

IN RE: PETITION FOR ADMIN. VARIANCE

N/S Meredith Road, 182' E
of West Liberty Road
7th Election District
3rd Councilmanic District
(2306 Meredith Road)

Howard L. Canoune, Jr.
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-144-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an Administrative Variance filed by Howard L. Canoune, Jr., legal owner of that property known as 2306 Meredith Road in the White Hall area of Baltimore County. The Petitioner herein seeks relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (storage building) with a height of 19 ft. maximum in lieu of the permitted 15 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code

ORDER RE: 02-144-A

11/19/01

RAJ

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19th day of November, 2001, that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (storage building) with a height of 19 ft. maximum in lieu of the permitted 15 ft, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 
TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

11/9/11
RAG



Baltimore County
Zoning Commissioner

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

November 19, 2001

Mr. Howard L. Canoune, Jr.
2306 Meredith Road
White Hall, Maryland 21161

Re: Petition for Administrative Variance
Case No. 02-144-A
Property: 2306 Meredith Road

Dear Mr. Canoune:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted 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,

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

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

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



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2306 Meredith Road
which is presently zoned RC-2

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 Variance from Section(s) 400.3 (BLZR) to permit an accessory structure (storage building) with a height of 19 ft. maximum in lieu of the permitted 15 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

I, or we, agree to pay expenses of above Variance, 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.

City

State

Zip Code

Legal Owner(s):

Howard L. Cancone, Jr.

Name - Type or Print

Howard L. Cancone, Jr.

Signature

Name - Type or Print

Signature

2306 Meredith Road

Address

410 357-8304

Telephone No.

White Hall

City

MD

State

21161

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, on this 10 day of October, 2001, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02 144 A

Reviewed By JL Date 10/05/01

Estimated Posting Date 10/14/01

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 2306 Meredith Road
Address
White Hall MD 21161
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):

The proposed building to be erected is an existing timber frame barn, which is to be dismantled, moved, and re-erected on a new foundation at a new site on my property. The existing barn measured 20' wide X 50' long X 25' high before disassembly. The re-erected barn will measure 20' wide X 30' long X 18' 10" high. The height cannot be reduced further because 1) all of the framing members have already been cut and are to be re-used, 2) any further reduction in height will necessitate eliminating one set of horizontal braces (possibly weakening the framed structure) and relocating and recutting all of the mortises for the one remaining set of horizontal braces and all of the rafters for the roof, 3) that compliance with the 15' height limitation would result in a building having insufficient roof pitch and ceiling height to be usable, and 4) would bear little or no resemblance to the original barn whose basic form and structure I am seeking to preserve.

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

Howard L. Canoune
Signature

Signature

Howard L. Canoune
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of October, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Howard L. Canoune
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

10/3/01
Date

Echel Braverman
Notary Public

My Commission Expires 12/1/03

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.

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City State Zip Code

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Howard L. Canoune
Signature

Howard L. Canoune
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of October, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Howard L. Canoune
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AS WITNESS my hand and Notarial Seal

10/3/01
Date

Echel Brewer
Notary Public

My Commission Expires 12/1/03



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2306 Meredith Road
which is presently zoned RC-2

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 Variance from Section(s) 400.3 (BCZR) to permit an accessory structure (storage building) with a height of 19 ft. maximum in lieu of the permitted 15 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

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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.

City

State

Zip Code

Legal Owner(s):

Howard L. Canoun, Jr.

Name - Type or Print

Howard L. Canoun, Jr.

Signature

Name - Type or Print

Signature

2306 Meredith Road

Address

410 357-8304

Telephone No.

White Hall

City

MD

State

21161

Zip Code

Representative to be Contacted:

Name

Address

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 10 day of October, 2001 that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02 144 A

REV 9/15/98

Reviewed By VL

Date

10/05/01

Estimated Posting Date

10/14/01

ZONING DESCRIPTION FOR 2306 Meredith Road

Beginning at a point on the North side of Meredith Road which is 18 feet wide at the distance of 182 feet East of the centerline of the nearest improved intersecting street West Liberty Road which is 20 feet wide. As recorded in Deed Liber 15603, Folio 502 N. 60 00' 00" E. 388.65 ft., S. 79 30' 00" E. 41.25 ft., S. 37 30' 00" W. 383.29 ft., S. 37 30' 00" W. 15 ft., N. 50 33' 13" W. 191.39 ft., N. 60 00' 00" E. 15.15 ft. to the place of the beginning, containing .998 acres. Also known as 2306 Meredith Road and located in the 7th Election District, 3rd Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 10/05/01 ACCOUNT 001 006 6150
AMOUNT \$ 50.00

RECEIVED FROM: CANOUNE
FOR: RV FILING

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

No. 06600

PAID RECEIPT

PAYMENT ACTUAL TIME
10/05/2001 10/05/2001 09:33:42
REG W905 CASHIER R008 LRD DRYMER 3
>> RECEIPT # 213067 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 006609

Recpt Tot 50.00
50.00 OK .00 OK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN.

RE Case No 02-144-A

Petitioner/Developer CANOONE, ETAL

Date of Hearing/Closing 10/29/01

# of pages ▶ 1	
To	From
BETTY OR ROBIN	O'KEEFE
Co.	Co.
ZONING COMM.	
Dept.	Phone #
	512-4621
Fax #	
410-887-3468	

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

Attention: Ms. Gwendolyn Stephens / GEORGE ZAHNER

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 #2806 MEREDITH RD.

The sign(s) were posted on 10/13/01
(Month, Day, Year)

Sincerely,

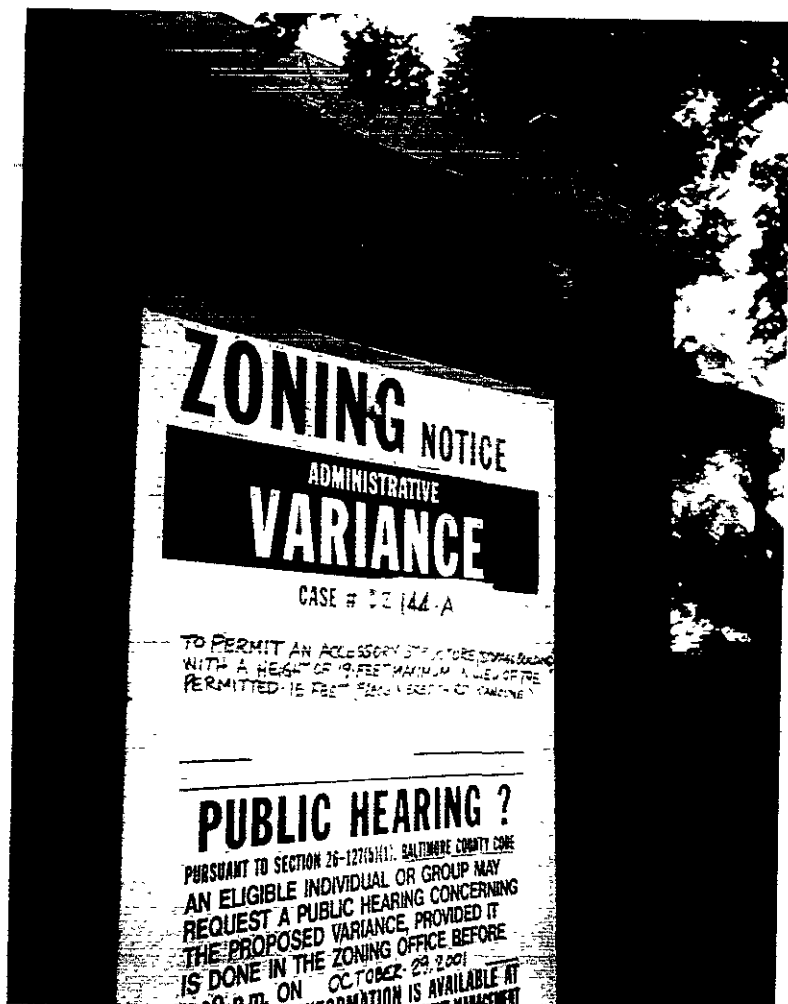
Patrick M. O'Keefe 10/14/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571
(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: 02-144-A

Petitioner: Howard Canoun

Address or Location: 2306 Meredith Rd.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Howard Canoun

Address: 2306 Meredith Rd., White Hall, MD 21161

Telephone Number: 410-357-8304

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 144 -A

Address 2306 MEREDITH RD

Contact Person: JOHN LEWIS
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 10/05/01

Posting Date: 10/14/01

Closing Date: 10/29/01

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He 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 of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing 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.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 02- 144 -A

Address 2306 MEREDITH RD

Petitioner's Name HOWARD CANCUNE

Telephone 410 357 8304

Posting Date: 10/14/01

Closing Date: 10/29/01

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (STORAGE BUILDING) WITH A HEIGHT OF 19 FT. MAXIMUM IN LIEU OF THE PERMITTED 15 FT.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 30, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For November 13, 2001
Item Nos. 136, 137, 138, 139, 140, 141,
142, 143, ~~144~~, 145, 146, 147, 148, 149,
and 160

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

November 8, 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 November 5, 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:~~

136, 137, 138, 139, 140, 141, 143,
~~144~~ 145, 146, 147, 148, 149, 150, 160

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



AV
10/29

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 13, 2001

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-142, 02- 143, 02-144 AND 02-149

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

14

Section Chief:

Jeffrey W. Long

AFK/JL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 11.9.01

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. [REDACTED]

JL

Dear Mr. Zahner:

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

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 02-144

Date Completed/Initials

11/6/01

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 2306 Meredith Road, White Hall, MD 21161

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

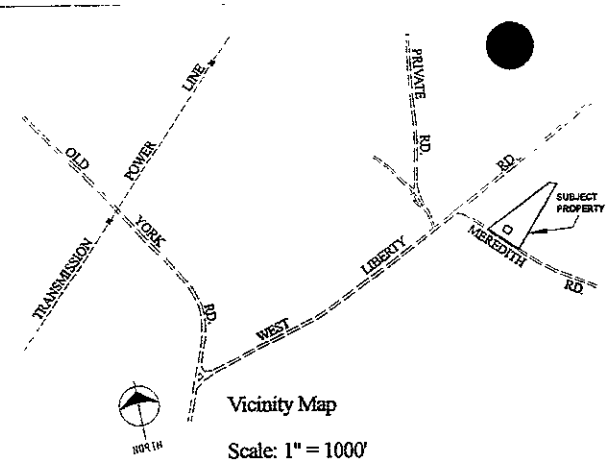
Subdivision name: _____

plat book# 15603, folio # 502, lot# _____, section# _____

OWNER: Howard L. Canoune, Jr.

Property of:
West Liberty Methodist Church
Tax ID.: 07 0723015360

NOTE: House on West Liberty Methodist Church Property located off borders of Plat.



LOCATION INFORMATION

Election District : 07

Councilmanic District : 03

1" = 200' scale map #: NE 36-A

Zoning: RC-2

Lot Size: .998 43501.60
acreage square feet

public private

SEWER: ☐ ☒

WATER: ☐ ☒

yes no

Chesapeake Bay Critical Area : ☐ ☒

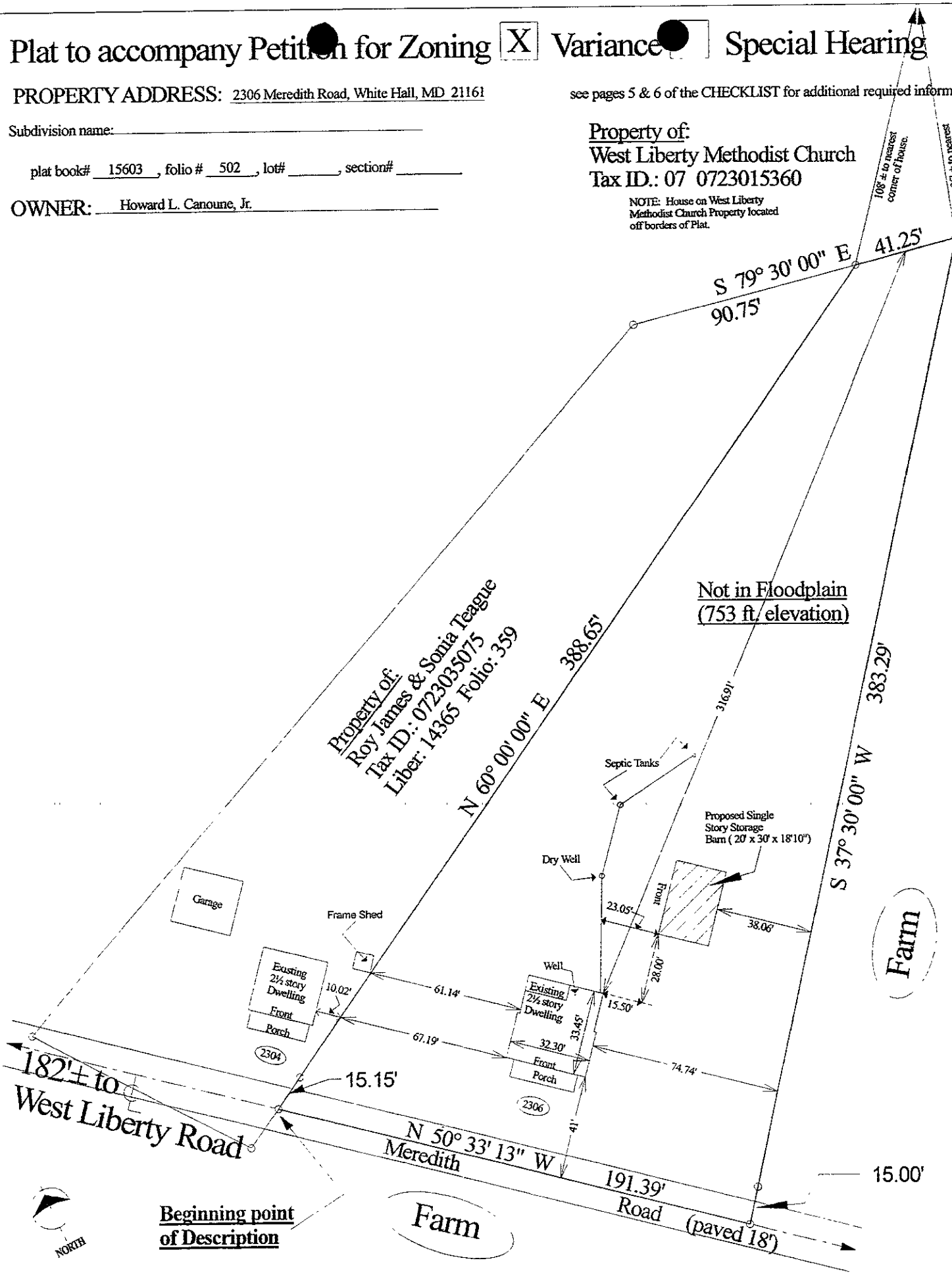
Prior Zoning Hearings : None

Zoning Office USE ONLY!

reviewed by . ITEM# CASE #

JL 144

Per Ex #1



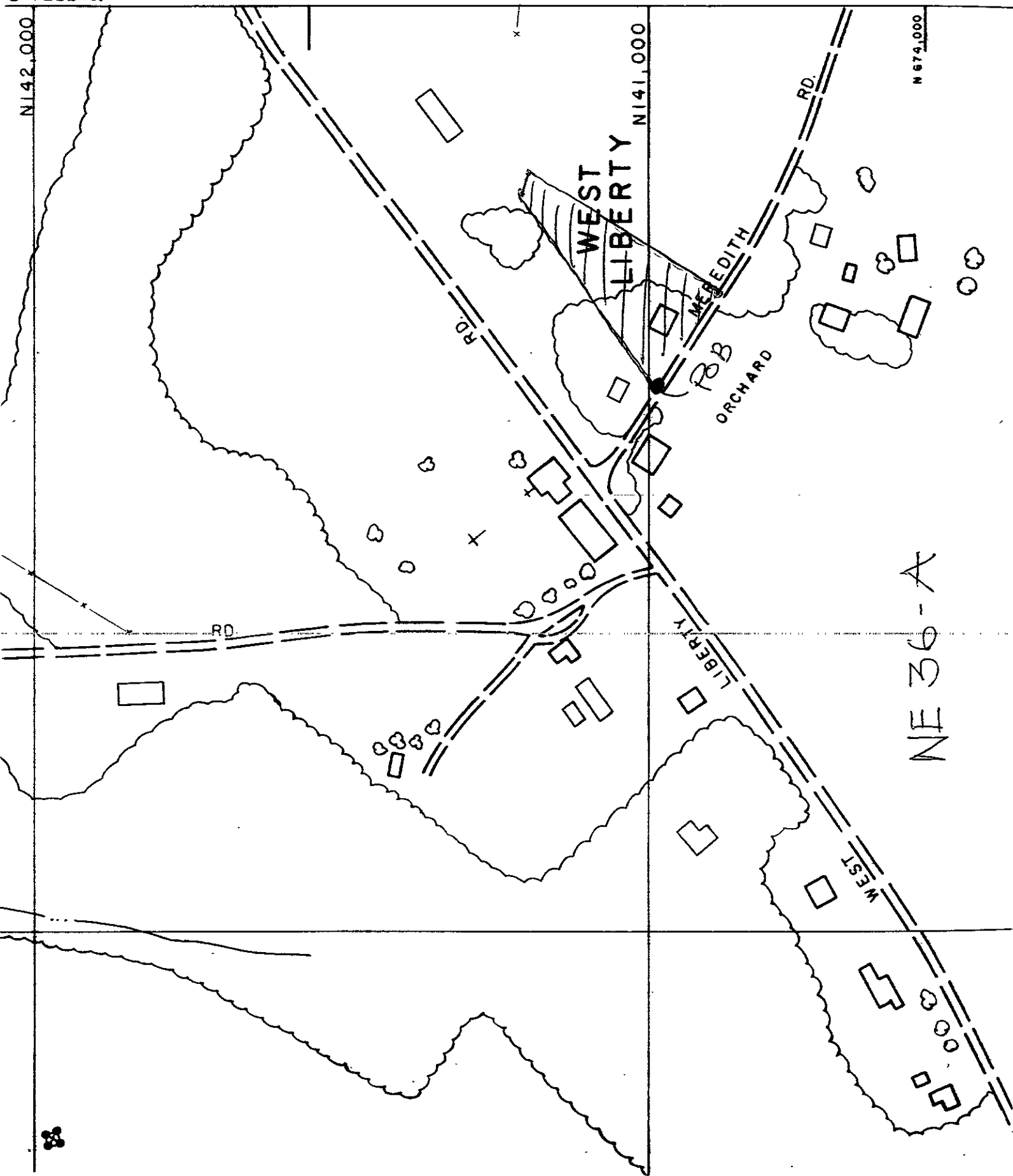
date: October 2, 2001

prepared by: Howard L. Canoune, Jr.

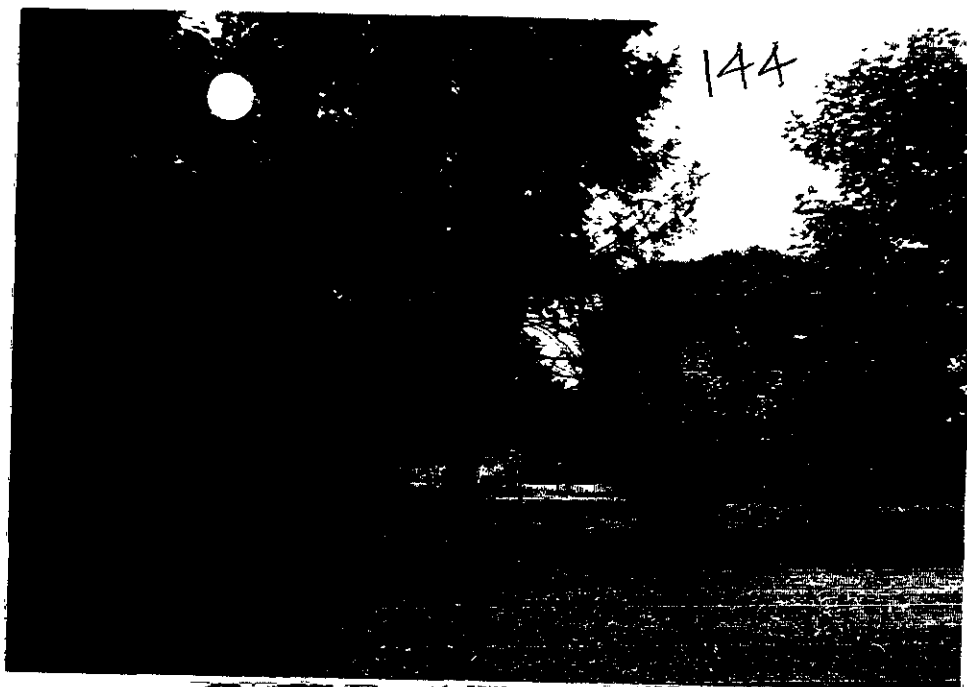
Scale of Drawing: 1" = 50'

#144

(SHEET N.E.)



NE 36-A







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

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE		LOCATION	SHEET
1" = 200' ±	DATE OF PHOTOGRAPHY JANUARY 1966		
	WEST LIBERTY		N.E. 36-A

144