

IN RE: PETITION FOR SPECIAL HEARING

S/S Iroquois Avenue, 455' E
centerline Lodge Farm Road
15th Election District
7th Councilmanic District
(7509 Iroquois Avenue)

Oran Todd Warner
Petitioner

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 01-542-SPH

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Special Hearing filed by the legal owner of the property, Oran Todd Warner. The Petitioner is requesting a special hearing to approve 2 dwelling units on a single lot of record known as 7509 Iroquois Avenue. The subject property is located in the Edgemere area of Baltimore County.

Appearing at the hearing on behalf of the special hearing request were Oran Warner, owner of the property and many other individuals from the surrounding community who appeared in support of Mr. Warner's request. Appearing as protestants in the matter were James Carr, Rosemary Shkor, both residents of properties adjacent to the Petitioner's property, as well as others from the surrounding community.

Testimony and evidence indicated that the property, which is the subject of this special hearing request, is a rectangularly shaped lot, 50 ft. in width and approximately 377 ft. in depth. The subject property is improved with a two-story, single-family dwelling located approximately in the center of the property. Closer to Iroquois Avenue, there exists a one-story building that has been used as a residential dwelling. The subject property is a waterfront lot situated on a body of water known as Old Road Bay.

As to the history of the property, Mr. Warner was granted permission in 1987 to construct the two-story single-family dwelling wherein he currently resides. That is, the dwelling that is

ORDER RECEIVED FOR FILING

Date

By

8/29/01

J. P. Warner

situated approximately in the center of the property. In conjunction with the granting of the variances and the approval to construct the new home on the property, Mr. Warner was required, pursuant to that order, to convert the residential dwelling shown closer to Iroquois Avenue into a shed. The new home was constructed on the property. However, the small building closer to Iroquois Avenue was never converted back to a shed.

In approximately 1989, Mr. Warner again petitioned the Zoning Commissioner for variances to allow the subdivision of the subject lot, so that two separate dwellings could exist. One dwelling would be the new home that he just constructed on the property and the second dwelling, the small shed closer to Iroquois Avenue, which had been used for residential purposes. The variances requested in order to allow those 2 dwellings to remain on the property were denied by the Deputy Zoning Commissioner and, thereafter, by the County Board of Appeals in Case No. 89-268-A. Since 1989, the property owner has resided in the newly constructed two-story dwelling on the property and has used what is to be the shed for residential purposes. In fact, testimony revealed that Mr. Warner himself resided in the small shed dwelling during the time which he and his wife were going through a divorce. None of the neighbors had any objection to that particular use and felt it was in the best interest of their family to allow that to occur. However, at this time, Mr. Warner has moved back into the main dwelling in the center of the property and now wishes to utilize the small shed/residence as a second dwelling unit. He testified that he intends for his aunt to move into that small residence during the time necessary for her to recuperate from any injury. Thereafter, he may have his parents reside in that second dwelling. Further testimony revealed that Mr. Caldwell, who appeared and testified at the hearing, would like to utilize the dwelling to help elderly residents in the community who are unable to find suitable housing due to their financial situation. Therefore, it appears from the

testimony that Mr. Warner is interested in utilizing the old shed/residence as a second dwelling unit, either for a family member or an indigent elderly member of the community.

As stated previously, many residents from the surrounding community appeared in opposition to Mr. Warner's request. The cumulative testimony of these protestants was that they oppose a second dwelling unit on this property for several reasons. First of all, they believe that Mr. Warner, by previous zoning rulings, was ordered to convert the small shed back to a storage building and was not permitted at all to utilize it as a residence. They overlooked this mandate by the Zoning Office during the time that Mr. Warner himself resided in the small shed as a result of a family divorce. However, they are not interested in seeing the small shed being rented out to other individuals. They are concerned about additional traffic on Iroquois Avenue which is a very narrow residential street. They are also concerned over the overcrowding of the property itself. Additionally, they feel that parking would be a problem on the property. These neighbors argued that Mr. Warner was ordered to convert this building back to a storage shed when he was granted approval to build his new home. In addition, Mr. Warner was denied the subdivision of his lot to allow the 2 dwellings to exist thereon by the zoning case which was heard in 1989. They therefore believe Mr. Warner should not be permitted at this time to have 2 residences on the property when he was already ordered not to do so by 2 previous zoning decisions.

After considering the testimony and evidence offered by the Petitioner, as well as the neighbors who appeared in opposition to the request, and based on my site visit to the property, I find that the Petitioner's request to allow 2 separate dwellings to exist on this narrow lot, located on Iroquois Avenue, be and is hereby denied.

ORDER REQUIRED FOR FILING

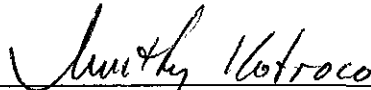
Date

By

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 29th day of August, 2001, that the Petitioner's Request for Special Hearing from Section 500.7 of the Baltimore County Zoning Regulations, to allow 2 dwellings on a single lot, be and is hereby DENIED.

IT IS FURTHER ORDERED, that the Petitioner shall cease and desist from allowing anyone to reside in the small structure located closest to Iroquois Avenue and shall be prohibited from allowing said structure to be utilized in a residential fashion. The property owner shall be required to allow a representative of the Code Enforcement Section for Baltimore County to make necessary inspections to insure compliance with this decision.

IT IS FURTHER ORDERED that any appeal of this decision must be made within thirty (30) days of the date of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECORDED FOR FILING
Date 8/29/01
By [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

August 29, 2001

Mr. Oran Todd Warner
7509 Iroquois Avenue
Baltimore, Maryland 21219

Re: Petition for Special Hearing
Case No.: 01-542-SPH
Property: 7509 Iroquois Avenue

Dear Mr. Warner:

Enclosed please find the decision rendered in the above-captioned case. The petition for special hearing has been denied in accordance with the enclosed 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 from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure



Census 2000



For You, For Baltimore County



Census 2000



Printed with Soybean Ink
on Recycled Paper

Come visit the County's Website at www.co.ba.md.us

Copies to:

Mr. Tim Caldwell
3106 Whiteway Road
Baltimore, MD 21219

Mr. James Carr
7505-09 Iroquois Avenue
Baltimore, MD 21219

Ms. Rosemary Shkor
John Shkor
7511 Iroquois Avenue
Baltimore, MD 21219



CBCA FLOOD PLAIN
Petition for Special Hearing
to the Zoning Commissioner of Baltimore County

for the property located at 7509 Iroquois Ave 21219
which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and 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

TWO DWELLINGS ON A SINGLE LOT

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded 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:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

State

Zip Code

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By CTM Date 6/26/01

Case No. 01-542-SPH

PROPERTY DESCRIPTION

Zoning description for 7509 Iroquois Avenue

Beginning at the point on the south side of Iroquois Avenue which is fifty (50) feet wide at the distance of four hundred and fifty five (455) feet east of the nearest intersecting street Lodge Farm Road which is thirty (30) feet wide. Being Lot # 1145, Block 1/A, Section 1/A, in the subdivision of Lodge Forest as recorded in Baltimore County Plat Book # 10, Folio # 77 containing 15,859 square feet. Also known as 7509 Iroquois Avenue and located in the 15th Election District, 7th Councilmanic District.

#542

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No.

3331

DATE 6/26/01 ACCOUNT R001 006 6150

AMOUNT \$ 50.00

RECEIVED
FROM:

MIR WARRIER

FOR:

SPECIAL HANDLING

#542

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT ACTUAL TIME
6/27/2001 6/26/2001 11:49:37

REC W501 CASHIER JRIC JMR DRAWER 1
RECEIPT # 049069 OFLH
Dept 5 528 ZONING VERIFICATION
OR NO. 003331

Recpt Tot 50.00
50.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
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: #01-542-SPH
7509 Iroquois Avenue
S/S Iroquois Avenue, 455' E
centerline Lodge Farm Road
15th Election District
7th Councilmanic District
Legal Owner(s): Oran Todd
Warner

Special Hearing: to permit
two dwellings on a single lot.
**Hearing: Tuesday, August
21, 2001 at 2:00 p.m. in
Room 407, County Courts
Building, 401 Bosley Ave-
nue.**

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4388.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

JT/8/611 Aug. 7 C485966

CERTIFICATE OF PUBLICATION

8/9/, 2001

THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each of 1 successive weeks, the first publication appearing
on 8/7/, 2001.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.:

01-02-542-SPH

Petitioner/Developer: ORAN Todd

WARNER

Date of Hearing/Closing: AUG 21, 2001

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 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 7509 IROQUOIS AVE

The sign(s) were posted on

AUG 6, 2001
(Month, Day, Year)

Sincerely,

[Signature] 8/6/01
(Signature of Sign Poster and Date)

SSG ROBERT BLACK

(Printed Name)

1508 Leslie Rd

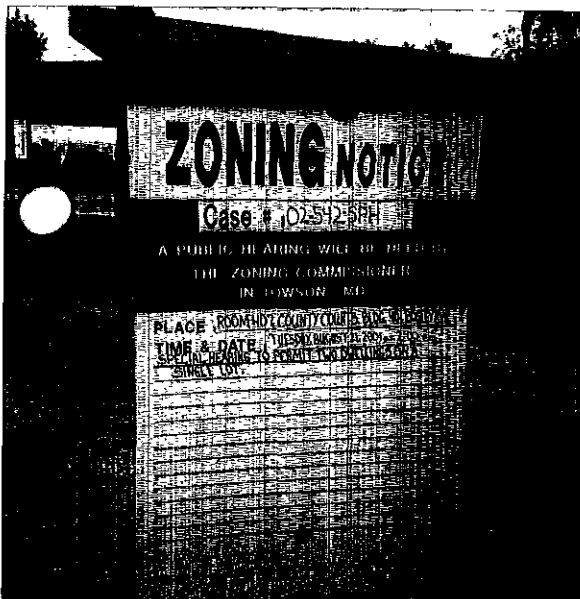
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) 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 the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 01-542-SPH
Petitioner: Oran Todd Warner
Address or Location: 7509 Iroquois Avenue
Balto. MD 21219

PLEASE FORWARD ADVERTISING BILL TO:

Name: Oran Todd Warner
Address: 7509 Iroquois Avenue
Balto. MD 21219
Telephone Number: 410 477-1433

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 7, 2001 Issue – Jeffersonian

Please forward billing to:
Oran Todd Warner
7509 Iroquois Avenue
Baltimore MD 21219

410 477-1433

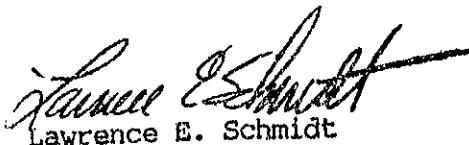
NOTICE OF ZONING HEARING

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: 01-542-SPH
7509 Iroquois Avenue
S/S Iroquois Avenue, 455' E centerline Lodge Farm Road
15th Election District – 7th Councilmanic District
Legal Owner: Oran Todd Warner

Special Hearing to permit two dwellings on a single lot.

HEARING: Tuesday, August 21, 2001 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue


Lawrence E. Schmidt

LAWRENCE E. SCHMIDT GDZ
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

July 20, 2001

NOTICE OF ZONING 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: 01-542-SPH
7509 Iroquois Avenue
S/S Iroquois Avenue, 455' E centerline Lodge Farm Road
15th Election District – 7th Councilmanic District
Legal Owner: Oran Todd Warner

Special Hearing to permit two dwellings on a single lot.

HEARING: Tuesday, August 21, 2001 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon G.D.Z.
Director

C: Oran Todd Warner, 7509 Iroquois Avenue, Baltimore 21219
Tim Caldwell, 3106 Whiteway Road, Baltimore 21219

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, AUGUST 6, 2001.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





Baltimore County
Department of Permits and
Development Management

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

August 17, 2001

Oran T Warner
7509 Iroquois Avenue
Baltimore MD 21219

Dear Mr. Warner:

RE: Case Number: 01-542-SPH, 7509 Iroquois Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 26, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure 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. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. 672
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Tim Caldwell, 3106 Whiteway Road, Baltimore 21219
People's Counsel



John Alexander

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: August 2, 2001

FROM: *Pub* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 23, 2001
Item Nos. 485, 527, 528, 529, 530, 532,
534, 536, 537, 540, 541, 542, 543, 544,
546, 547, 548, 549, and 550

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

July 24, 2001

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF July 16, 2001

Item No.: See Below

Dear Ms. Stephens:

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:

527, 528, 529, 531, 533, 534, 535, 536, 539, 540, 541, 542, 543,
545, 548, 550, and 551

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley
DATE: September 5, 2001

SUBJECT: Zoning Item 542
Address 7509 Iroquois Ave

Zoning Advisory Committee Meeting of July 16, 2001

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

_____ Additional Comments:

Reviewer: Kieth Kelley

Date: July 27, 2001

*AKS
8/21
Jim*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: July 25, 2001

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

Jul 25

SUBJECT: Zoning Advisory Petition(s): **Case(s) 01-542**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Mark A Cunningham

Section Chief:

Jeffrey W. Lutz

AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 7.23.01

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

RE: Baltimore County
Item No. 542 LTM

Dear Ms. Jackson:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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

jm
8/21

RE: PETITION FOR SPECIAL HEARING
7509 Iroquois Avenue, S/S Iroquois Ave,
455' E of c/l Lodge Farm Rd
15th Election District, 7th Councilmanic

Legal Owner: Oran Todd Warner
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-542-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. All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 7th day of August, 2001 a copy of the foregoing Entry of Appearance was mailed to Tim Caldwell, 3106 Whiteway Road, Baltimore, MD 21219, representative for Petitioners.



PETER MAX ZIMMERMAN

Case Number

#01-542-SPH

PLEASE PRINT LEGIBLY

PROTESTANT'S SIGN-IN SHEET

[illegible]

Case Number #01-542-SPH

PLEASE PRINT LEGIBLY

PETITIONER'S SIGN-IN SHEET

Name	Address	City, State	Zip Code
Oran T. Warner	7509 Iroquois Ave	Balto. MD	21219
T. CAWDELL	3106 WHITNEY RD	EDGEWATER MD	"
A.L. STRICKW	7513 IROQUOIS AVE	BALTO MD	21219
GARY E SEIBERT	2905 CEDARCREST AVE	EDGEWATER MD	21219
Brandon Benny	2407 lodge farm Rd.	EDGEWATER MD	21219
Oran Warner II	7509 Iroquois Ave.	Balto. MD	21219
Marion Szymanski	7501 Iroquois Ave	Balto. Md.	21219
GENIE WARNER SACHS	5976 Turnabout Lane	Columbia	21044
DONALD E WARNER SR	8014 PENWOOD AVE	BALT MD	21219
MADISON D. WARNER	7503 Bay Front Rd.	BALT, MD	21219
Jacelyn Pease	2125 LINCOLN	" "	"

Prot 507 #1

Tuesday, August 21, 2001

M. James Carr
7505-07 Iroquois Avenue
Baltimore, Maryland 212194
(410)477-4272

(407)

Zoning Hearing (Case #02-542-SPH) scheduled for 2pm on August 21, 2001 at 401 Bosley Avenue in the Courts Square Building. For Oran Warner of 7509 Iroquois Avenue – to permit 2 dwellings on a single lot located at 7509 Iroquois Avenue.

Background in brief!

Located upon the property (7509 Iroquois Avenue) are two structures; a residential dwelling house closest to the waterfront (Old Road Bay) and a single story shed in the rear portion of the property which abuts Iroquois Avenue. Originally the property contained only the single story structure which at one time was used as an apartment/residence by the property owner.

1987

In 1987 the owner requested permission from Baltimore County to construct and move into a larger dwelling unit. As a condition for approval the petitioner agreed that the existing structure would be converted to a storage shed and not used residentially.

1989

On or about February 6, 1989 the owner requested approval to convert the shed back to a dwelling unit and allow 2 dwelling units on this property. The decision of the Deputy Zoning Commissioner of Baltimore County dated February 6, 1989 denied the property owner's Petition for zoning variances.

1990

This case went to the County Board of Appeals of Baltimore County (Case No. 89-268-A) on or about January 11, 1990 which denied the property owner's Petition for zoning variances.

2001

Zoning Hearing (Case #02-542-SPH) scheduled for 2pm on August 21, 2001 at 401 Bosley Avenue in the Courts Square Building.

I believe that this petition should be denied for and among other reasons public safety and welfare in our community.

This is in concurrence with the decision by the County Board of Appeals of Baltimore County on January 11, 1990 denying the petition for variance.

Quote:

"However, we also note in passing that the petitioner fails to comply with the standard as set forth in the third requirement listed in Anderson. Simply, we do not believe that the construction of a second dwelling as show on the Petitioner's plat, particularly in view of the character of the surrounding properties and neighborhood and the long zoning history of this district, is within the spirit of the ordinance. Development within this area of the County should and must be carefully monitored. In view of this specific locale and its environs, we believe the public safety and welfare are best secured by the denial of the variance. For these reasons, the Board will deny the Petitions for Variance and will so order."

Pet Ex 1A

EDGEMERE SENIOR CENTER COUNCIL

6600 North Point Road ~ Baltimore, MD 21219
Phone 410-887-7530

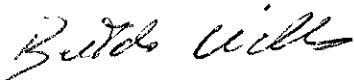
August 20, 2001

Mr. Arnold Jablon, Director
Baltimore County Dept. of Permits and Development Mgt.
111 West Chesapeake Avenue
Towson, MD 21204

Dear Mr. Jablon:

As president of the Edgemere Senior Center Council, I am writing to confirm my support for Edgemere's C.O.P.S. in their efforts to secure community based domiciliary and assisted living facilities for our elderly population. The proposal for recognizing the small unit on 7509 Iroquois Avenue as a domicile for those in need can only benefit the community as a whole. Edgemere C.O.P.S. has demonstrated assistance to our elderly on a regular basis, and I wholeheartedly support the foundation's community based initiatives.

Sincerely,



Harold (Butch) Wills
Council President

hgw

EDGEMERE SENIOR CENTER COUNCIL

Pet Ex 1B

6600 North Point Road ~ Baltimore, MD 21219
Phone 410-887-7530

8/20/01

MR. ARNOLD JABLON.

AS A MEMBER OF THE ABOVE, I SEE NO ADVERSE EFFECTS
BY GRANTING APPROVAL TO MR WARNER, FOR PERMISSION
TO HELP NEEDY AND INDEGENT PEOPLE.

I THINK IT'S A HUMANE ACT TO HELP THESE PEOPLE
AFTER ALL, WHERE ARE THESE PEOPLE TO GO WHEN THEY
ARE IN NEED.?

Sincerely

Al. Djinnih
COUNCIL ADVEGATE.

INOC 015

(20)

AVE

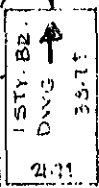
500° 53' W

50

#1507
CARP

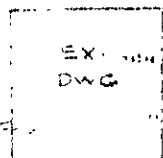


2.5'

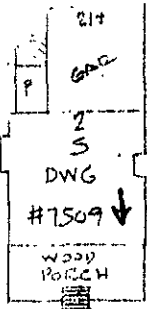


LOT 2
6000 SQ. FT.

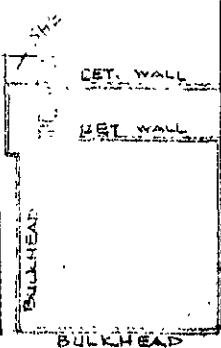
FRAME
SHEDS



310-65

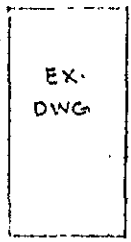
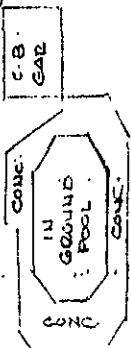


LOT 1
12010 SQ. FT.



OLD ROAD BAY

#1511
SHKOR



310-65

PLAT TO ACCOMPANY PETITION FOR SPECIAL TREATMENT
A LOT WITH A WIDTH OF 10' IN LIEU OF THE REQ. 55'
A SIDEYARD SETBACK OF 15' IN LIEU OF THE REQ. 30'
A REAR YARD SETBACK OF 24' IN LIEU OF THE REQ. 30'

Pet Ex #1



PROPERTY ADDRESS: 7509 IRONWOODS AVENUE

Subdivision name: LODGE FOREST

plat book # 10, folio # 77, lot # 1145, section # -

OWNER: DEAN LADD WARNER

LOCATION INFORMATION

Election District: 15th

Councilmanic District: 7th

1"-200' scale map: SE 8H

Zoning: DRS-S

Lot size: 15,859 square feet

acreage

public private

SEWER: ☒ ☐

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☒ ☐

Prior Zoning Hearings:

~~89-268A~~ 89-268A

Zoning Office USE ONLY!

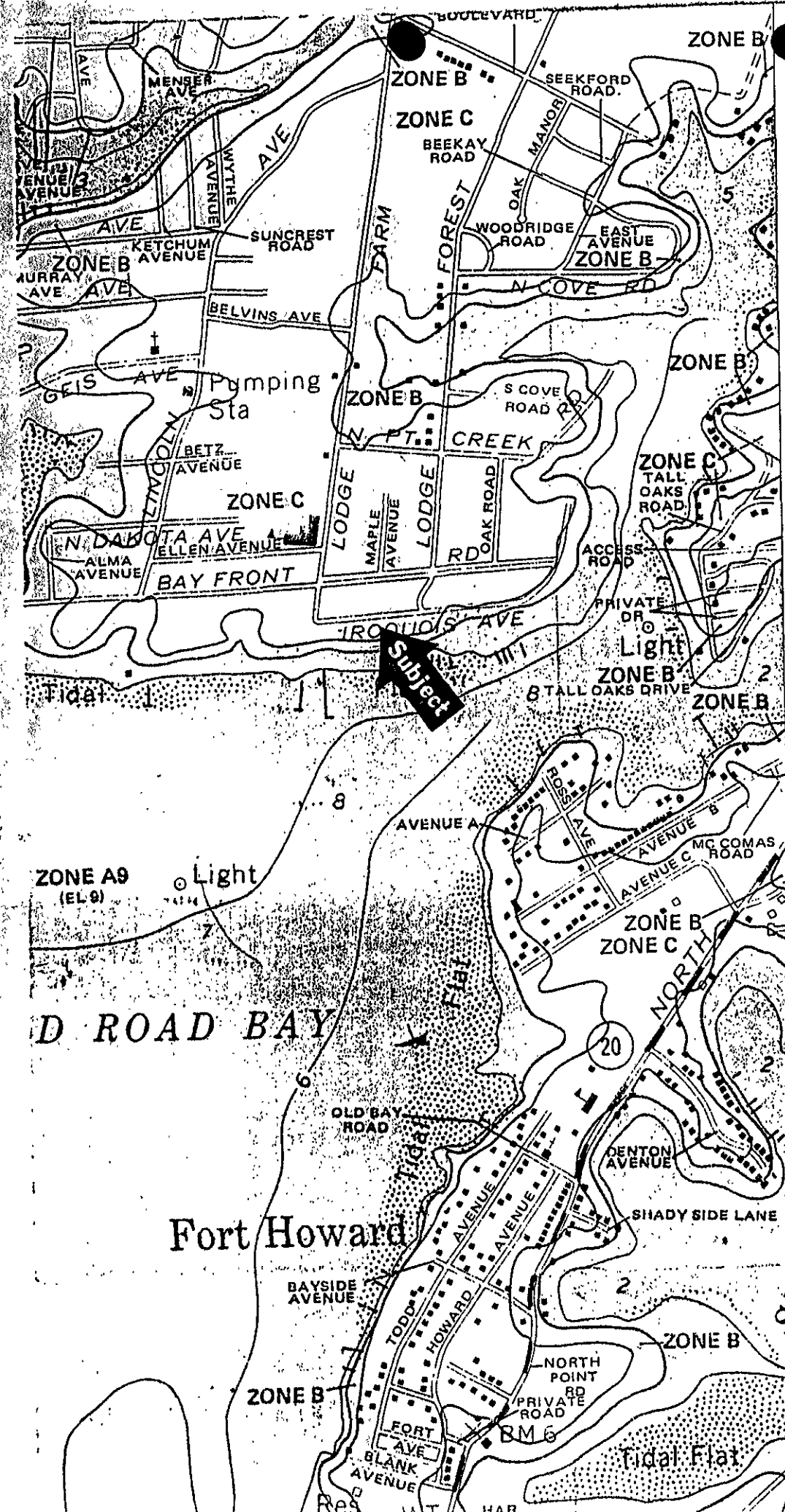
reviewed by: ITEM #: CASE #:

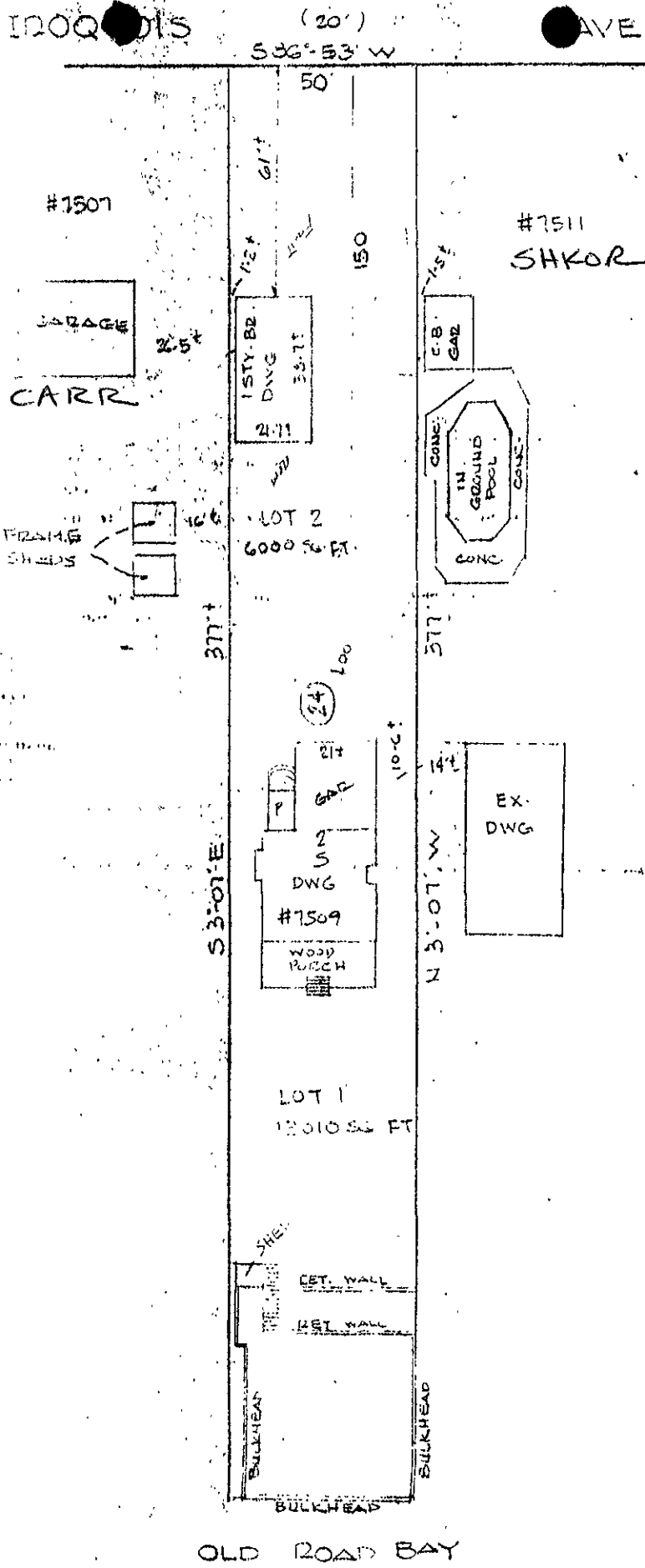
CTM 542 542 SPH

FL

To deter
contact yo
Program at

Room 206
TPO MAP
SEBIT





TO BE SET BACK 10 FT FROM THE 37.7' LOT LINE TO THE WEST. THE 10 FT SETBACK IS TO BE MAINTAINED FOR THE ENTIRE LENGTH OF THE LOT. THE 10 FT SETBACK IS TO BE MAINTAINED FOR THE ENTIRE LENGTH OF THE LOT.

PLAT TO ACCOMPANY PETITION FOR

PROPERTY ADDRESS: 7509 IROQUOIS AVENUE

Subdivision name: LODGE FOREST

plat book # 10, folio # 77, lot # 145, section # -

OWNER: DEAN TADD WARNER

LOCATION INFORMATION

Election District: 15th

Councilmanic District: 7th

1"=200 scale map: SEE H

Zoning: D125.5

Lot size: 15,859 square feet

acreage

SEWER: ☒ public ☐ private

WATER: ☒ yes ☐ no

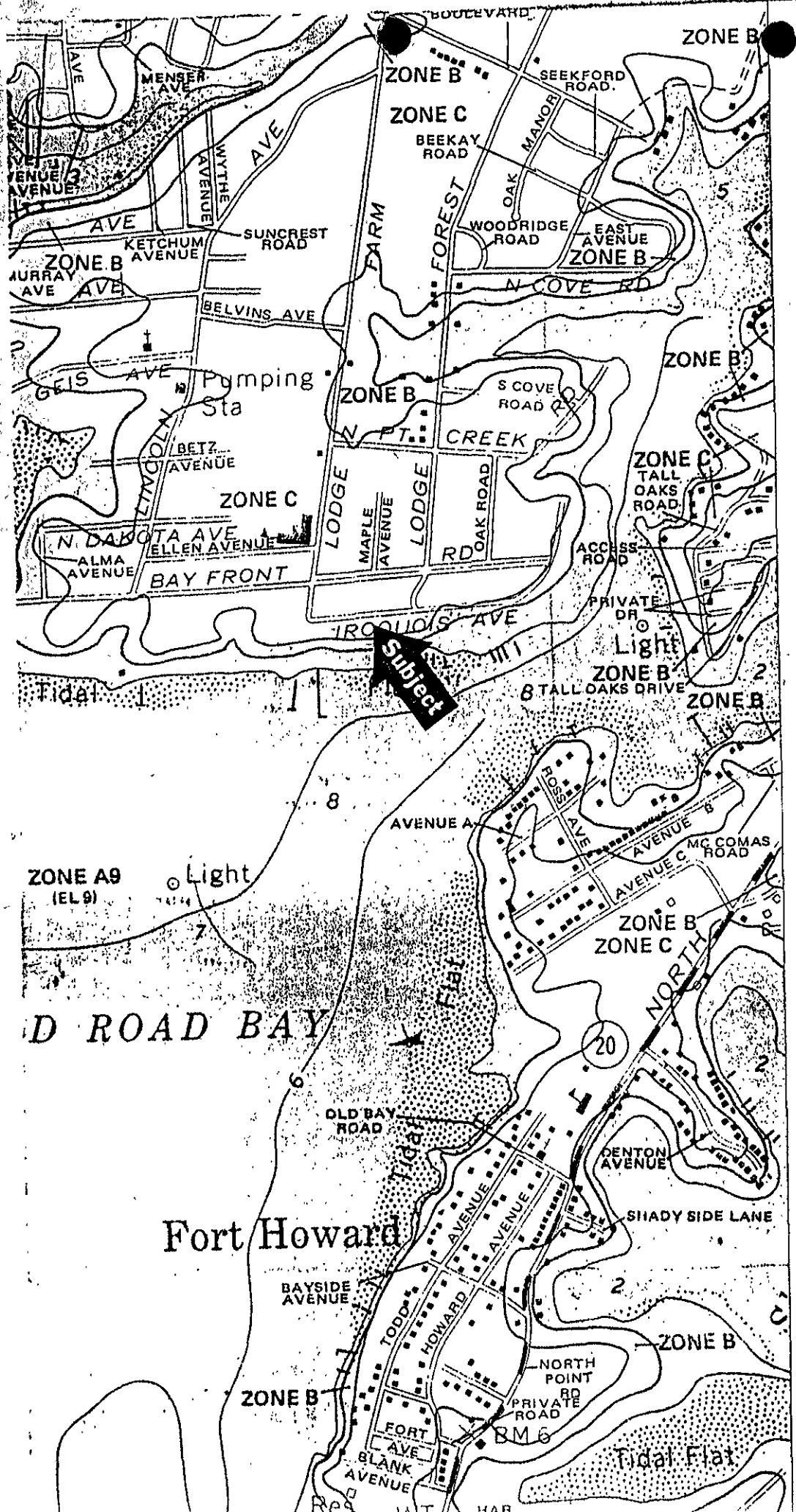
Chesapeake Bay Critical Area: ☒ yes ☐ no

Prior Zoning Hearings: 89-268A

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE#:

CTM 542 01 542 SPH



Certain areas may be protected. This map is not necessarily shown for all planimetric. For adjoining Panels.

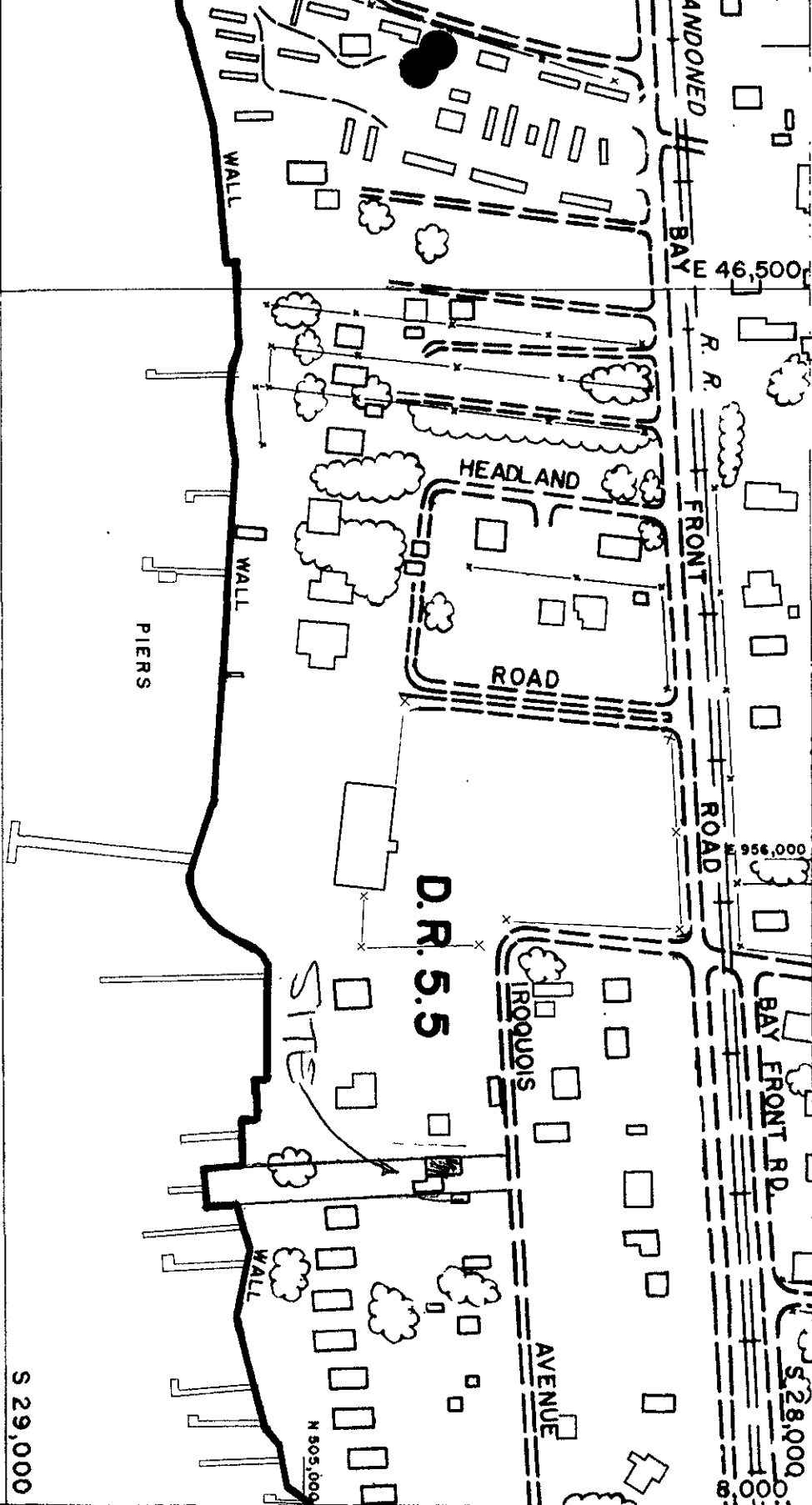
FLO
FL
FL

Refer to date shown structures established

To determine contact your Program a

542

SEE H



DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

VIOLATION CASE DOCUMENTS

VIOLATION CASE: 01-1518

7509 Iroquois Avenue

ZONING CASE: 01-542- SPH
7509 Iroquois Avenue

LETTERS

MAILED

8-6-01

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

DATE: August 3, 2001

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 542 – (01-542-SPH)
Legal Owner/Petitioner: Oran Todd Warner
Property Address: 7509 Iroquois Avenue
Location Description: S/S Iroquois Avenue, 455" E. centerline Lodge Farm Road

VIOLATION INFORMATION: **Case No.: 01-1518**
Defendants: Oran Todd Warner

Please be advised that the aforementioned petition is the subject of an active violation case. **When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:**

NAME	ADDRESS
Councilman John Olszewski, Sr.	M.S. 2201

In addition, please find attached a duplicate copy of the pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office.

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/hek

c: Code Enforcement Officer Derek Propalis

Code Enforcement - Daily Worksheet

Inspector - _____

Closed Report

Area Case # Location

Apt Zip Date Rec Reinsp Dt

001 01-1518 7509 IROQUOIS AVE

21219 4/03/2001 6/17/2001

Tax Acct #: 1509650140

Complainant Name: (Last) OLSZEWSKI (First) COUNCILMAN

Addr:

Str #

Dir Street Name

Type Apt

City

Phone: (Home)

ST Zip

(Work) ~~41-088-7717~~

Problem: SOMEONE LIVING IN SHED ;

7174

Notes:

**4/4/01-TWO DWELLINGS ON PROPERTY. NEIGHBOR SAYS PERMIT CALLED IT A SHED. HOWARD SHOWS NO RECENT PERMITS. I WANT TO DO SOME CHECKING SINCE WATER- FRONT PROPERTIES HAVE BEEN KNOWN TO HAVE 2 HOUSES. CHECKED PURGED PERMIT B008742 WHICH CALLS FOR ONE FAMILY PER APPLICANT. NO TIME TO WRITE NOTICE. POP-UP 4/6/01 (DP/SCJ)

**4/9/01-LAND AREA 15,700 SQ FT. ZONING IS D.R.5.5. BCZR 1B02.3.C.1 DEMANDS 6,000 SQ FT FOR EACH DWELLING IN D.R.5.5. FILE FOR PUBLIC HEARING FOR SETBACK VARIANCES. COPY TO COMPLAINANT. POP-UP 5/10/01. (DP/SCJ)

**4/23/01-RECEIVED INFORMATION THAT OWNER DID TRY FOR A ZONING VARIANCE. I SERVED LETTER TO CEASE THE USE OF THE BRICK BUILDING FOR A RESIDENCE. WILL MAIL COPY TO COMPLAINANT. POP-UP 5/25/01. (DP/SCJ)

**4/26/01-LETTER DATED 4/25 IN FILE TO OWNER. MR WARNER HAS ALREADY GONE THE VARIANCE PETITION ROUTE AND LOST AT BOARD OF APPEALS. 1/11/90 LETTER GIVES 30 DAYS TO: (1) VACATE BRICK BUILDING, (2) DEMANDNG ADMITTANCE TO IT TO ENSURE THAT ALL KITCHEN AND SANITARY FACILITIES ARE "REMOVED EXCEPT HAND SINK". (DP/SCJ)

GO TO NEXT PAGE

05/24/01 TIM CARVEL CALLED TO SAY HE WAS HANDLING "ZONING VIOLATION" FOR MR. WARNER. HE LEFT 2 PHONE NUMBERS TO CALL HIM.

I LEFT A MESSAGE AT BOTH NUMBERS. 410-903-6771 & 410-477-6771 DP/JF**.

**05/29/01

45,G-13 NO ANSWER AT EITHER BLDG., NO EVIDENCE OF HABITATION BUT, NO ADMITTANCE TO "SHED". WILL ISSUE CITATION BASED ON NON-COMPLIANCE WITH ZONING COMMISSIONER'S ORDER. COPY OF CITATION TO COMPLAINANT. DP/JF**.

**6/4/01-CIT

ATION SENT BY CERTIFIED MAIL TO ORAN WARNER AT VIOLATION ADDRESS. (DP/SCJ)

06/04/01 REQUESTED CERTIFIED MAIL SERVICE OF CITATION. DP/JF.

CASE CLOSED 6/08/01 BY INSPECTOR D. PROPALIS. PC/JF**.

**06/18/01 C

06/20/01 D. PROPLAIS ON 6/8/01 INSPECTED INTERIOR OF SHED. NO OCCUPANCY; IN COMPLIANCE WITH ZONING HEARING. CITATION DISMISSED. COMPLAINANT COPIED. CASE CLOSED. DP/JF.

DE ENFC.MENT REPOF

N.C.F

DATE: 1/3/01 INTAKE BY: N.P. CASE #: 01-1518 INSPEC: 1

COMPLAINT
LOCATION: 75 09 IROQUOIS AVE

ZIP CODE: 21219 DIST:

COMPLAINANT
NAME: John. Del. OFF PHONE #: (H) 7174 (W)

ADDRESS: ZIP CODE:

PROBLEM: Living in shed

IS THIS A RENTAL UNIT? YES _____ NO _____
IF YES, IS THIS SECTION 8? YES _____ NO _____

OWNER/TENANT
INFORMATION:

TAX ACCOUNT #: ~~not in cont.~~ 15-09-650140 ZONING:

INSPECTION:

REINSPECTION:

REINSPECTION:

REINSPECTION:

UPDATE/MESSAGE FORM

Date: 4/26/01

Time: 9 a.m. p.m.

Inspector: DP

Case Number: 01-1518

Address: 7509 Iroquois Ave

Comments: Letter dated 4/25 in file to owner
Mr. Warner has already gave the variance petition route and
lost at Board of Appeals 1/11/90 letter gives 30 days
to a) vacate ~~bring~~ brick building 2) demanding ad-
mittance to it to ensure all Kitchen and sanitary facilities
are "removed except hand sink."

ENTERED INTO AS400

SM

UPDATE/MESSAGE FORM

Date: 6/4

Time: _____ a.m. p.m.

Inspector: DP

Case Number: 01-1518

Address: 7509 Iroquois

Comments: Requested certified mail service of
citation

P/O 6/17

ENTERED INTO AS400

JP 6/4

UPDATE/MESSAGE FORM

Date: 5/24/01

Time: _____ a.m. p.m.

Inspector: DP

Case Number: 01-1518

Address: 7509 Tragois

Comments: Tim Carvel called to say he was
handling "zoning variance" for Mr. Warner. He left
2 phone numbers to call him. I left a message
at both numbers 410 903 6771 + 410 477-6771

ENTERED INTO AS400

DP 5/25

UPDATE/MESSAGE FORM

Date: 4/23/01
Time: 4 a.m. p.m.
Inspector: DP

Case Number: 01 1518
Address: 7509 Irigouis Ave

Comments: received info that owner did try for a
zoning variance. Issued letter to cease the use
of the brick bldg for a residence will mail copy to
compl.

P/O 5/25

ENTERED INTO AS400

RA1001B

DATE: 04/03/2001

STANDARD ASSESSMENT INQUIRY (1)

TIME: 13:44:17

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
05 09 650140	15	3-2	34-00	H	NO		01/08/01

WARNER ORAN T

DESC-1.. IMPS

DESC-2.. LODGE FOREST

7509 IROQUOIS AVE

PREMISE. 07509 IROQUOIS

AVE
00000-0000

BALTIMORE

MD 21219-2123 FORMER OWNER: WARNER ORAN T

----- FCV -----			----- PHASED IN -----		
	PRIOR	PROPOSED		CURR	PRIOR
LAND:	83,420	83,420		FCV	ASSESS
IMPV:	138,560	139,680	TOTAL..	222,726	88,940
TOTL:	221,980	223,100	PREF...	0	0
PREF:	0	0	CURT...	222,726	88,940
CURT:	221,980	223,100	EXEMPT.	0	0
DATE:	10/96	06/99			

----- TAXABLE BASIS -----		FM DATE
01/02 ASSESS:	222,726	09/30/00
00/01 ASSESS:	88,940	06/01/00
99/00 ASSESS:	88,790	06/04/99

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

PLOT PLAN

OWNER Edw. T. Wynn

Application No. _____

ADDRESS 7509 Tregonville Ave

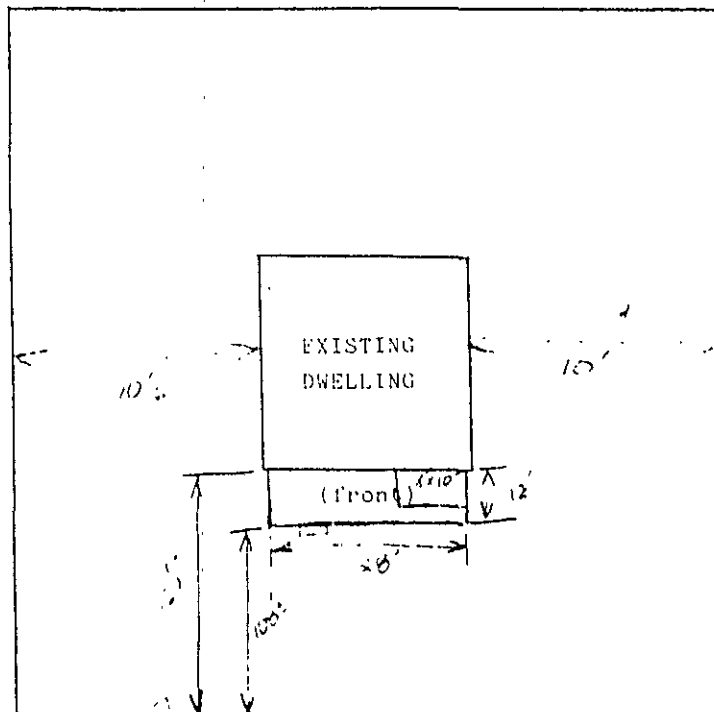
PLEASE SHOW BELOW:

- property line dimensions and easements.
- existing buildings.
- existing well/septic. (show distance to nearest structure)
- road names and location of alleys.
- if your property is in a tidal or riverine flood area, indicate elevation of lowest floor of proposed work.
- the proposed work and the setback distances to the proposed work.

Front yard setback 10' 0" Left side setback _____
Rear yard setback _____ Right side setback _____

NOTE: 1. If a fence is to be closer than 2 feet to any existing fence or wall, adequate access must be provided for maintenance

2. Cannot fence access easements.



OWNER Edw. T. Wynn

A

B

C



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 01-1518	Property No. 1509 650140	Zoning: DR 5.5
------------------------------	-----------------------------	-------------------

Name(s):

Oran Warner

Address:

7509 Iroquois Ave Balto MD 21219

Violation

Location:

same

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

Balto Co Zoning Reg
101 102.1 1B011A 1B02.3C

Your land area has 15,700 sq. ft., sufficient land for 2 separate dwellings. BUT the houses do not meet setback requirements independently. Have an appt. to file for zoning variances by correction date

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before: 5/9/01	Date Issued: 4/9/01
-------------------------	------------------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name: Derek Propolis

INSPECTOR:

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than:	Date Issued:
-----------------	--------------

INSPECTOR:

AGENCY



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351
Building Inspection: 410-887-3953

Plumbing Inspection: 410-887-3620
Electrical Inspection: 410-887-3960

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CITATION
SERVE ON RESIDENT AGENT, CORPORATE OFFICER, OWNER, TENANT, AS APPLICABLE

Citation/Case No. 01-1518	Property No. 1509 650140	Zoning:
Name(s): Oran Warner		
Address: 7509 Iroquois Ave Balto MD 21219		
Violation Location: SAME		
Violation Dates: 4/25/01 through 5/29/01		

BALTIMORE COUNTY FORMALLY CHARGES THAT THE ABOVE-NAMED PERSON(S) DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS OR REGULATIONS:

Balto Co Zoning Reg
101. 102.1 1301.1A 500.9
Failure to comply with 89-268-A by
not admitting shed inspection

Pursuant to Section 1-8, Baltimore County Code, a civil penalty has been assessed, as a result of the violation cited herein, in the amount indicated:

\$ **6000**

A quasi-judicial hearing has been pre-scheduled in Room 116, 111 West Chesapeake Avenue, Towson, Maryland, for:

Date: **7/12/01**

Time: **9 AM**

Citation must be served by:

Date: **6/15/01**

I do solemnly declare and affirm, under the penalty of perjury, that the contents stated above are true and correct to the best of my knowledge, information, and belief.

Print Name: **Derek Propolis**

Date: **5/31/01** Inspector's Signature: **Derek Propolis**

SEE REVERSE SIDE FOR ADDITIONAL DETAILS AND INFORMATION

NOTICE OF INTENTION TO DEFEND

Print Name:	Citation/Case No.: 01-1518
Address:	

Date: Defendant's Signature: AGENCY

CASE NO. 01-1518

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

BALTIMORE COUNTY, Plaintiff, vs. Oran Warner, Defendant

Hearing Date 7/17/01 Issued Date 5/31/01 Expiration Date 6/15/01

REQUEST FOR SERVICE

Please serve the attached process on the person shown.

ORDER FOR SERVICE

You are hereby commanded to serve the attached process and to make your return promptly on this Order if served, and if you are unable to serve, you are to make your return on this Order and return the original process no later than the last day following the termination of the validity of the process.

PROOF OF SERVICE

I hereby CERTIFY that:

☐ A Citation and all other papers filed with it were served by restricted delivery mail, return card attached.

☐ A Citation and all other papers filed with it were served by personal delivery to _____
Name

_____, on _____, at _____ a.m./p.m.
Title Date Time

Description of defendant: Race _____ Sex _____ Height _____

Weight _____ Age _____ Other _____

☐ The premises at _____ were posted.

☐ I was unable to serve because 5/31 no answer 6/1 no answer

I solemnly affirm under the penalties of perjury that the contents of the foregoing paper are true to the best of my knowledge, information, and belief, and do further affirm that I am a competent person over 18 years of age and not a party to the case.

[Signature]
Signature

111 W Chesapeake
Address

6/1/01
Date

Code Officer
Title

887 3352
Telephone No.

12 35 a.m./p.m.
Time



Baltimore County
Department of Permits and
Development Management

Code Inspections and
Enforcement
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmenforce@co.ba.md.us
pdinspect@co.ba.md.us

April 25, 2001

Oran Warner
7509 Iroquois Avenue
Baltimore, Md. 21219

Re Case No. 01-1518, 7509 Iroquois Avenue

Dear Mr. Warner:

I issued you a correction notice April 9, 2001 advising you to file for zoning variances to permit two (2) dwellings on your land.

Information has come into my possession whereby you did petition for a zoning variance in 89-268-A. The petition was denied January 11, 1990.

Therefore within thirty (30) days of the date of this letter, you must cease the use of the brick building for habitation. To comply with your permits to construct your new house I demand admittance to the brick building to ensure that all kitchen and sanitary facilities are "removed except hand sink."

Your failure to comply will result in a citation at \$200 per day starting April 9, 2001.

If you have any questions I can be reached at 410-887-3352.

Sincerely,

A handwritten signature in cursive script, reading "Derek J. Propalis".

Derek J. Propalis
Code Inspections &
Enforcement Officer

DP/kp

01-1518

Baltimore County, Maryland
Department of Permits and Development Management
111 W. Chesapeake Avenue
Towson, Maryland 21204
887-3353

IN THE MATTER OF

Oran Warner

Case No.

01-1518

* BEFORE THE CODE OFFICIAL
* OF BALTIMORE COUNTY
*

* VIOLATION ADDRESS

7509 Iroquois Ave

* * * * *

MOTION

TO THE DIRECTOR.

Please dismiss the above entitled matter scheduled for hearing on _____

7/17/01

_____ for the following reason(s):

*upon inspecting interior of shed, I
found the property to be in compliance*

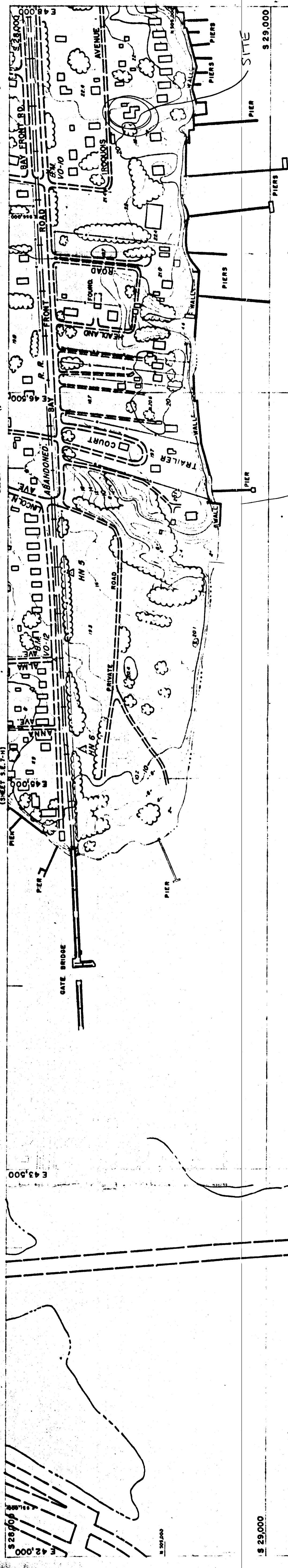
Signed: _____

Inspector

Date: _____

6/8/01

*Approved
BAC
6/8/01*



OLD
ROAD
BAY

PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE			
JSL	2/3/72	1" = 200'	LODGE FOREST	S.E. 1/4
Topography Contours by Photogrammetric Methods AERIAL SURVEY CORP. LANSING, MICH.				

A-NW A-NE
A-SW A-SE