 1B02.3.C.1 (Chart) to permit a rear setback of 28 feet in lieu of the required 35 feet for a proposed addition, and a side yard setback of 5 feet in lieu of the required 10 feet for the existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING



Baltimore County
Zoning Commissioner
Office of Planning

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

July 17, 1997

Mr. & Mrs. Carl J. Hartmann
23 Ryan Frost Way
Baltimore, Maryland 21221

RE: PETITION FOR ADMINISTRATIVE VARIANCE
E/S Ryan Frost Way, 560' S of the c/l of Cape May Road
(23 Ryan Frost Way)
15th Election District - 5th Councilmanic District
Carl J. Hartmann, Jr., et ux - Petitioners
Case No. 97-573-A

Dear Mr. & Mrs. Hartmann:

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

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

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 23 RYAN FROST WAY 21221

which is presently zoned DR 3.5

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) 1 B 02.3C 1 (CHART) TO ALLOW

A REAR SET BACK OF 28 FT. IN LIEU OF REQUIRED 35 FT. & A 5 FT SIDE YARD (EXISTING) IN LIEU OF THE REQUIRED 10 FT. IN A DR 3.5 ZONE.

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

Glass sunroom porch to be attached to back door of house and to extend 6 linear feet beyond the building restriction line.

The small yard area, due to the panhandle property shape is extremely small for our outdoor use. The glass sunroom will give my family more indoor space and better use of the yard which is wet a good part of the year.

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:

Legal Owner(s):

(Type or Print Name)

CARL J. HARTMANN, JR.

(Type or Print Name)

Signature

X Carl J. Hartmann Jr.

Signature

Address

SUSAN D. HARTMANN

(Type or Print Name)

City

State

Zipcode

X Susan D. Hartmann

Signature

Attorney for Petitioner:

(Type or Print Name)

23 RYAN FROST WAY 410 686-1141

Address

Phone No

(DAY)

410

522-8316

BALTO. CO. MD 21221

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Signature

Address

Phone No

Name

City

State

Zipcode

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 SM

DATE 6-19-97

ESTIMATED POSTING DATE 6-29-97



Printed with Soybean Ink
on Recycled Paper

ITEM #: 573

ORDER RECEIVED FOR FILING

Date 7/12/97

By [Signature]

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 23 RYAN FROST WAY
address
BALTO. Co. , MD 21221
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)

GLASS SUN ROOM PORCH TO BE ATTACHED TO BACK DOOR
OF HOUSE AND TO EXTEND 6 LINEAR FEET BEYOND
THE BUILDING RESTRICTION LINE.

The small yard area, due to the panhandle property shape, is extremely small for
our outdoor use. The glass sunroom will give my family more indoor space and
better use of the yard which is wet a good part of the year.

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.

X Carl J. Hartmann Jr.
(signature)
CARL J. HARTMANN, JR.
(type or print name)



X Susan D. Hartmann
(signature)
SUSAN D. HARTMANN
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of May, 1997, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Carl J. Hartmann Jr. & Susan D. Hartmann

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.

5-21-97
date

Shirley D. Fuller
NOTARY PUBLIC
My Commission Expires: 10-1-99



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 23 RYAN FROST WAY 21221
which is presently zoned _____

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

The undersigned, legal owner(s) of the property situated 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)

LOT 18 PLAT REFERENCE BOOK 63 PAGE 4

TITLE OF PLAT - PLAT OF CAPE MAY LANDING

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

GLASS SUN ROOM PORCH TO BE ATTACHED TO BACK DOOR
OF HOUSE AND TO EXTEND 6 LINEAR FEET BEYOND THE BUILDING
RESTRICTION LINE.

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.

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

(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):

CARL J. HARTMANN, JR.

(Type or Print Name)

X Carl Hartmann Jr

Signature

SUSAN D. HARTMANN

(Type or Print Name)

X Susan D. Hartmann

Signature

(DAY)

23 RYAN FROST WAY 410 686-1141 522-8316

Address

Phone No

BALTO. CO.

MD

21221

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: _____ DATE: _____



Printed with Soybean Ink
on Recycled Paper

ITEM #: _____

ESTIMATED POSTING DATE: _____

ZONING DESCRIPTION

ZONING DESCRIPTION FOR: 23 Ryan Frost Way

Beginning at a point on the east side of Ryan Frost Way which is 34 feet wide at the distance of 660 feet south of the centerline of the nearest improved intersecting street Cape May Rd. which is 50 feet wide. Being Lot # 18, Block ---, Section # --- in the subdivision of Cape May Landing as recorded in Baltimore County Plat Book # 63, Folio # 004, containing 0.2382 acres. Also known as 23 Ryan Frost Way and located in the 15th Election District, 5th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 038113

DATE 6-19-97 ACCOUNT R-001-6150

AMOUNT \$ 150

RECEIVED FROM: SUN SPETS INC
010 RES. VAR. Admin. 150
FOR: TOTAL 150

TER. CARL & SUSAN
HARRINGTON

PAID RECEIPT
PROCESS ACTUAL TIME
6/19/1997 6/19/1997 11:32:14
REG #502 - CASHIER JRG JMR DRAMER ?
MISCELLANEOUS CASH RECEIPT
Receipt # 001298
CR NO. 038113
\$50.00 CHECK: FNR
Baltimore County, Maryland
OFFEN

CASHIER'S VALIDATION

DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER SJH 97-573-A

CERTIFICATE OF POSTING

RE: Case # 97-573-A

Petitioner/Developer:
(Carl Hartmann)

Date of Hearing/Closing:
(July 14, 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 _____
23 Ryan Frost Way Baltimore, Maryland 21221 _____

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

Sincerely,

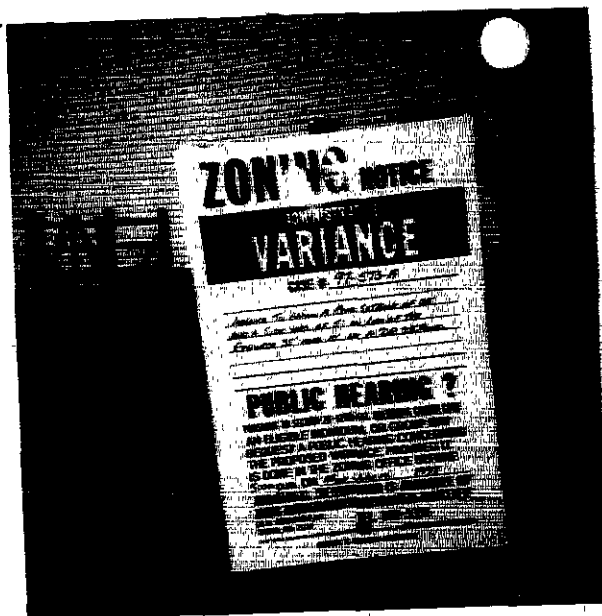

(Signature of Sign Poster & Date)

Thomas P. Ogle, Sr.
(Printed Name)

325 Nicholson Road
(Address)

Baltimore, Maryland 21221

(410)-687-8405
(Telephone Number)



97-573-A



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.: 573

Petitioner: CARL HARTMANN

Location: 23 RYAN FROST WAY BALTO, MD 21221

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SUNSPOTS INC SAME ABOVE

ADDRESS: P.O. BOX 832

PHONE NUMBER: 410-522-8316 (Susan Hartman)

AJ:ggs

(Revised 09/24/96)

573-
-16-

Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: _____

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: _____

Plat book # _____, folio # _____, lot # _____, section # _____

OWNER: _____

North

date: _____

prepared by: _____

Scale of Drawing: 1" = _____



Vicinity Map
North
Scale: 1" = 1000'

LOCATION INFORMATION

Election District: _____

Councilmanic District: _____

1" = 200' scale map #: _____

Zoning: _____

Lot size: _____

acreage square feet

public private

SEWER: ☐ ☐

WATER: ☐ ☐

yes no

Chesapeake Bay Critical Area: ☐ ☐

Prior Zoning Hearings: _____

Zoning Office USE ONLY!

reviewed by: _____ ITEM #: _____ CASE #: _____

Request for Zoning: Administrative Variance

Date to be Posted: Anytime before but no later than * 6-29-97.

Format for Sign Printing: Black Letters on a White Background.

ZONING NOTICE

ADMINISTRATIVE VARIANCE

Case No.: 97-573-A.

VARIANCE TO ALLOW A REAR SETBACK OF 28 FT. & SIDE
YARD OF 5 FT. IN LIEU OF THE REQUIRED 35 FT. &
10 FT. IN A D.R. 3-S. ZONE.

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b) (1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING
CONCERNING THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE 5:00 P.M. ON

* 7-14-97.

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE 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

July 2, 1997

ABOUT YOUR ADMINISTRATIVE VARIANCE

CASE NUMBER: 97-573-A
23 Ryan Frost Way
E/S Ryan Frost Way, 660' S of c/l Cape May Road
15th Election District - 5th Councilmanic
Legal Owner(s): Carl J. Hartmann, Jr. and Susan D. Hartmann
Post by Date: 06/29/97
Closing Date: 07/14/97

Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice serves as a refresher regarding the administrative process.

- 1) The Zoning Notice sign must be visible on the property under petition on or before the "Post by Date" noted above. It should remain there until after the closing date.
- 2) The "Closing Date" noted above, is the deadline for a neighbor to file a formal request for a public hearing.
- 3) After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. He/She may (a) grant the requested relief, (b) deny the requested relief, or (c) Order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days) as to whether or not your petition has been granted, denied, or will go to public hearing.
- 4) In cases that must go to a public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), notification of same will be forwarded to you. The sign on the property must be changed giving notice of the hearing's date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign, must be forwarded to this office.

PLEASE UNDERSTAND THAT ON THE CLOSING DATE, 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, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Carl and Susan Hartmann



Baltimore County Government
Fire Department



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

(410) 887-4500

July 2, 1997

Andrew Jackson, Director
Planning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
410-386-4105

Re: Property Owner. SEE BELOW

Subject: DISTRIBUTION MEETING OF June 10, 1997

Item No: SEE BELOW

Meeting Agenda:

Agenda Item:

1. As requested, the referenced property has been reviewed by the Board and the comments have been added and approved. The comments have been incorporated into the final plans for the project.

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

511, 545, 511, 567, 568, 569, 570, 571, 573, 574, 575, 576.

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4551, MS-1100

cc: File





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 7-1-97
Item No. 573 JRA

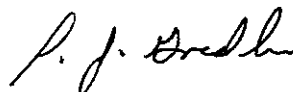
Dear Ms. Eubanks:

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

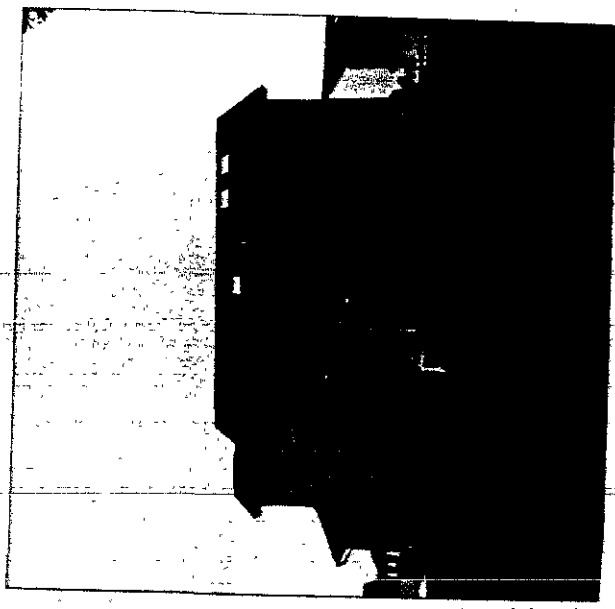
LG

My telephone number is _____

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

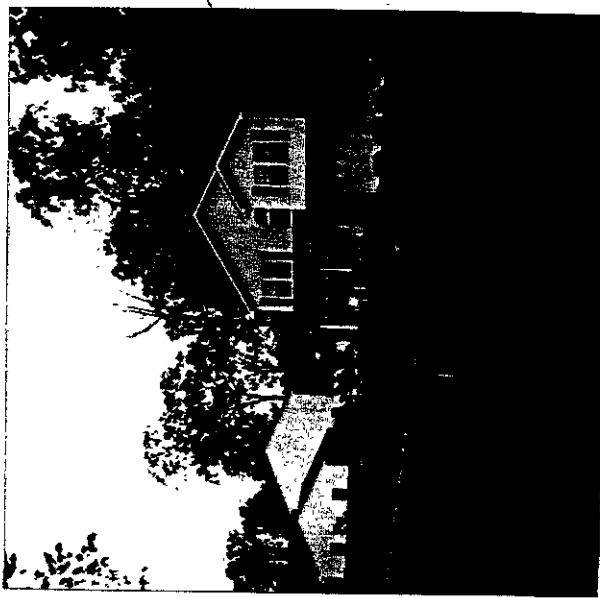
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

NEUMER



RIGHT SIDE
Subject property

ADDITION
IN
RED.



FRONT

NEUMER

Subject property

DOPKOWSKI



NORTH+WEST
SIDE LEFT.

REAR-PLANNED
ADDITION AT DEL. DOORS (Shown in photo)

Deck Construction Guide

BP#

Decks to be designed for 60 p.s.f live load as per a.a. county code bill 75-91

Joist Size x @ " o/c
Beam Size: x @ ' max. span
Cantilever Length ' max.

* Do not support framing load on existing chimney.

* Decks are not approved for future installation of hot tube.

* If deck attaches to an existing cantilever a second beam is required.

* Guardrails shall be designed and constructed for a concentrated load of 200 lbs. applied at any point and in any direction along the "top railing member".

4" max. spacing between pickets

Existing Structure

Ledger Board with 1/2" bolts @ 16" o/c

Thru-bolt connection

Beam Span

Joist Span

* If a deck is constructed over a basement areaway 6'8" vertical clearance is required.

Beam Span Table	
Beam Size	Max. Span
4x4	4ft.
4x6	6ft.
4x8	8ft.
3x10	9ft.
4x10	10ft.
4x12	12ft.

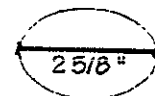
Place Beams on edge

Post: 4x4 up to 8 ft.
6x6 above 8 ft.

* post must be secured to footing with post anchor or encased in concrete

Grade

* Handgrip portion of handrail shall not be more than 2 5/8" in cross section. It must have a smooth surface and no sharp edges.



Joist Span Table					
Joist Sizes	Joist Spacing				Maximum Cantilever
	12"	16"	24"	32"	
2x6		8'	6'	5'	
2x8	*13'	10'	8'	7'	2 ft.
2x10	*16'	*13'	10'	8'	3 ft.
2x12	*20'	*17'	*14'		4 ft.

* Exceeds Beam Span Table, Calculate Separately

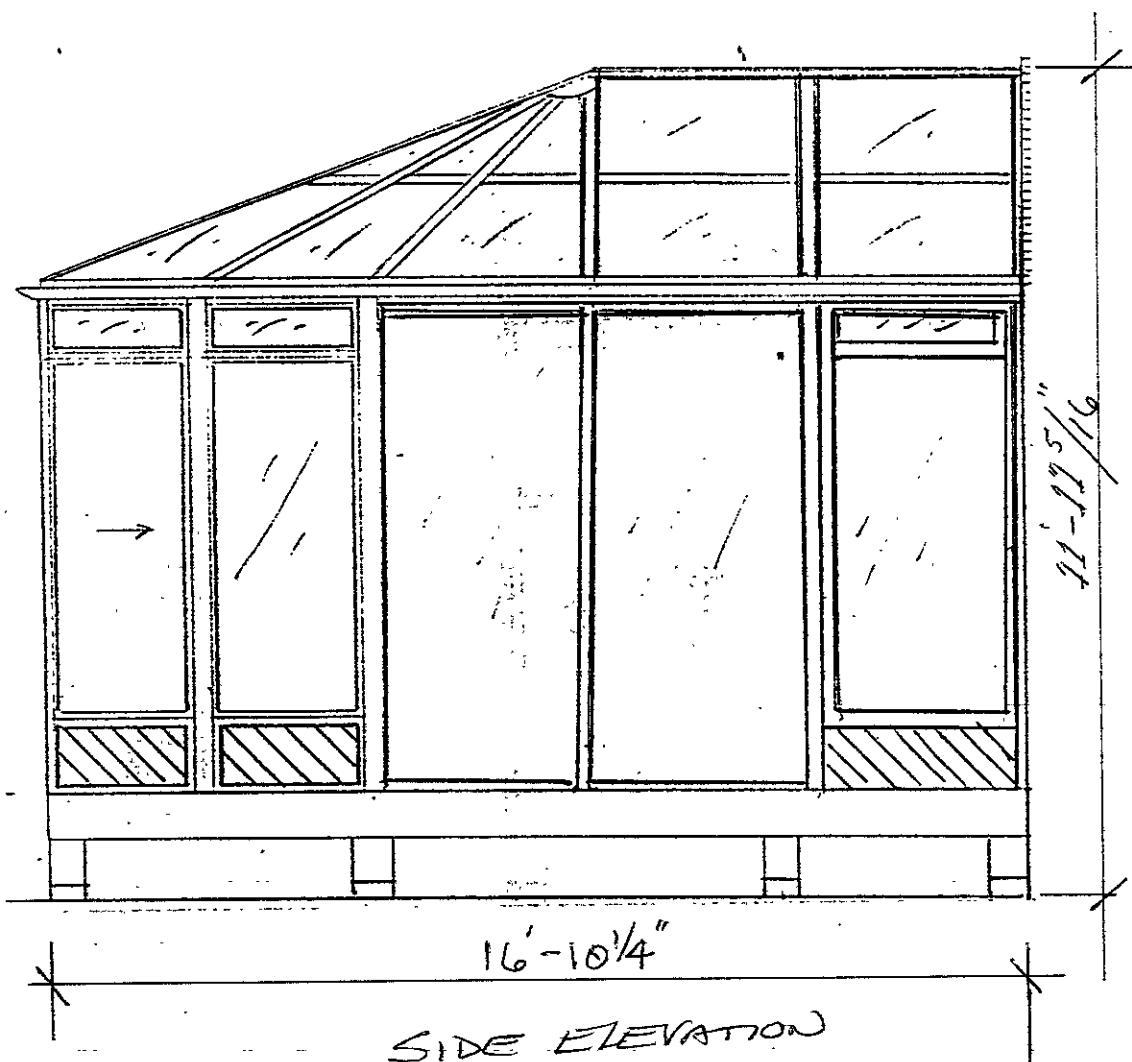
Minimum Footing:
14"x14"x30" below grade w/ min. 8" concrete beneath post
16" diameter (sonotube)

Stairs w/ 3 or more risers, require handrails, 34" min. & 38" max. measured vertically from nosing of treads.

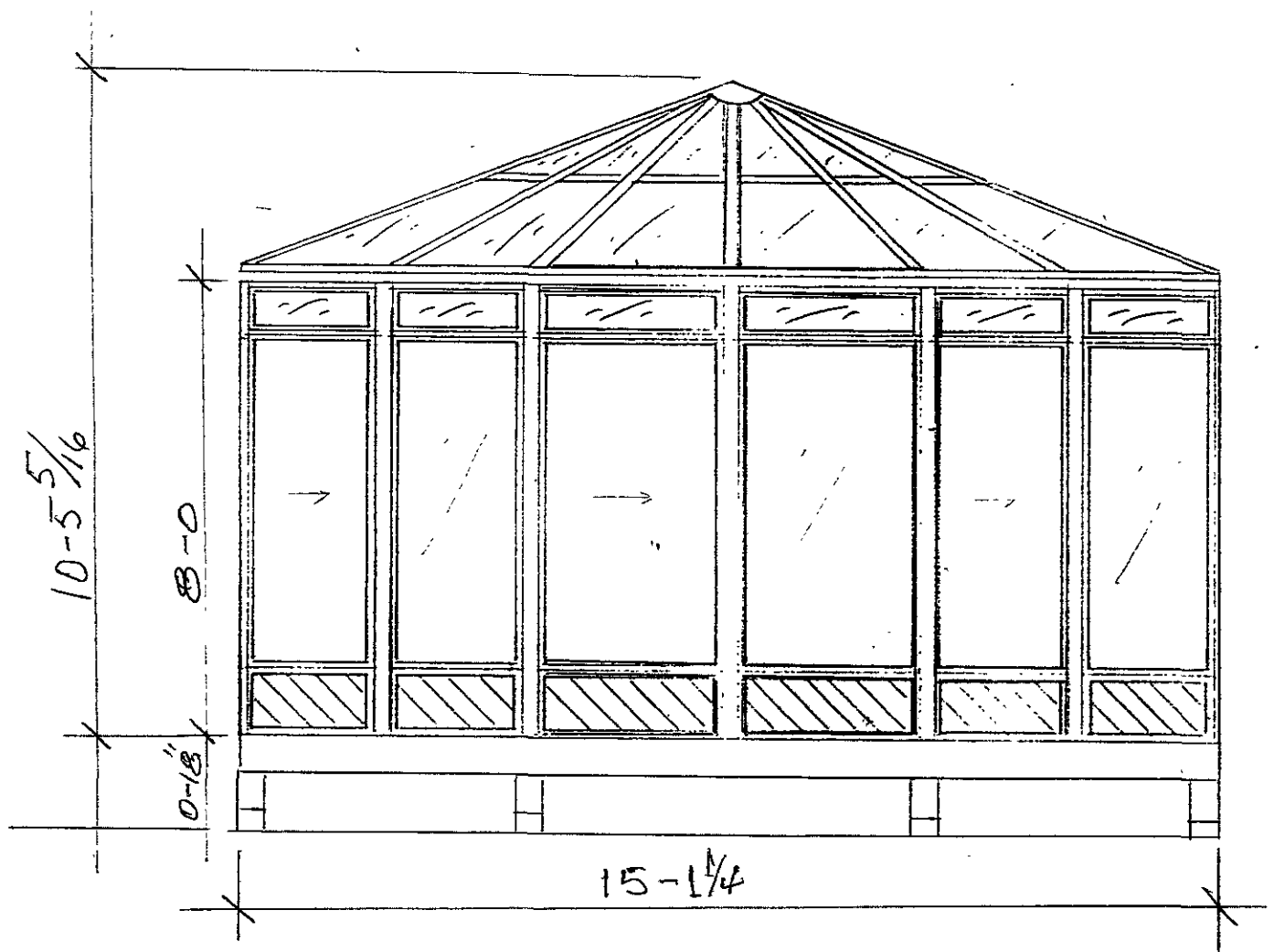
Ends of railing shall be returned or terminated at post for safety

* All Stairs must be:
Min. 30" width
8 1/4 max. Closed Riser(s)
9" min Tread
Handrails/Guardrails req.

34"-38" guardrail



Carol Hartmann
523



FRONT ELEVATION

Carl Hatman

573

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

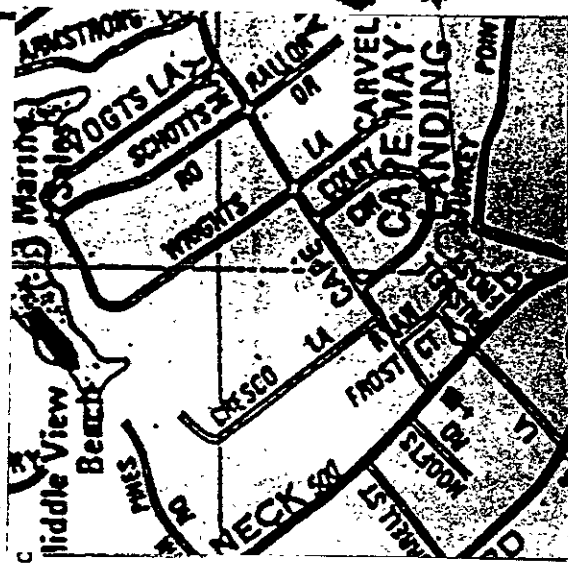
see pages 5 & 6 of the C

PROPERTY ADDRESS: 23 Ryan Frost Way

Subdivision name: Cape May Landing

plat book # 63, folio # 4, lot # 18, section #

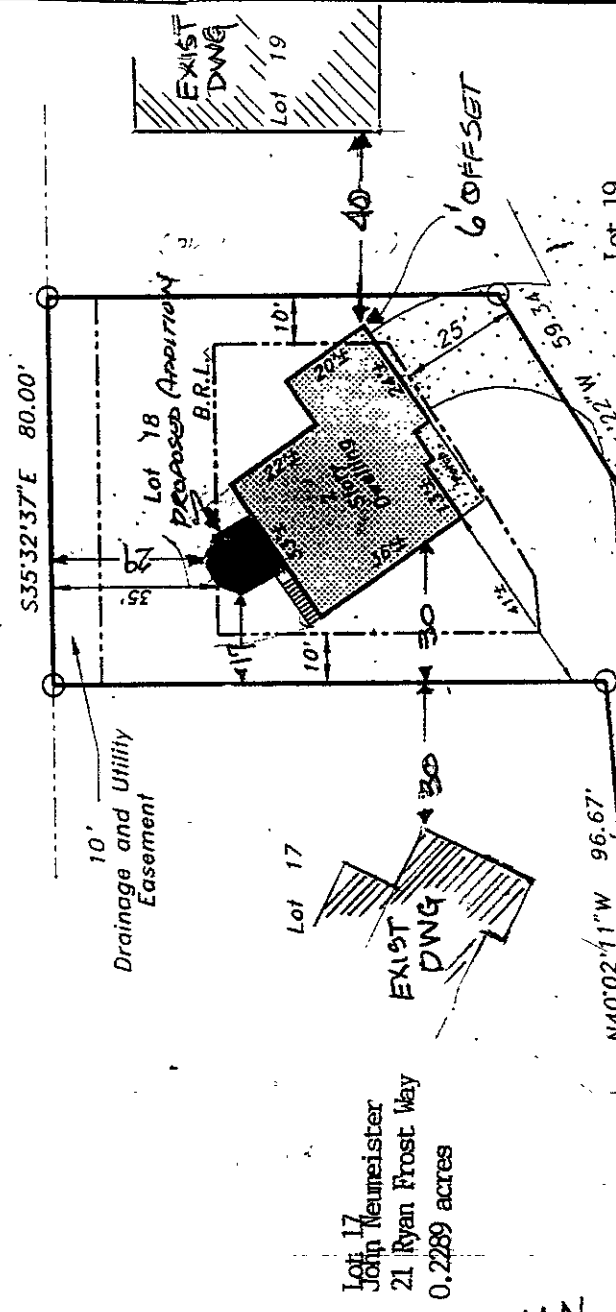
OWNER: Carl and Susan Hartmann Jr.



Plat

Alberta Mantz
1630 Turkey Pt.
6.579 Acs.

VACANT LAND



LOCATION INFORMATION

Election District: 15
Councillmanic District: 5
1"-200' scale map #: SE 1-I
Zoning: DR 3.5
Lot size: 0.2382
acreage square feet

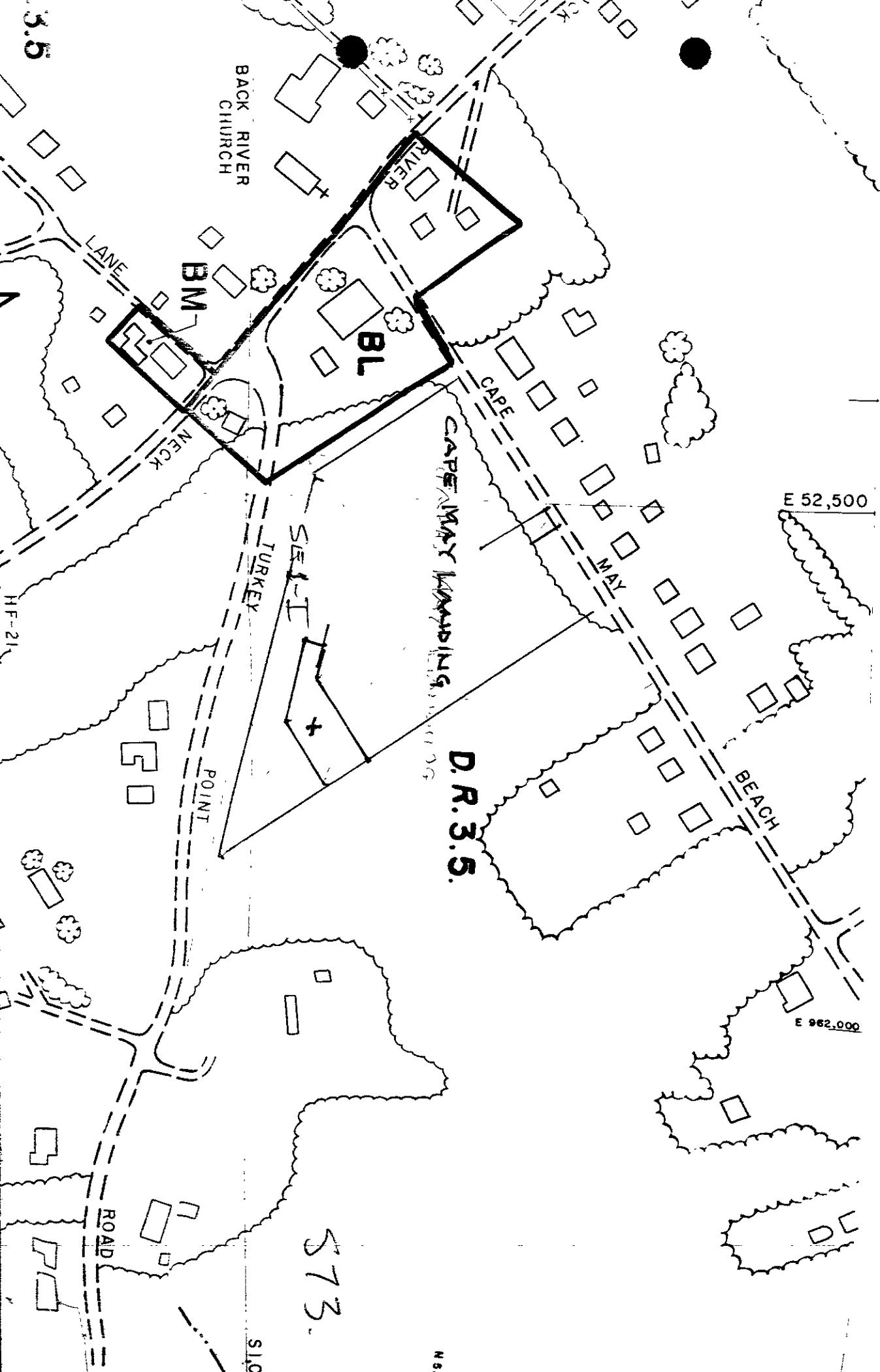
SEWER: ☒ public ☐ private
WATER: ☒ public ☐ private
Chesapeake Bay Critical Area: ☐ yes ☒ no
Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: SDG ITEM #: 573 CASE #: 97-573-A

FROST WAY

660 Lm. Fr.
TO
CAPE MAY RD



1" = 200'

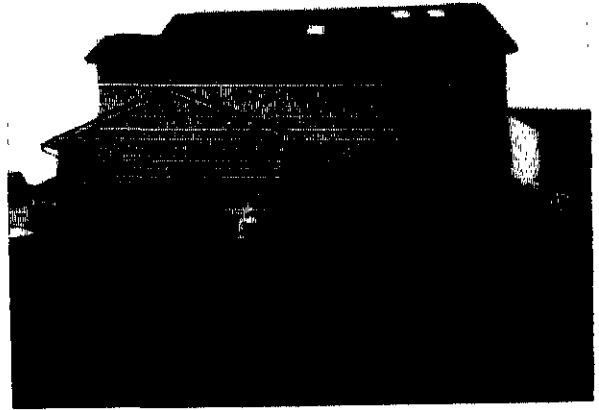
573.

Photos
 Carl Hartmann
 97-573-A
 573.

Suspect



NORTHWEST
 SIDE LEFT 573



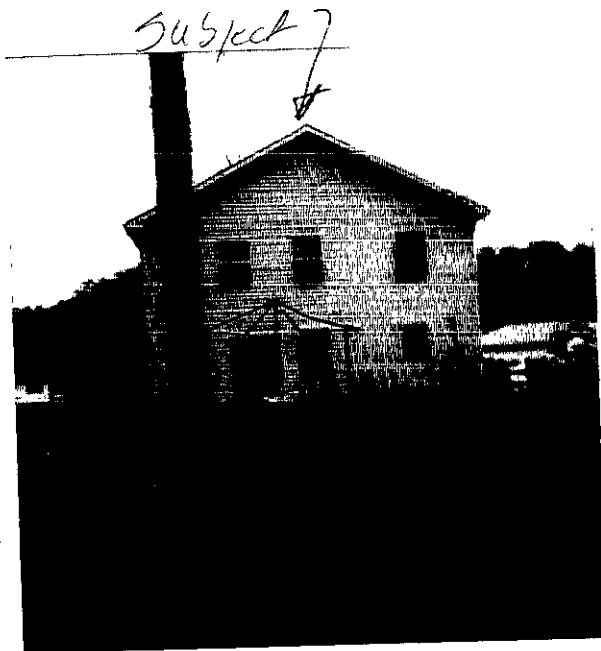
RIGHT SIDE 573

NEUMESER

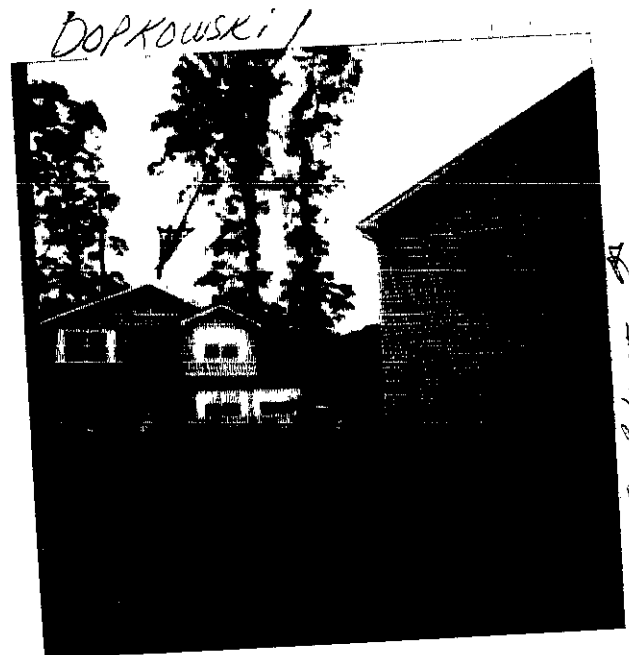


Suspect A

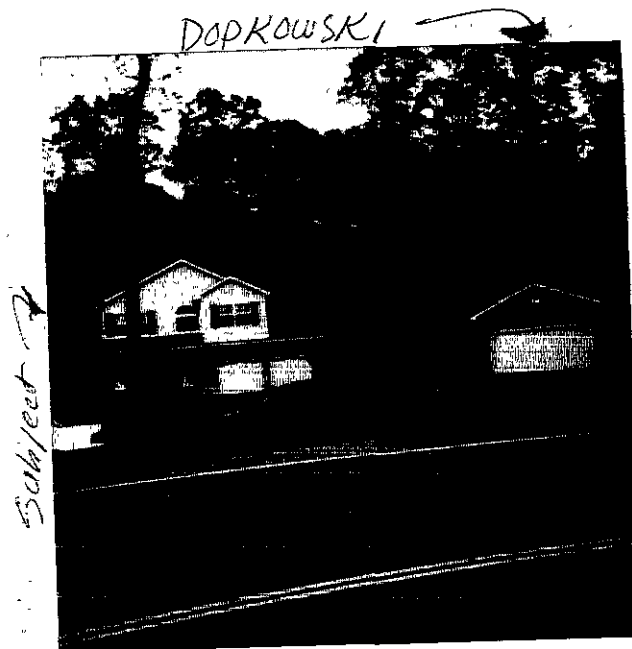
FRONT 573



REAR - PLANNED 573
ADDITION AT DEL. DOCK



REAR SOUTHEAST
CORNER 573



FRONT
TURKEY POINT RD.
110 FEET SSW 573