

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
W/S of Vincent Farm Lane, 125' N		
centerline of Gambrills Road	*	DEPUTY ZONING COMMISSIONER
15th Election District		
5th Councilmanic District	*	OF BALTIMORE COUNTY
(10500 Vincent Farm Lane)		
	*	CASE NO. 02-503-A
Elaine & Timothy S. McCubbin		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Elaine and Timothy S. McCubbin, the legal owners of the subject property. The variance request is for property located at 10500 Vincent Farm Lane in the White Marsh area of Baltimore County. The Petitioners herein seek a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (detached garage) to be 27 ft. in height in lieu of the required 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners 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 Petitioners have 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

ORDER RECEIVED FOR FILING

6/10/02
R. G. [Signature]

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 Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

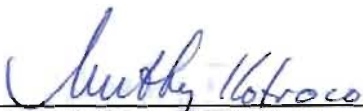
THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 10th day of June, 2002, that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (detached garage) to be 27 ft. in height in lieu of the required 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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 Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners or subsequent owners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartment. The structure shall contain no living or sleeping quarters, and no kitchen or bathroom facilities. In addition, the accessory structure should not be used for commercial purposes.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

ORDER RECEIVED FOR FILING

Date 6/10/02

By T.P. Jones


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY



raj Baltimore County
Zoning Commissioner

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

June 10, 2002

Mr. & Mrs. Timothy S. McCubbin
10500 Vincent Farm Lane
White Marsh, Maryland 21162

Re: Petition for Administrative Variance
Case No. 02-503-A
Property: 10500 Vincent Farm Lane

Dear Mr. & Mrs. McCubbin:

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,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 10500 VINCENT FARM LANE
which is presently zoned RC 3

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 TO PERMIT A DETACHED

ACCESSORY STRUCTURE (GARAGE TO BE 27 FT. HIGH IN LIEU OF 15 FT. REQUIRED.)

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):

TIMOTHY S. MCCUBBIN

Name - Type or Print

Signature

ELAINE M. MCCUBBIN

Name - Type or Print

Elaine McCubbin

Signature

10500 VINCENT FARM LANE 410-344-1316 (W)

Address

Telephone No.

WHITE MARSH

MD

21162

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 02-503-A

Reviewed By [Signature]

Date 05-09-02

Estimated Posting Date 5-20-02

Date 6/10/02
R20 9/15/98

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 10500 VINCENT FARM LANE
Address
WHITE MARSH MD 21162
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):

WE WISH TO CONSTRUCT A 2-STORY DETACHED GARAGE FOR THE STORAGE OF OUR RECREATIONAL CAMPER AND PASSENGER VEHICLES. THE SECOND STORY OF THE GARAGE IS FOR STORAGE ONLY. THE ZONING REGULATIONS HEIGHT RESTRICTION OF 15' FOR ACCESSORY BUILDINGS MAKES IT IMPRACTICAL TO CONSTRUCT A GARAGE AND ROOFING OF THE SIZE NEEDED TO HOUSE THE CAMPER. A VERTICAL CLEARANCE OF 12' MINIMUM IS NEEDED FOR THE GARAGE DOOR OVER THE CAMPER. SECONDLY, WE WISH TO STORE THE CAMPER FROM PUBLIC VIEW FOR AESTHETIC, AS WELL AS, SECURITY REASONS. BY STORING THE CAMPER AND VEHICLES IN THE GARAGE, WE WOULD BE MORE SECURE IN THE FACT THAT THE GENERAL PUBLIC WOULD NOT KNOW WHEN WE ARE AWAY ON TRIPS. WITHOUT A VARIANCE THE GARAGE CANNOT BE BUILT TO HOUSE THE CAMPER.

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.

Timothy S. McCubbin
Signature

TIMOTHY S. MCCUBBIN
Name - Type or Print

Elaine McCubbin
Signature

ELAINE M. MCCUBBIN
Name - Type or Print

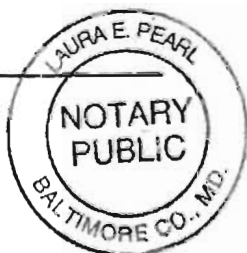
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 2nd day of May, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Timothy S. McCubbin and Elaine M. McCubbin
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

Date May 2, 2002



Laura E. Pearl
Notary Public

My Commission Expires 11/01/04

REU 09/15/98

02-503-A

Zoning Description

ZONING DESCRIPTION FOR 10500 Vincent Farm Lane

Beginning at a point on the west side of Vincent Farm Lane which is 40 feet wide at the distance of 125 feet north of the centerline of the nearest improved intersecting street, Gambrill Road, which is 50 feet wide. Being Lot # 10, Block A, in the subdivision of Gambrills Vincent Farms as recorded in Baltimore County Plat Book #27, Folio #5, containing 18,720 square feet. Also known as 10500 Vincent Farm Lane and located in the 15th Election District, 5th Councilmanic District.

02-503-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 12776

DATE 05-09-02 ACCOUNT R001006-6150

AMOUNT \$ 50.00

RECEIVED FROM: ELAINE & TIMOTHY McCUBBIN

FOR: ADMIN. REG. FEE \$50

TOTAL \$50.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

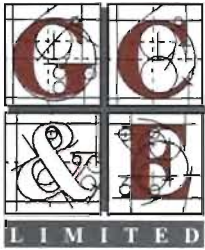
05-09-02

PAID RECEIPT

BUSINESS ACTUAL TIME
5/09/2002 5/09/2002 11:25:57
REG W504 WALKIN DDOL DND DRAWER 2
>> RECEIPT N 182128 5/09/2002 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 012776

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

CASHIER'S VALIDATION



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE # 02-503-A
PETITIONER/DEVELOPER:
Timothy S. McCubbin
CLOSING DATE: June 4, 2002

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: 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

LOCATION:
10500 Vincent Farm Lane

DATE: May 17, 2002

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX



POSTED ON: May 16, 2002

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # : 02-503-A

TO PERMIT 27 FOOT HIGH DETACHED
ACCESSORY STRUCTURE (GARAGE) IN
LIEU OF THE REQUIRED 15 FOOT
HEIGHT.

PUBLIC HEARING?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE
ANY ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
4:30 P.M. ON JUNE - 2002

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

1515 CALHOUN AVE TEL. 410-887-3391

TOWSON, MD 21204

HEARING: SEE HANDICAPPED ACCESSIBLE

05/16/2002

**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: 22-503-A

Petitioner: TIMOTHY S. McCUBBIN

Address or Location: 10500 VINCENT FARM LANE

PLEASE FORWARD ADVERTISING BILL TO:

Name: TIMOTHY S. McCUBBIN

Address: 10500 VINCENT FARM LANE

WHITE MARSH, MD. 21162

Telephone Number: 410-344-1316

Revised 2/20/98 - SCJ

- 10 -
02-503-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 503 -A Address 10500 VINCENT FARM L.
Contact Person: Scott R. Alexander Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 05-09-07 Posting Date: 5-20-07 Closing Date: 6-04-07

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- 503 -A Address 10500 VINCENT FARM L.
Petitioner's Name Timothy McCubbin Telephone _____
Posting Date: 05-09-07 Closing Date: 06-04-07
Wording for Sign: To Permit 27 FT High Detached Accessory Structure
(GARAGE) in LIEU OF REQUIRED 13 FT. HT.



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

June 3, 2002

Mr. & Mrs. Timothy S McCubbin
10500 Vincent Farm Lane
White Marsh MD 21162

Dear Mr. & Mrs. McCubbin:

RE: Case Number: 02-503-A, 10500 Vincent Farm Lane

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 9, 2002.

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. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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

May 22, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF May 28, 2002

Item No.: See Below

Dear Mr. Zahner:

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.

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

503

491, 501-504, 506-510

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

INTEROFFICE CORRESPONDENCE

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

DATE: July 8, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For June 3, 2002
Item Nos. 491, 502, 503, 504, 505,
506, 507, 508, 509, and 510

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

RWB:HJO:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *285 1767*

DATE: June 28, 2002

SUBJECT: Zoning Item 503
Address 10500 Vincent Farms Lane

Zoning Advisory Committee Meeting of May 28, 2002

- ☐ 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.
- ☒ 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).
- ☐ 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:

A Forest Buffer Easement must be recorded along the stream as a condition of building permit approval.

Reviewer: Glen Shaffer

Date: June 12, 2002

AV
6/3

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 3, 2002

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



SUBJECT: 10500 Vincent Farm Lane

INFORMATION:

Item Number: 02-503

Petitioner: Timothy S. McCubbin

Zoning: RC 3

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

Due to inadequate information, the Office of Planning is unable to submit comments regarding the subject request at this time.

The request is for an accessory structure that is almost equivalent in size to that of the principal structure. The petitioner should justify the need of an accessory structure (garage) measuring 36 feet x 30 feet x 27 feet in addition to the existing attached garage. Additionally, the petitioner should submit elevation drawings of the proposed accessory structure to this office for review and approval. The elevation drawing should include information concerning the building materials and color scheme of the proposed structure.

Prepared by: Maeb A. Cunningham

Section Chief: James J. [Signature]

AFK/LL:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 5.23.02

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

RE: Baltimore County
Item No. 503

JRA

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,

for 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

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

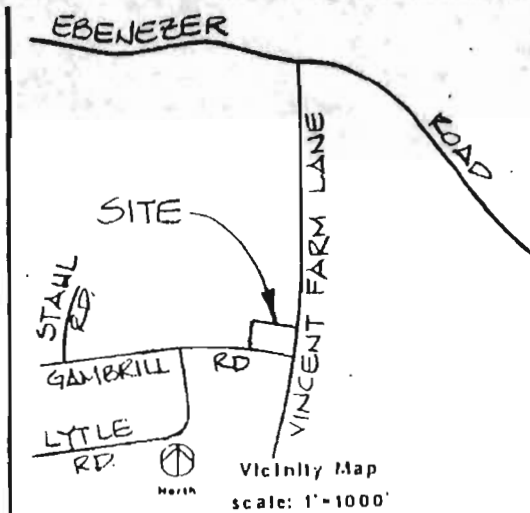
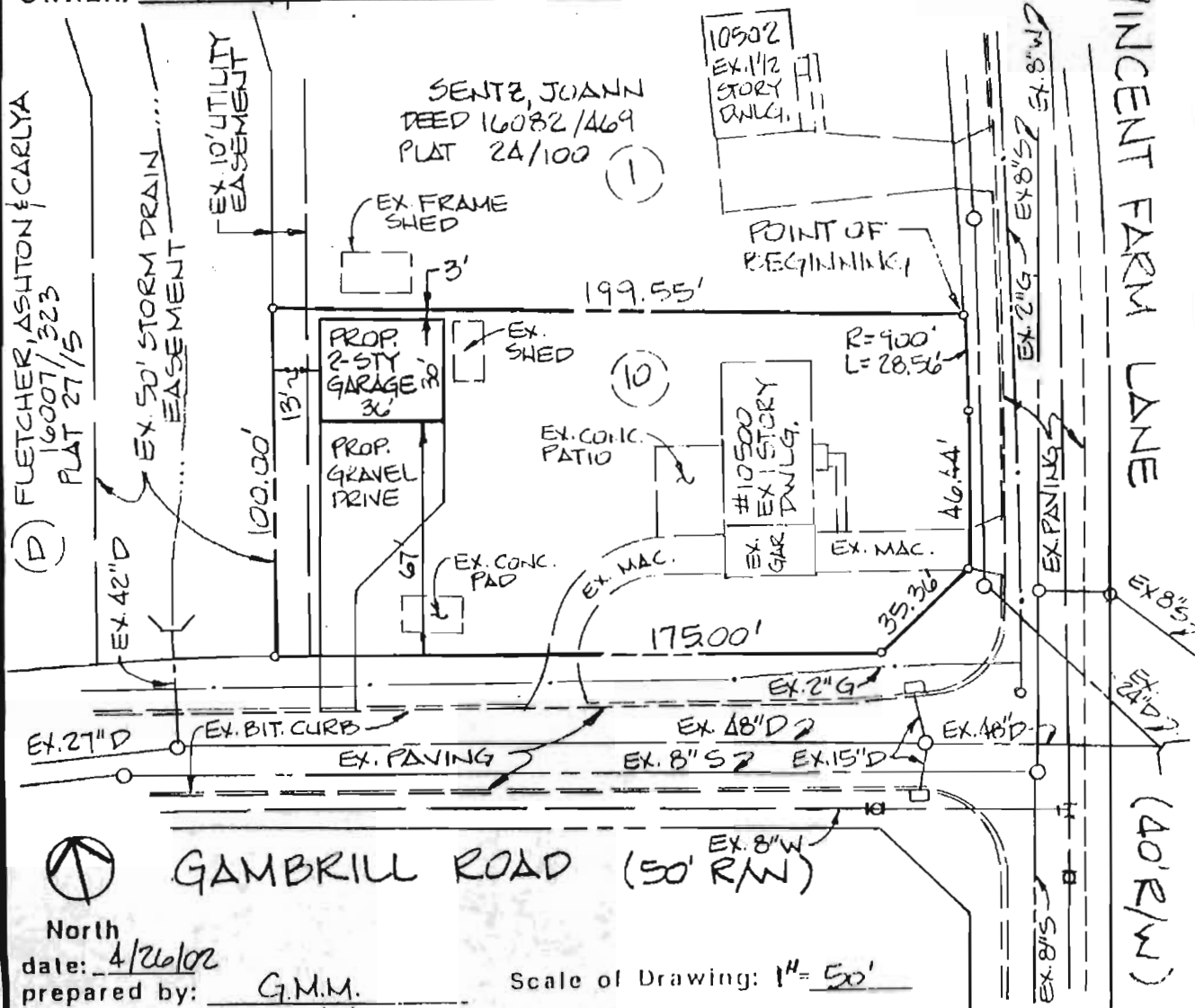
PROPERTY ADDRESS: 10500 VINCENT FARM LANE

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

Subdivision name: GAMBRILL'S VINCENT FARMS

plat book # 27, folio # 5, lot # 10, section # 1

OWNER: TIMOTHY & ELAINE MCCHEBIN



LOCATION INFORMATION

Election District: 15

Councilmanic District: 5

1\"/>

Zoning: RC.3

Lot size: 0.43± acreage, 18,720 square feet

SEWER: ☒ public, ☐ private

WATER: ☒ public, ☐ private

Chesapeake Bay Critical Area: ☐ public, ☒ private

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: SM ITEM #: 07-503.7 CASE #: 07-503.7

R.C. 5

R.C. 3

R.C. 2

GREENHOUSES

10500 VINCENT FARM LA
NE 7 J
15TH DIST

ITEM #503

SITE

POB

ROAD

ROAD

HILL ROAD

LANE

FARM

VINCENT



FROM INTERSECTION VINCENT FARM LANE & GAMBRILL RD. LOOKING NORTHEAST TO SITE.



10500 FROM VINCENT FARM LANE



FROM VINCENT FARM LANE LOOKING WESTERLY
ALONG NORTHERNMOST PROPERTY LINE.



REAR YARD OF 10500 AT WESTERNMOST PROPERTY LINE LOOKING NORTHEASTERLY
FROM GAMBELL ROAD



FROM GAMBELL ROAD LOOKING EASTERLY TOWARDS INTERSECTION



FROM GAMBRILL ROAD LOOKING EASTERNLY TOWARD INTERSECTION.

02-503-1