IN RE: PETITION FOR SPECIAL HEARING S/S Monkton Road, 500' E of the c/l Big Falls Road (901 Monkton Road) 7th Election District 3rd Council District Hereford Volunteer Ambulance Assoc., Inc. Petitioners	* * * * * *	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 03-017-SPH

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Special Hearing filed by the owner of the subject property, Hereford Volunteer Ambulance Associates, Inc., through their attorney, J. Neil Lanzi, Esquire. The Petitioners request a special hearing to approve a 20' x 40' addition to an existing structure and an amendment to the previously approved site plan in Case No. 91-346-SPH accordingly. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Charles A. Jednorski, Chairman, Hereford Volunteer Ambulance Association, Inc., property owners, Christian Hayes, the Contractor hired by the Petitioners to construct the proposed addition, and J. Neil Lanzi, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is an irregular shaped parcel located on the south side of Monkton Road, approximately 1 mile east of York Road in Hereford. The property contains a gross area of 3.609 acres, more or less, zoned R.C.5 and is improved with a 6300 sq.ft. building, which serves as the headquarters of the Hereford Volunteer Ambulance Association, Inc., pursuant to the relief granted in prior Case No. 91-346-SPH. The Petitioners now propose the construction of a 20' x 40' addition to the rear of the existing building to provide additional storage space and to expand the kitchen area and provide a breakroom for the

ORDER RECEIVED FOR FILING
Date 9/16/02
By

volunteers who serve the Association. In this regard, it is to be noted that this site, unlike the Hereford Volunteer Fire Department property nearby, is not used for catering purposes or other similar public functions. The subject site is used only in connection with the volunteer ambulance association. Photographs of the site show that the proposed addition will be nearly invisible to adjacent properties and traffic on Monkton Road, due to the existing layout of the building, the heavy landscaping currently in place, and the topography and grade of the site. It is clear that the addition will not detrimentally impact any adjacent properties.

Based upon the testimony and evidence presented, I am persuaded to grant the special hearing relief and approve the addition as proposed. In my judgment, the Petitioners' plans are appropriate and will not be detrimental to the health, safety or general welfare of the surrounding locale.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 16th day of September, 2002 that the Petition for Special Hearing to approve a 20' x 40' addition to an existing structure and an amendment to the previously approved site plan in Case No. 91-346-SPH, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

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 the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

Baltimore County
Zoning Commissioner

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

September 16, 2002

J. Neil Lanzi, Esquire
409 Washington Avenue
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
S/S Monkton Road, 500' E of the c/l Big Falls Road
(901 Monkton Road)
7th Election District – 3rd Council District
Hereford Volunteer Ambulance Associates, Inc. - Petitioners
Case No. 03-017-SPH

Dear Mr. Lanzi:

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

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

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Charles A. Jednorski
403 Allegheny Avenue, Towson, Md. 21204
People's Counsel; Case File

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on Recycled Paper

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 901 Monkton Road

which is presently zoned RC-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

The addition of a 20' by 40' room to the existing structure and to amend previously approved site plan in Case No. 91-346-SPH.

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

Legal Owner(s):

Hereford Volunteer Ambulance
Name - Type or Print

Association, Inc.
Signature

by: Charles A. Jednorski, Chairman
Name - Type or Print

Signature

403 Allegheny Avenue — 410-321-8200
Address — Telephone No.

Towson, MD 21204
City — State — Zip Code

Attorney For Petitioner:

J. Neil Lanzi
Name - Type or Print

Signature

Company

409 Washington Avenue — 410-296-0686
Address — Telephone No.

Towson, MD — 21204
City — State — Zip Code

Representative to be Contacted:

Charles A. Jednorski
Name

403 Allegheny Avenue — 410-321-8200
Address — Telephone No.

Towson, MD — 21204
City — State — Zip Code

ORDER RECEIVED FOR FILING
Date 7/11/02
By

Case No. 03-017-SPH

REV 9/15/98

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By LTM Date 7/11/02

Joseph C. Thompson Associates
Registered Professional Land Surveyors
Phone 410-803-0696 Fax 410-838-0666

1500 Dundee Court
Bel Air, Maryland 21014
thompsonsurveys@comcast.net

PARTICULAR DESCRIPTION
ZONING DESCRIPTION

Beginning for the same at a point on the south side of Monkton Road which is an 80' right-of-way, at a distance of 500' east of the center line of Big Falls road, which is 60' wide. Thence the following courses and distances;

1. **North 79°38'25" East 503.31** feet ;
2. **South 54°15'31" East 34.67** feet ;
3. **South 08°09'27" East 220.39** feet;
4. **South 60°15'17" West 236.13** feet;
5. **South 60°11'45" West 150.38** feet;
6. **North 50°25'39" West 240.06** feet;
7. **North 10°14'54" West 190.00** feet to the place of beginning, as recorded in Deed Liber 6123, Folio 277 and does not represent a boundary survey performed by Joseph C. Thompson Associates.

STATE OF MARYLAND
JOSEPH C. THOMPSON
No. 21039
PROFESSIONAL LAND SURVEYOR

7-11-02

#017

RECEIVED
JUL 12 2002
By bh

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: #03-017-SPH
901 Monkton Road
S/side Monkton Road 500 east of centerline Big Falls Road
7th Election District
3rd Councilmanic District
Legal Owner(s): Charles A. Jednorski, Chairman Hereford Volunteer Ambulance

Special Hearing: to approve the addition of 20' by 40' room to the existing structure and to amend previously approved site plan in case no 91-346-SPH

Hearing: Thursday, September 5, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

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) 887-4386

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

JT/8/678 Aug. 20 C557613

CERTIFICATE OF PUBLICATION

8/22/, 2002

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 8/20/, 2002.

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

S. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 03-017-SPH

Petitioner/Developer: CHARLES A. JEDNORSKI

Date of Hearing/Closing: 9/5/02

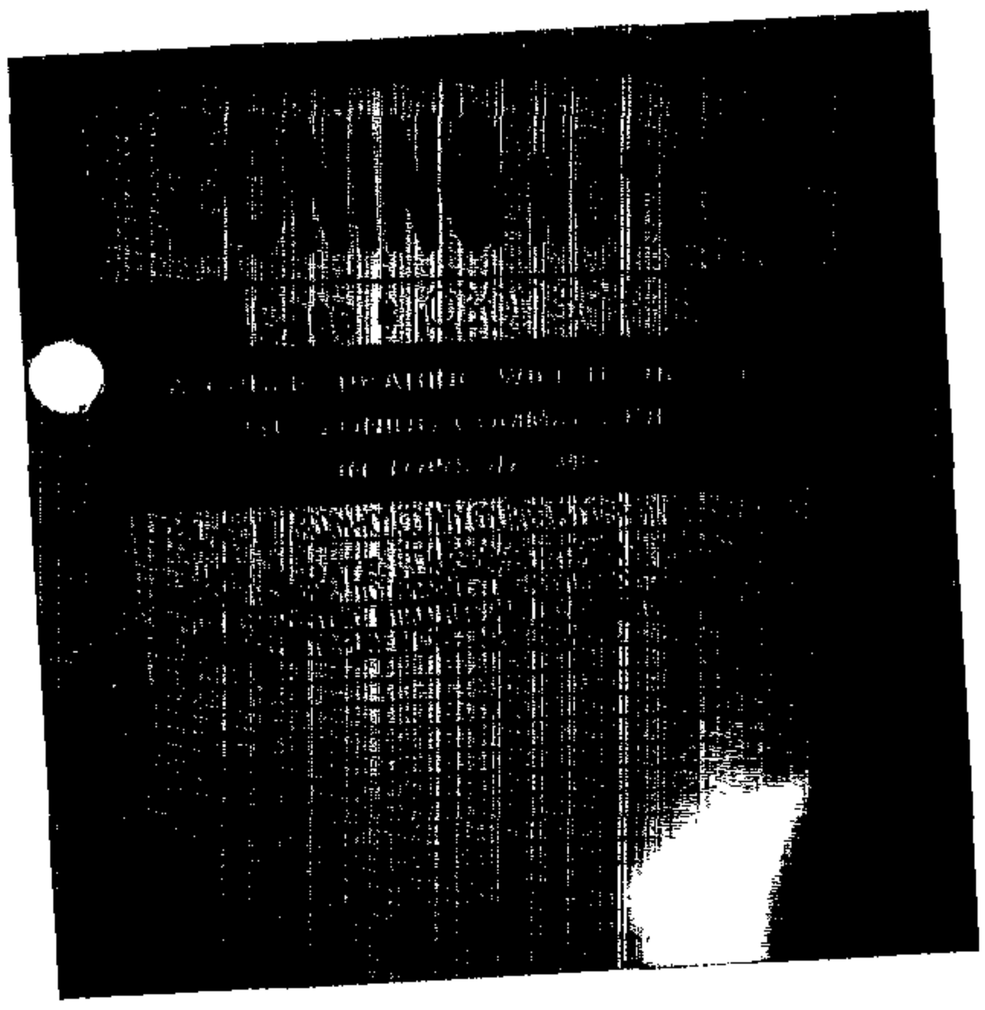
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

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 901 MONKTON RD

The sign(s) were posted on 8/19/02
(Month, Day, Year)



Sincerely,

8/19/02
(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: 03-017-SPH

Petitioner: Hereford Volunteer Ambulance Association, Inc.

Address or Location: 901 Monkton Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Charles A. Gradnorski Esquire

Address: 403 Allegheny Avenue
Towson MD 21204

Telephone Number: 410-321-8200

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY
Tuesday, August 20, 2002 Issue – Jeffersonian

Please forward billing to:
Charles A. Jednorski 410-321-8200
403 Allegheny Avenue
Towson, MD 21204

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: 03-017-SPH
901 Monkton Road
S/side Monkton Road 500 east of centerline Big Falls Road
Election District: 7th Councilmanic District 3rd
Legal Owner: Charles A. Jednorski, Chairman Hereford Volunteer Ambulance

Special Hearing to approve the addition of 20' by 40' room to the existing structure and to amend previously approved site plan in case no 91-346-SPH

HEARING: Thursday September 5, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
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 24, 2002

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: 03-017-SPH
901 Monkton Road
S/side Monkton Road 500 east of centerline Big Falls Road
Election District: 7th Councilmanic District 3rd
Legal Owner: Charles A. Jednorski, Chairman Hereford Volunteer Ambulance

Special Hearing to approve the addition of 20' by 40' room to the existing structure and to amend previously approved site plan in case no 91-346-SPH

HEARING: Thursday September 5, 2002 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon
Director

C: J. Neil Lanzi 409 Washington Avenue, Towson, MD 21204
Charles A. Jednorski, Chairman Hereford Volunteer Ambulance, 402 Allegheny Avenue, Towson, MD 21204

NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, AUGUST 21, 2002**
(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.

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on Recycled Paper

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

August 30, 2002

Hereford Volunteer Ambulance Assoc Inc
Charles A Jednorski, Chairman
403 Allegheny Avenue
Towson MD 21204

Dear Mr. Jednorski:

RE: Case Number: 03-017-SPH, 901 Monkton Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 11, 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: J Neil Lanzi, 409 Washington Avenue, Towson 21204
People's Counsel

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on Recycled Paper

Baltimore County
Fire Department

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

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

July 23,2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF July 23, 2002

Item No.: 017, 024, 026

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.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

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

cc: File

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: August 21, 2002

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

SUBJECT: Zoning Advisory Committee Meeting
For July 29, 2002
Item Nos. 017, 018, 019, 020, 022, 023,
024, 025, 027, 028, and 029

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley RBS | TGT

DATE: August 16, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of July 22, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

17,19,20,22-30

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

JUL 24

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

DATE: July 24, 2002

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 03-017 & 03-018, 03-022, & 03-025**

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: _____

Section Chief: _____

AFK/LL:MAC

Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 7.19.02

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

RE: Baltimore County
Item No. 017 LTM

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US
are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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

RE:	PETITION FOR SPECIAL HEARING 901 Monkton Rd. S/side Monkton Rd 500' east of ctrl Big Falls Rd. 7th Election District 3rd Councilmanic District Legal Owner: Charles A. Jednorski Chairman/ Hereford Volunteer Ambulance Assoc. Inc. Petitioner(s)	* * * * *	BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY 03-017-SPH

* * * * * * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and 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 26th day of July, 2002, a copy of the foregoing Entry of Appearance was mailed to J. Neil Lanzi, 409 Washington Avenue, Towson, Maryland 21204 Attorney for Petitioner(s).

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

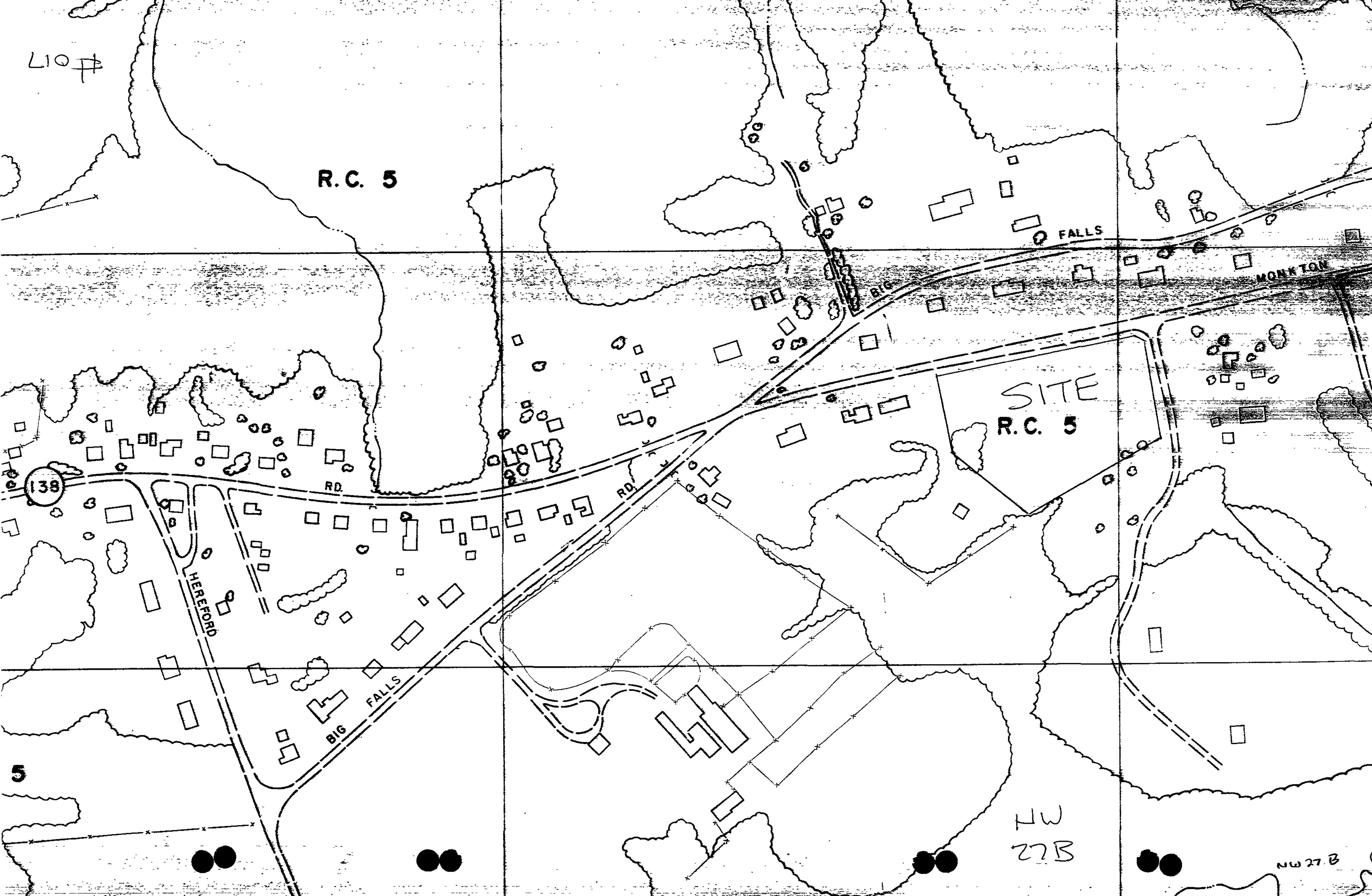
Case Number 03-017-SPH

PLEASE *PRINT* LEGIBLY

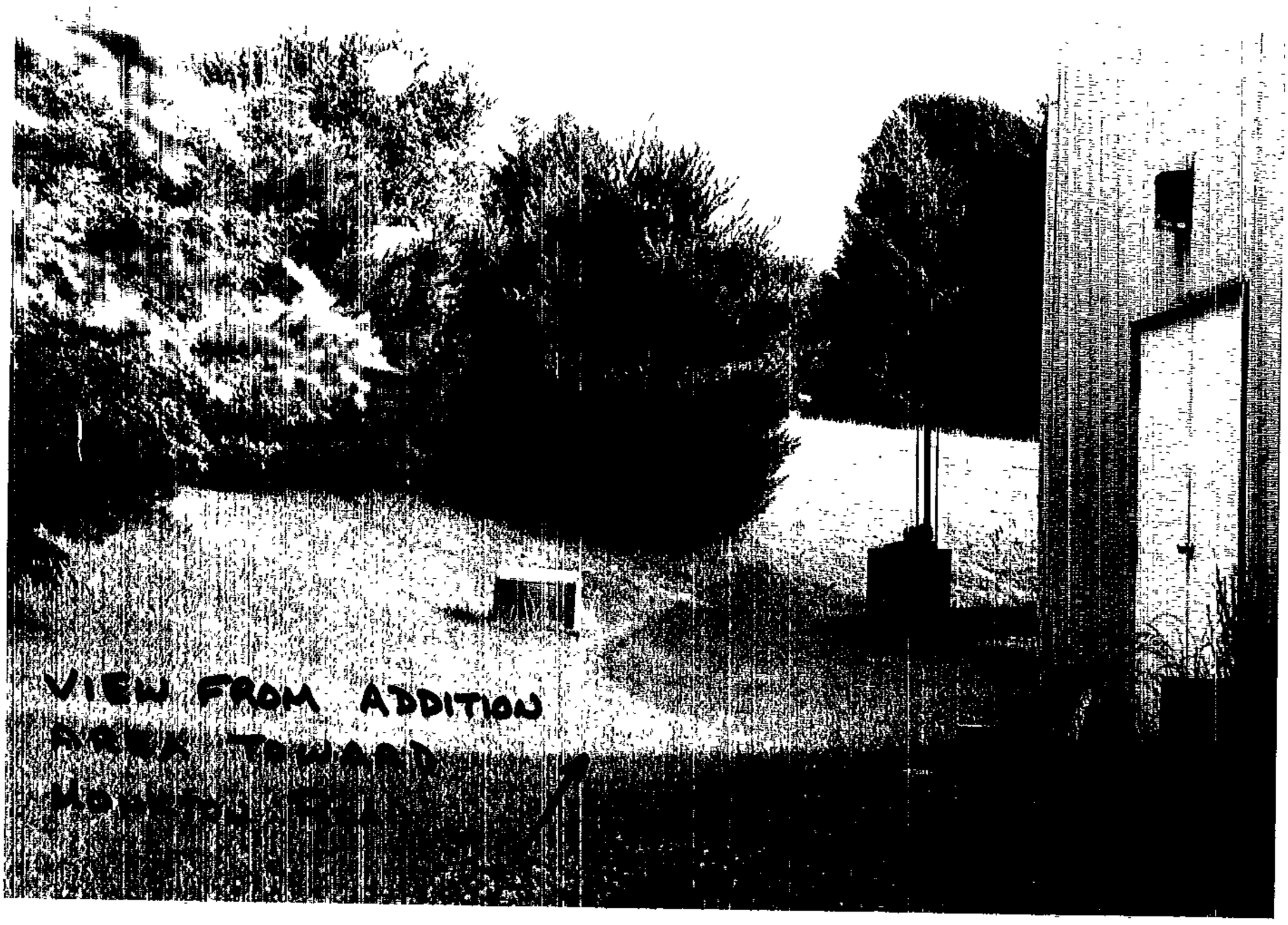
PETITIONER'S SIGN-IN SHEET

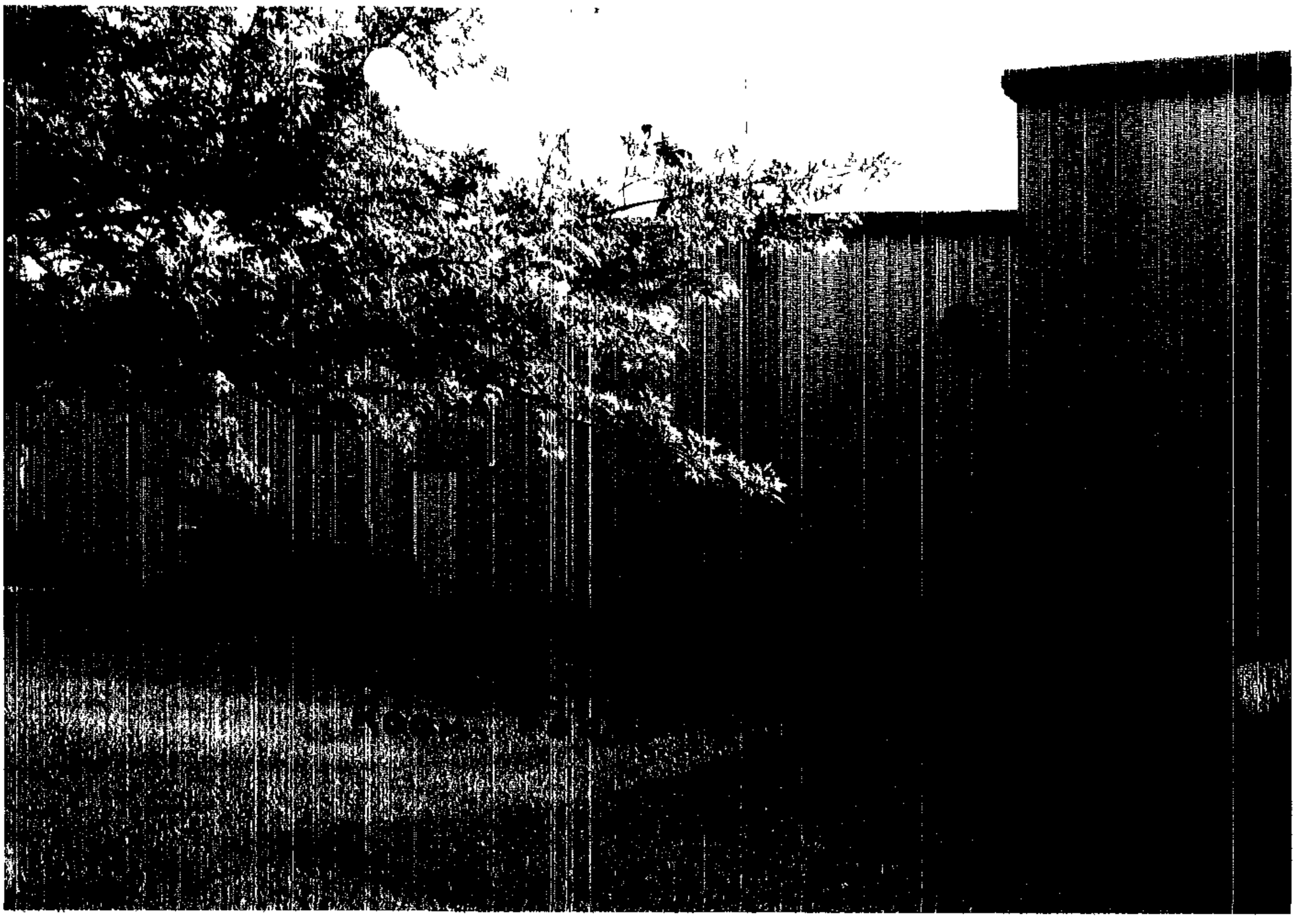
Name	Address	City, State	Zip Code
J NEIL LANZI	21204 409 Washington Ave #617	Towson	21204
CHRISTIAN HAYES	14307 UARRETTSVILLE PHOENIX 21131 PIKE	PHOENIX	21131
CHARLES JEDNORSKI	403 ALLEGHENY Ave. TOWSON MD 21204	TOWSON	21204

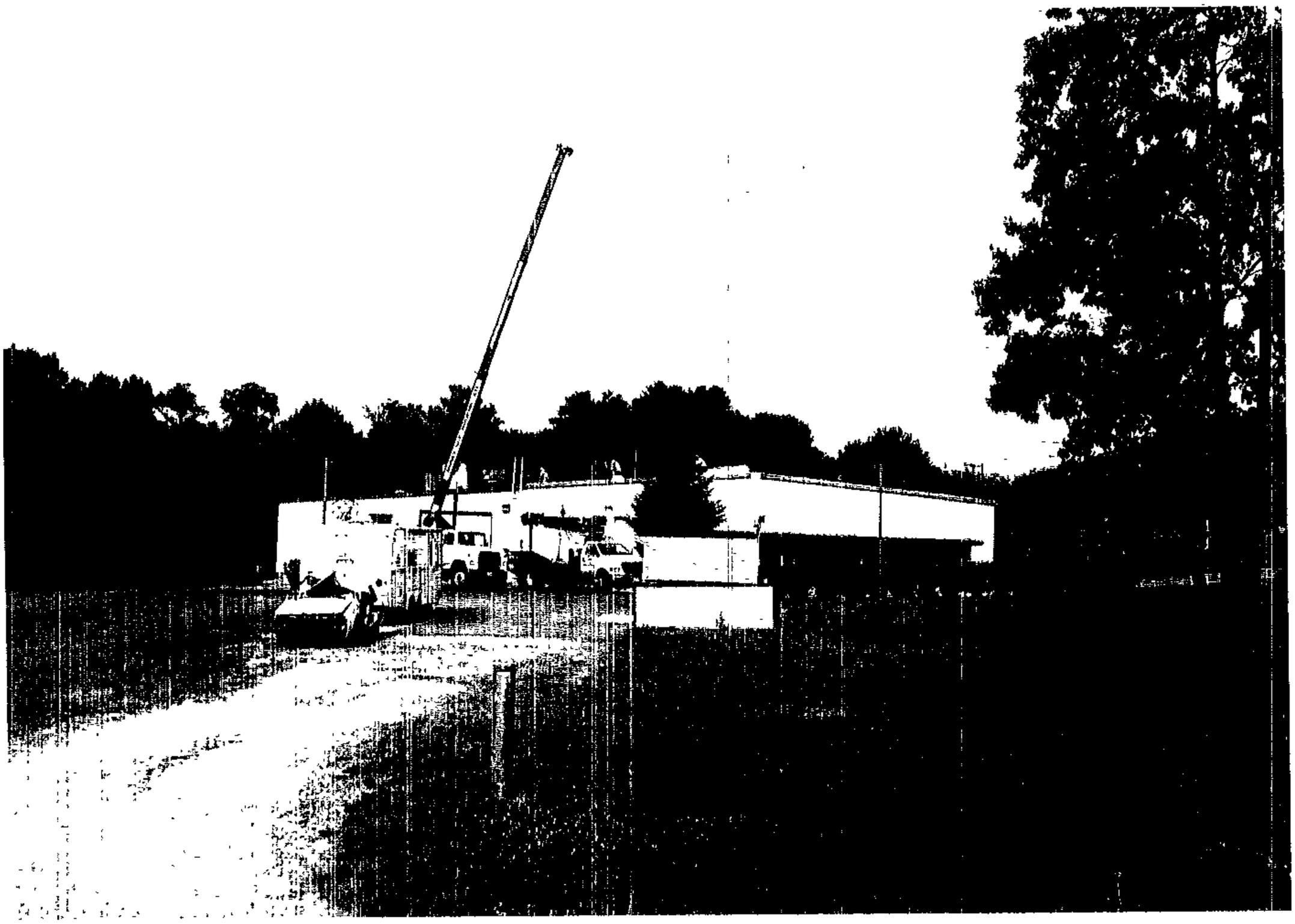
Revised 4/17/00


L10 #
R.C. 5
BIG
FALLS
MONKTON
SITE
R.C. 5
138
RD.
RD.
HEREFORD
BIG
FALLS
5
NW
27B
NW 27 B

LOCATION
OF
ADDITION
STATION 53

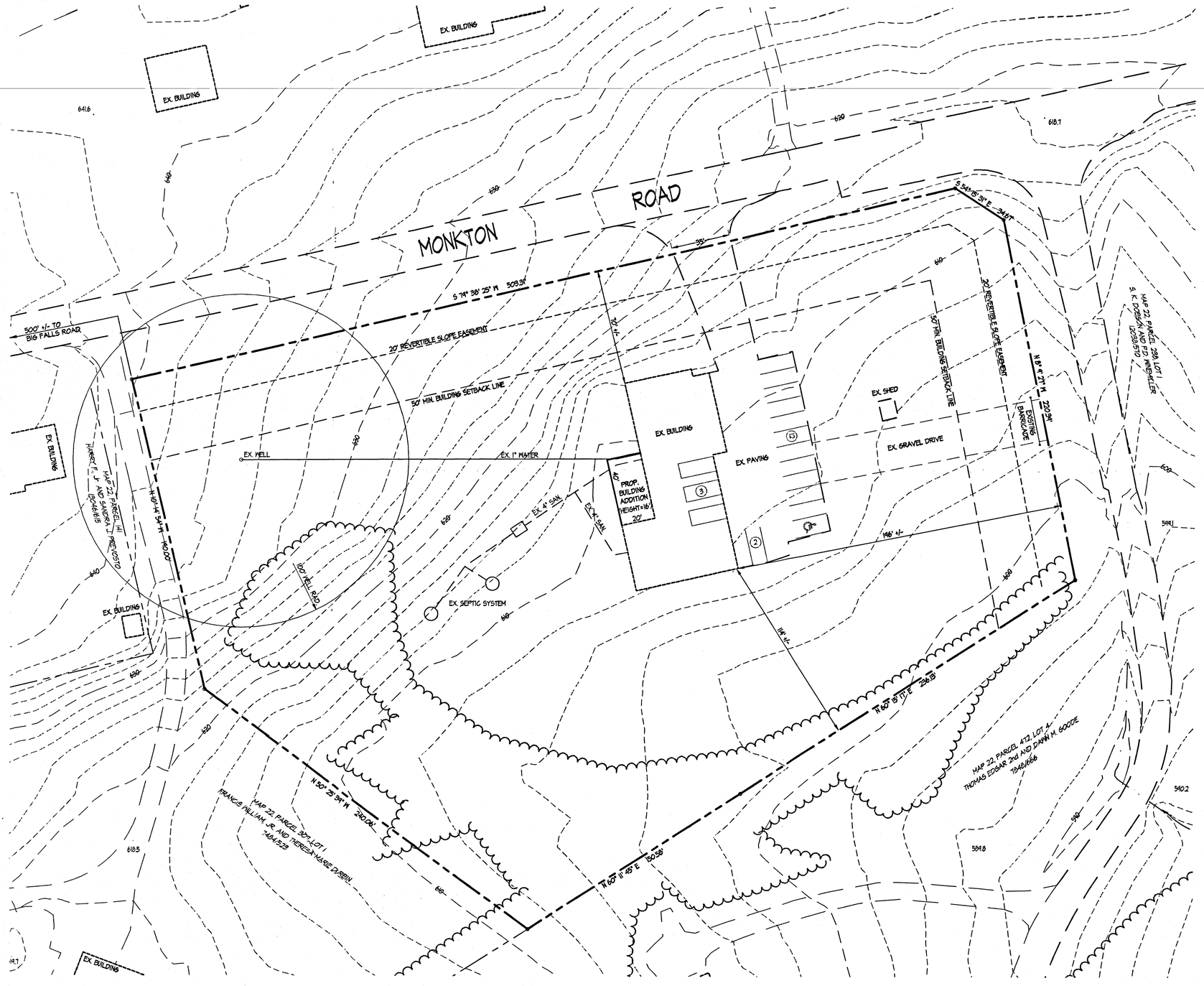

VIEW FROM ADDITION

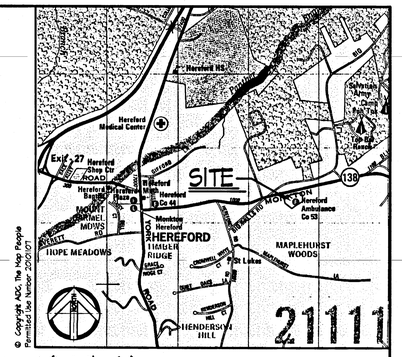




STATION 53
S

STATION IS BEHIND THESE TREES.
MONKTON ROAD





© Copyright ADC, The Map People
Permitted Use Number 20000809

Vicinity Map

Scale: 1"=2000'

NOTES

1. Property Owner: Hereford Volunteer Ambulance Assoc., Inc.
   P.O. Box 262
   Monkton, MD 21111
2. Site Area : 3.609 Ac +/- (157,208 Sq. Ft.)
3. Existing Use: Ambulance Station
4. Proposed Use: New Addition to be used for mini-kitchen, breakroom, and storage.
5. Site Data: Tax Map 22, Grid 16, Parcel 301,
   Tax Acct. No.: 1800007785
   Deed Reference: 6850/219
   Zoning : RC-5
   Election District: 7
   Councilmanic District: 3
   ADC Coordinates : Baltimore County, Page 7, Grid G-11
6. Existing Building = 6300 Sq. Ft.
   Proposed Addition = 800 Sq. Ft.
   Total = 7100 Sq. Ft.
7. Existing Parking = 17 Spaces
   Proposed Parking = 17 Spaces
8. Any new signs will be in conformance with Baltimore County zoning regulations.
9. Previous Zoning Hearings And Permits
   #85-144-X November 20, 1984 Granted permission to build ambulance station.
   #91-346-SPH May 20, 1991 Granted approval for construction of a 40'x60' expansion to the original building.

Red No 1.

NORTH

#017

SITE PLAN TO ACCOMPANY
ZONING APPLICATION

HEREFORD VOLUNTEER AMBULANCE ASSOCIATION, INC.

REVISIONS

STATE OF MARYLAND
ROBERT LINSLEY TUCKER
NO. 1077
HEREFORD LANDSCAPE ARCHITECT
7/1/02

SITE RESOURCES
incorporated
Comprehensive Land Planning & Site Design Services
14307 Jarrettsville Pike • Phoenix, Maryland 21131
(410) 683-3388 • fax (410) 683-3389

DRAWN BY: CGS	CONTRACT NO.:
DESIGNED BY:	SCALE: 1" = 30'
CHECKED BY:	SRI PROJECT NO: 02103
DATE: JULY 11, 2002	SHEET 1 OF 1

© Copyright Site Resources Inc
07/10/02 3:20 PM Hereford_Application_Planning