IN RE: PETITION FOR VARIANCE

W/S Chattolanee Hill Road, 1500' N of

Greenspring Valley Road (315 Chattolanee Hill Road)

8th Election District 3rd Council District

Michael T. Ott, et ux Petitioners

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 03-045-A

*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Michael T. and Grace B. Ott. The Petitioners request a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 18 feet in lieu of the required 35 feet for a proposed addition. 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 Grace Ott, property owner, and Bruce Doak and Scott Lindgren, Registered Property Line Surveyors with Gerhold, Cross & Etzel, who prepared the site plan for this property. 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 west side of Chattolanee Hill Road not far from Greenspring Valley Road in northern Baltimore County. The property contains a gross area of 1.57 acres, more or less, zoned R.C.2 and is improved with a 1½ story single family dwelling in which the Petitioners reside with their three sons. The Petitioners are desirous of constructing an addition on the south side of the existing dwelling to expand their kitchen and provide a mudroom. As shown on the site plan, the proposed addition will be 15' wide and 42.5' deep. Mrs. Ott indicated that the proposed location of the addition is the most practical, given the layout of the existing dwelling. Testimony

JAIDER REGENT FOR FILING

indicated that the existing kitchen is located on the south side of the house and that the pipes that connect their home to a community well are located on the other side of the house. The Petitioners produced a letter from all affected neighbors indicating that they have no objections to the request. Moreover, photographs were submitted at the hearing which show that the affected side yard is heavily wooded and will therefore screen the proposed addition from adjacent properties.

Based upon the testimony and evidence offered, all of which was undisputed, I am persuaded to grant the requested relief. The uniqueness of the property is its configuration and the location of the existing dwelling thereon. The location of the proposed addition is most appropriate given the layout of the dwelling and the existence of a heavy buffer on the affected side. Moreover, I find that the Petitioners would suffer a practical difficulty if relief were denied and that variance relief can be granted without detrimental impact to adjacent properties.

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.

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

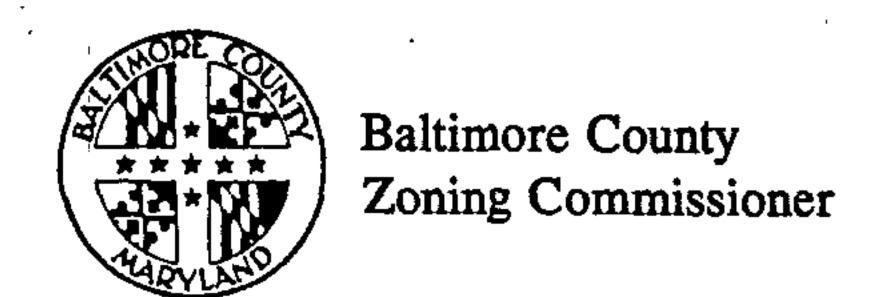
LES:bjs

OROUN

Date

â

2



September 26, 2002

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

Fax: 410-887-3468

Mr. & Mrs. Michael T. Ott 315 Chattolanee Hill Road Baltimore, Maryland 21117

RE: PETITION FOR VARIANCE

W/S. Chattolanee Hill Road, 1500' N of the c/l Greenspring Valley Road

(315 Chattolanee Hill Road)

8th Election District – 3rd Council District

Michael T. Ott, et ux - Petitioners

Case No. 03-045-A

Dear Mr. & Mrs. Ott:

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

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

Very truly yours,

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

cc:

People's Counsel; Case File



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 315 CHATTOLANEE HILL ROAD
which is presently zoned R.C. Z

iWe do solemnly declare and affirm, under the penalties of

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)

TO ALLOW A SIDE YARD SETBACK OF 18'IN LIEU OF THE REQUIRED 35

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

WE HAVE A VERY SMALL KITCHEN AND WITH TO ENLARGE IT.

THIS IS THE ONLY AREA WE CAN ADD TO OUR HOUSE TO ACCOMPLISH OUR GOAL WITHOUT

A COMPLETE REMODEL OF OUR HOME.

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.

			perjury, that I/we are the legal owner(s) or is the subject of this Petition.	f the property whic
Contract Purchaser/Lessee:	<u>.</u>		Legal Owner(s):	
Name - Type or Print	· · ·		Name - Type or Print	
Signature	· ·		Signature	
Address		Telephone No.	CTRACE B. OTT. Name - Type or Print	
City	State	Zip Code	Signature	
Attorney For Petitioner:			315 CHATTOLANEE WILL &	000 110-356- Telephone
			Address BALTIMORE 1110	2///7
Name - Type or Print			City	
Cincherent			Representative to be Contacted	<u>1:</u>
Signature			BRUCE E. DONK GERHOLD CROSS & ETZEL, L	- ("'\m')
Company			Name	<i>, O</i> .
Address	 	Telephone No.	Address BLUD.	<i>-410 ⋅ 6234</i> Telephone
		reichitotte 140.	Towson Mo	_
У	State	Zip Code	City	
			OFFICE USE ONL	<u>y</u>
	'n-		ESTIMATED LENGTH OF HEAR	NG
Case No. 03-045 -			UNAVAILABLE FOR HEARING	
			Reviewed By BR	ate 7/25/0
RE4 9/15/98				

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT

PINK - AGENCY

WHITE - CASHIER

No. 16414

17/20 11 045

DATE	7/25/02 ACCOUNT # GUI GUE-E/SO
	* 50.00
RECEIVED FROM:	Michael itt
FOR:	Tening Christice
DISTRIBUTION	

YELLOW - CUSTOMER

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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

July 9, 2002

ZONING DESCRIPTION 315 CHATTOLANEE HILL ROAD

Beginning on the west side of Chattolanee Hill Road at a distance of 1500'+North of the centerline intersection of Chattolanee Hill Road Greenspring Valley Road,
thence running on the outlines of the subject property, the four following courses and
distances, viz: (1) North 36 degrees 02 minutes 13 seconds East 9.28 feet (2) North 31
degrees 44 minutes 16 seconds East 49.97 feet, (3) North 23 degrees 47 minutes 16
seconds East 17.08 feet, (4) North 27 degrees 02 minutes 06 seconds East 124.99 feet, (5)
North 73 degrees 45 minutes 57 seconds East 44.24 feet, (6) North 65 degrees 19 minutes
42 seconds East 30.08 feet, (7) North 10 degrees 10 minutes 53 seconds East 43.41 feet,
(8) South 77 degrees 39 minutes 07 seconds East 86.33 feet, (9) South 43 degrees 31
minutes 11 seconds East 100.00 feet, (10) South 28 degrees 53 minutes 39 seconds East
190.82 feet, (11) South 89 degrees 00 minutes 21 seconds West 236.10 feet, (12) South
89 degrees 57 minutes 47 seconds West 112.86 feet and (13) North 74 degrees 45
minutes 42 seconds West 71.59 feet to the place of beginning.

Containing 1.573 Acres of land, more or less. Also known as 315 Chattolanee Hill Road and located in the Third Election District, Third Councilmanic District of Baltimore County, State of Maryland.

7/25/02

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: #03-045-A
315 Chattolanee Hill Road
W/side Chattolanee Hill Road
100 feet north centerline
Greenspring Valley Road
3rd Election District
3rd Councilmanic District
Legal Owner(s): Michael T. and
Grace B. Ott
Variance: to allow a side
yard setback of 18 feet in
lieu of the required 35 feet.
Hearing: Tuesday, September 10, 2002 at 9:00
a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake
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/8/748 Aug. 27 C558995

CERTIFICATE OF PUBLICATION

829,2002
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on $827/,2002$.
Martin Information
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
☐ Owings Mills Times
☐ NE Booster/Reporter
☐ North County News

LEGAL ADVERTISING



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 # 03-045-A
PETITIONER/DEVELOPER
Michael T. & Grace Ott
DATE OF HEARING
September 10, 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

24, 2002

August

LOCATION

315 Chatolanee Hill Road

RING WILL BI COME COMMISSION JOSEPH LINE WILL BE LINE WIL DATE

August 26, 2002

SIGNATURE OF SIGN POSTER

BRUCE DOAK

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

RE:	PETITION FOR VARIANCE.
	315 Chattolanee Hill Road
	W/side Chattolanee Hill Rd. 1500'
	N/ctrl Greenspring Valley Rd.
	N/ctrl Greenspring Valley Rd. 3 rd Election District 3 rd Councilmanic
	District
	Legal Owner: Michael T. Ott
	Petitioner

- * BEFORE THE
- * ZONING COMMISSIONER
- * FOR
- * BALTIMORE COUNTY
- * 03-045-A

* * * * * * * * *

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 14th day of August, 2002, a copy of the foregoing

Entry of Appearance was mailed to Michael T. Ott, 315 Chattolanee Hill Road, Baltimore, MD

21117 Petitioner(s).

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

TO: PATUXENT PUBLISHING COMPANY

Tuesday, August 27, 2002 Issue – Jeffersonian

Please forward billing to:

Michael T. Ott 315 Chattolanee Baltimore, MD 21117

443-286-5807

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 03-045-A

315 Chattolanee Hill Road

W/side Chattolanee Hill Road 100 feet north centerline Greenspring Valley Road

Election District 3rd – Councilmanic 3rd

Legal Owner: Michael T and Grace B. Ott

VARIANCE To allow a side yard setback of 18 feet in lieu of the required 35 feet.

HEARING: Tuesday, September 10, 2002 at 9:00 A.M., in Room 106, Baltimore County Office Building 111 W. Chesapeake Avenue

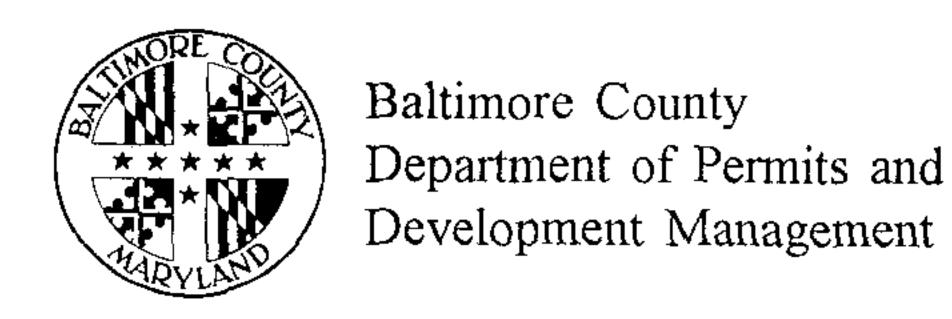
Lawrence E. Schmidt

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.



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

August 5, 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 03-045-A 315 Chattolanee Hill Road

W/side Chattolanee Hill Road 100 feet north centerline Greenspring Valley Road Election District 3rd – Councilmanic 3rd

Legal Owner: Michael T and Grace B. Ott

The state of the s

VARIANCE To allow a side yard setback of 18 feet in lieu of the required 35 feet.

HEARING: Tuesday, September 10, 2002 at 9:00 A.M., in Room 106, Baltimore County Office Building 111 W. Chesapeake Avenue

Arnold Jablon Director

C: Michael T. and Grace B. Ott 315 Chattolanee Hill Road, Baltimore, MD 21117

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY Thursday, August 26, 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.

DEPARTMENT OF FERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

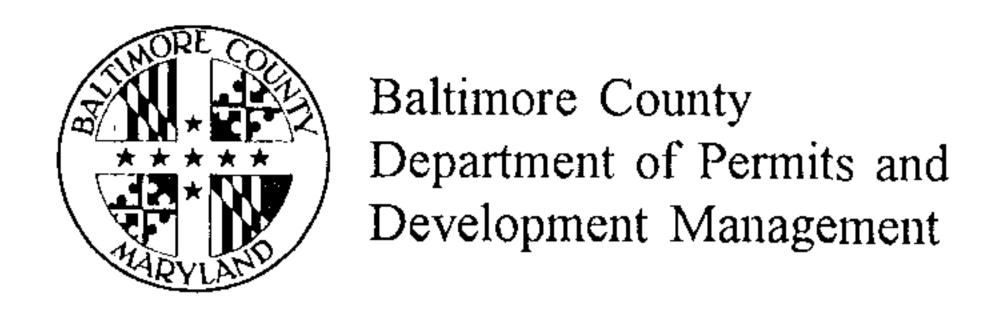
The <u>Baltimore County Zoning Regulations</u> (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign 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: 03-045-A
Petitioner: MICHAEL T. & GRACE B. Om
Address or Location: 315 CHATTOLANEE HILL ROAD
PLEASE FORWARD ADVERTISING BILL TO:
Name: MICHAEL T. On
Address: 315 CHATTOLANEE HILL ROAD
BALTIMORE MO 21117
Telephone Number: <u>443 - 286 - 58</u> 07

Revised 2/20/98 - SCJ



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

September 6, 2002

Mr. & Mrs. Michael T Ott 315 Chattolanee Hill Road Baltimore MD 21117

Dear Mr. & Mrs. Ott:

RE: Case Number: 03-045-A, 315 Chattolanee Hill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 25, 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 Brehards, D.

W. Carl Richards, Jr. 697
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Bruce E Doak, Gerhold Cross & Etzel Ltd, 320 E Towsontown Blvd, Towson 21286 People's Counsel



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

August 5,2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF August 5, 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,

TN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

42-054

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

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: August 29, 2002

Department of Permits & Development Mgmt.

Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For August 12, 2002 Item Nos. 042, 044 045 046, 049, 051, 052, 053, and 054

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

DATE:

August 27, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of August 5, 2002

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

42,44,45)46,52,54

-fr 9/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: August 5, 2002

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

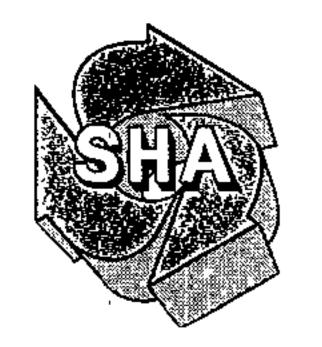
SUBJECT: Zoning Advisory Petition(s): Case(s) 03-045, & 03-052

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: 8.7.02

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

RE: Baltimore County

Item No. 045 BR

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

PLEASE PRINT CLEARLY

PETITIONERS CITIZEN SIGN-IN SHEET

p . /	NAME	ADDRESS
SRUCE L	DOAK CROSS F ETZEL, LTD	320 E. TOWSONTOWN BLUE TOWSON ME 21286
recuold		315 Chattolaneottill
	SCOTT LINDGREN GERHOLD, CROSS & ETTEL, LTD	320 E. TOWSONTOWN BLVD TOWSON MO EIZEG
		
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Parris N. Glendening Governor Kathleen Kennedy Townsend Lt. Governor

Roy W. Kienitz
Secretary
Mary Abrams
Deputy Secretary

August 7, 2002

Mr. George Zahner
Baltimore County Department of Permits and Development Management
County Office Building
Room 111
111 West Chesapeake Avenue
Mail Stop #1105
Towson MD 21204

Re: Zoning Advisory Committee Agenda, 8/12/02

Case numbers 03-042-SPH, 03-043-SPH, 03-044-A, 03-045-A, 03-046-A, 03-047-A, 03-048-A, 03-049-A, 03-050-SPHX, 03-051-A, 03-052-A, 03-053-SPH, & 03-054-A

Dear Mr. Zahner:

The Maryland Department of Planning has received the above-referenced information on 8/6/02. The information has been submitted to Mr. Mike Nortrup.

Thank you for your cooperation in this review process. Please contact me at 410.767.4550 or the above noted reviewer if you have any questions.

Sincerely,

James R. Gatto

Manager

Metropolitan Planning

Local Planning Assistance Unit

cc: Mike Nortrup

Michael and Grace Ott 315 Chattolanee Hill Road Owings Mills, MD 21117 410-356-9234 ratott@comeast ner

Dear Baltimore County Zoning Board

This letter contains signatures from all of the neighbors bordering our property. Please consider these signatures of support when reviewing our request for a zoning variance at 315 Chamblance Hill Road Thank you for your consideration

A MacDonough Plant - 313 Chattohnee Hill Road

A MacDonough Plant - 313 Chattohnee Hill Road

Chattohnee Hill Road

Faith and Frank Riggs - 405 Chattolanee Hill Road

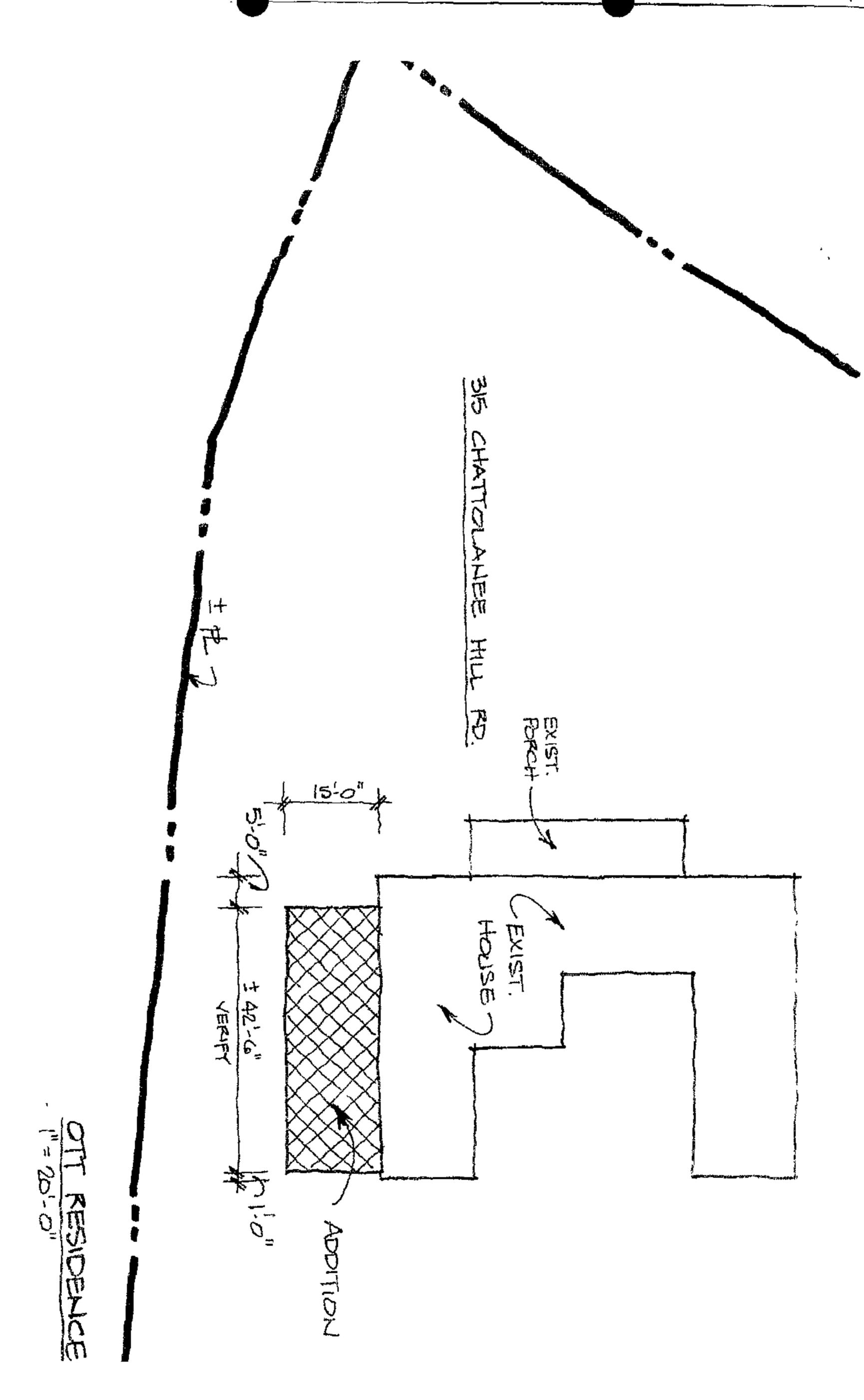
Bill and Kathy Whiting ~ 311 Chattolanee Hill Road

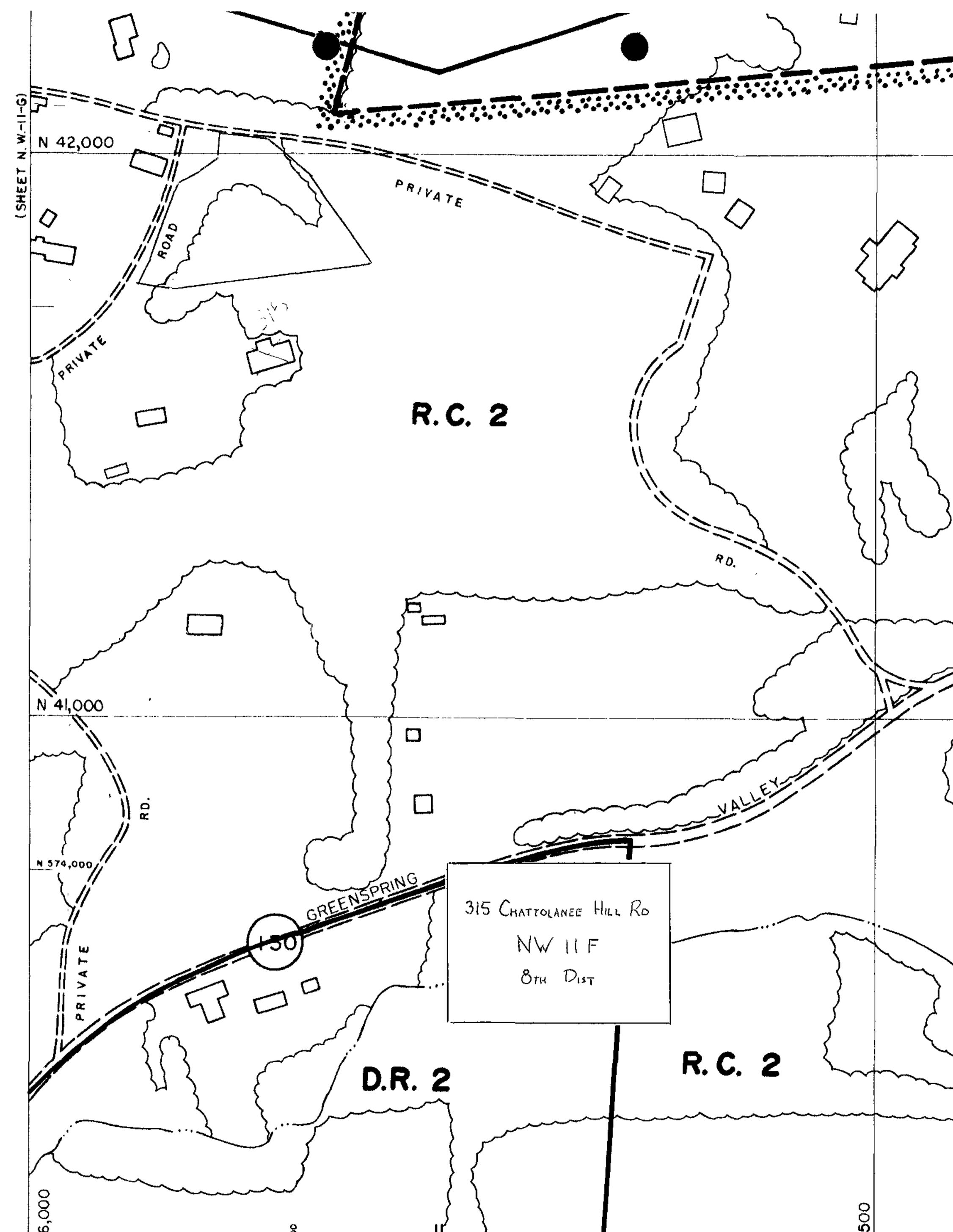
John and Helen Ward - 3 1/9 Chattolance Hill Road

Ned and Olivia Welbourn -- 317 Chattalance Hill Road

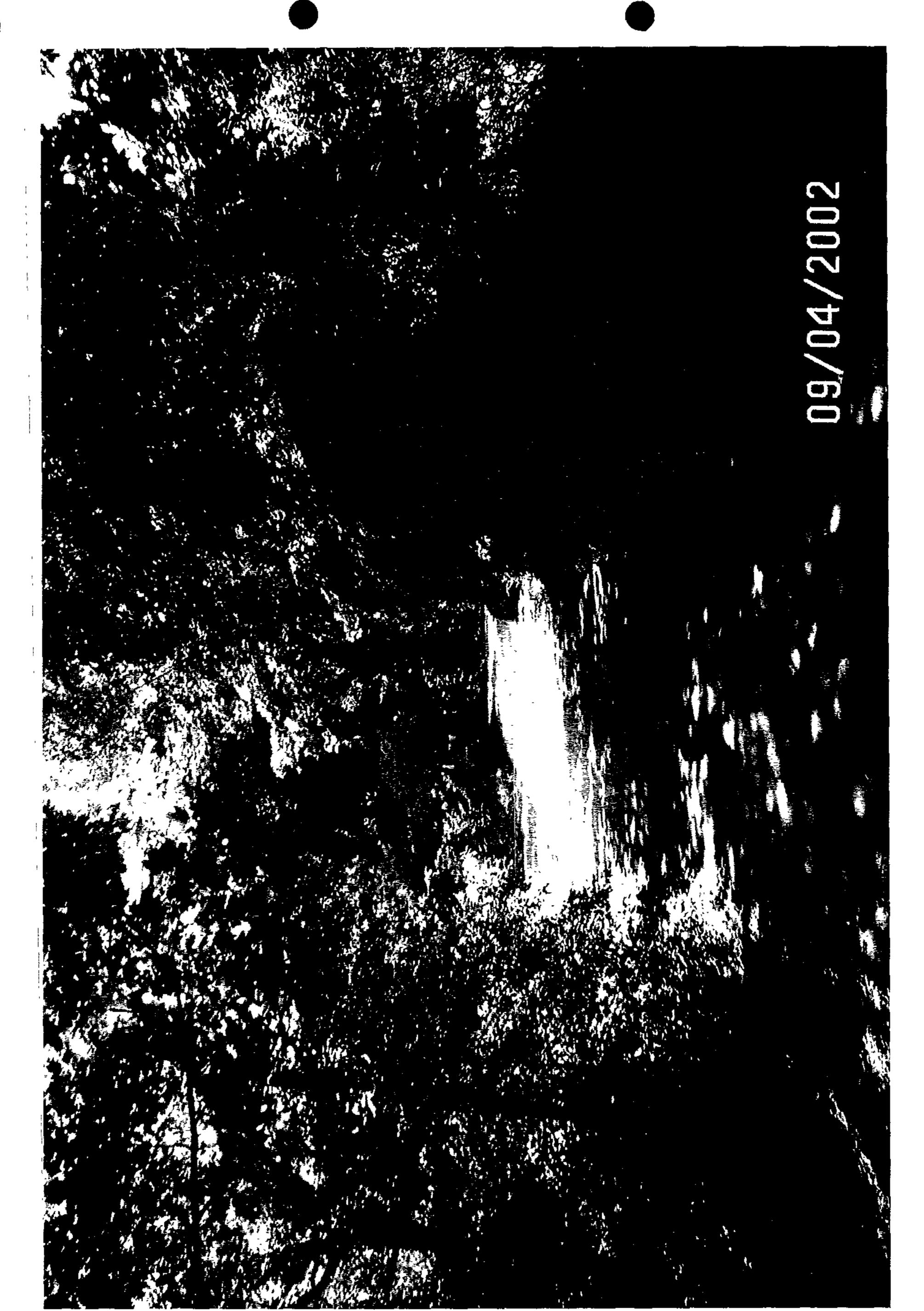
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Michael & Grace Ott









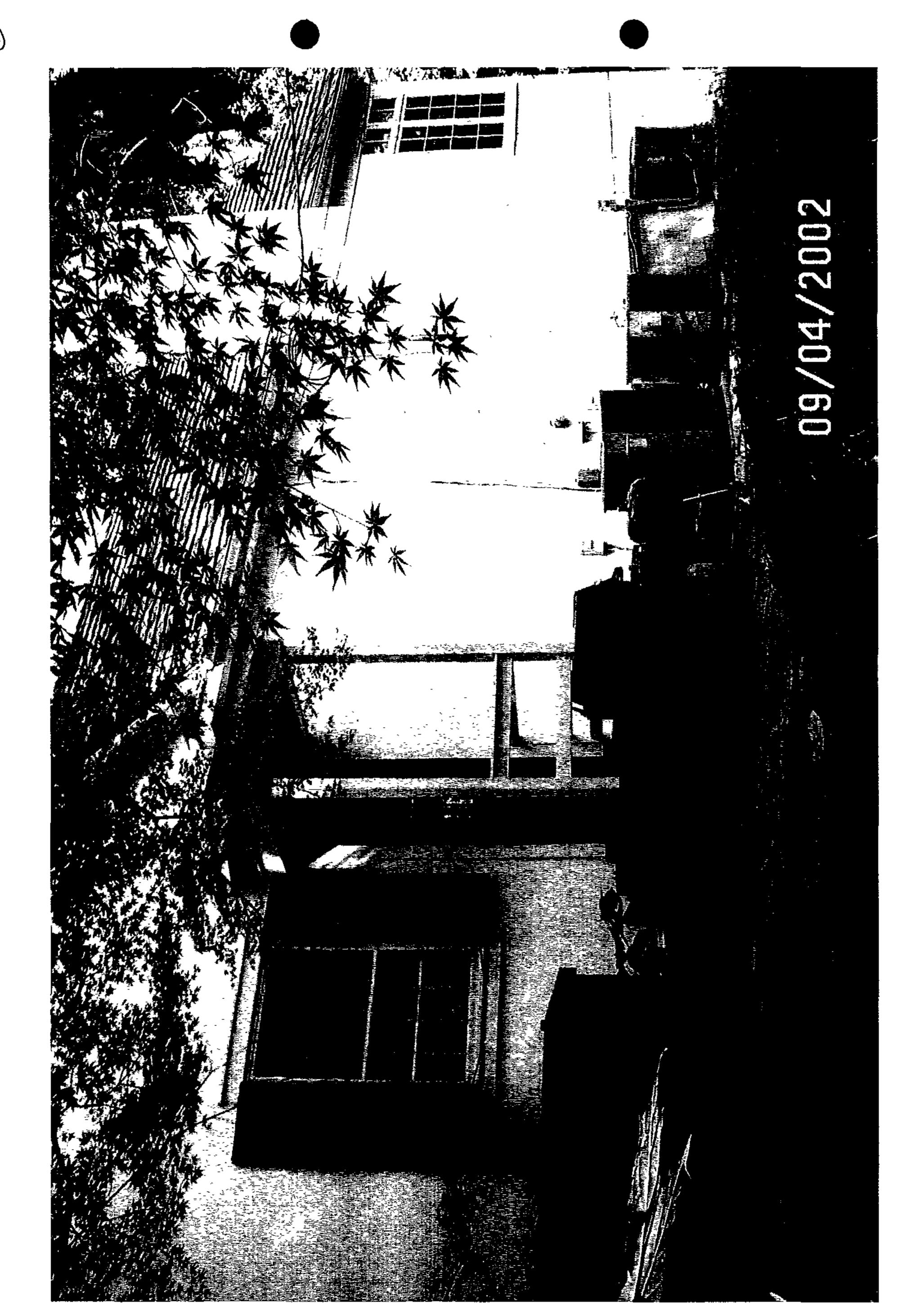
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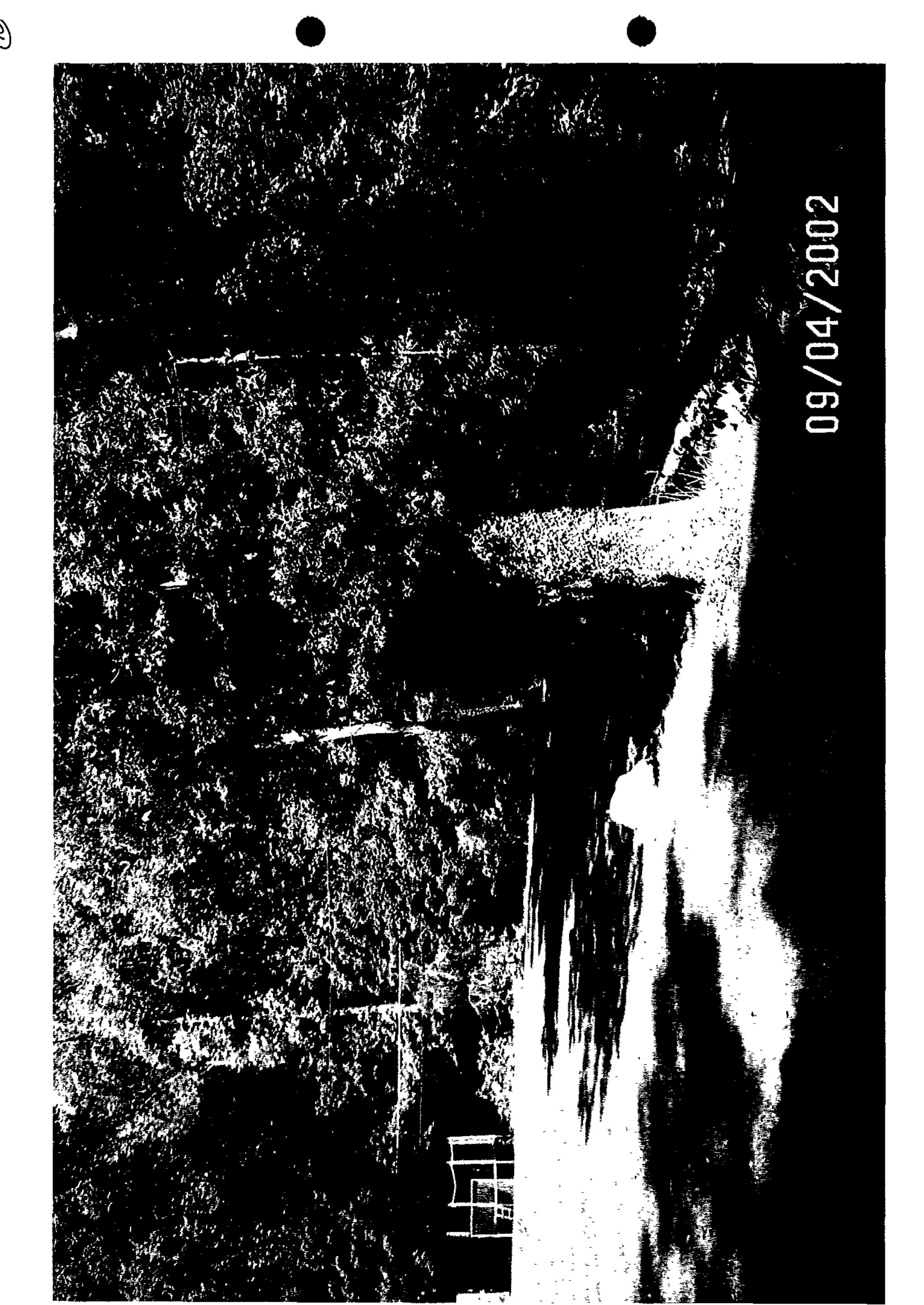




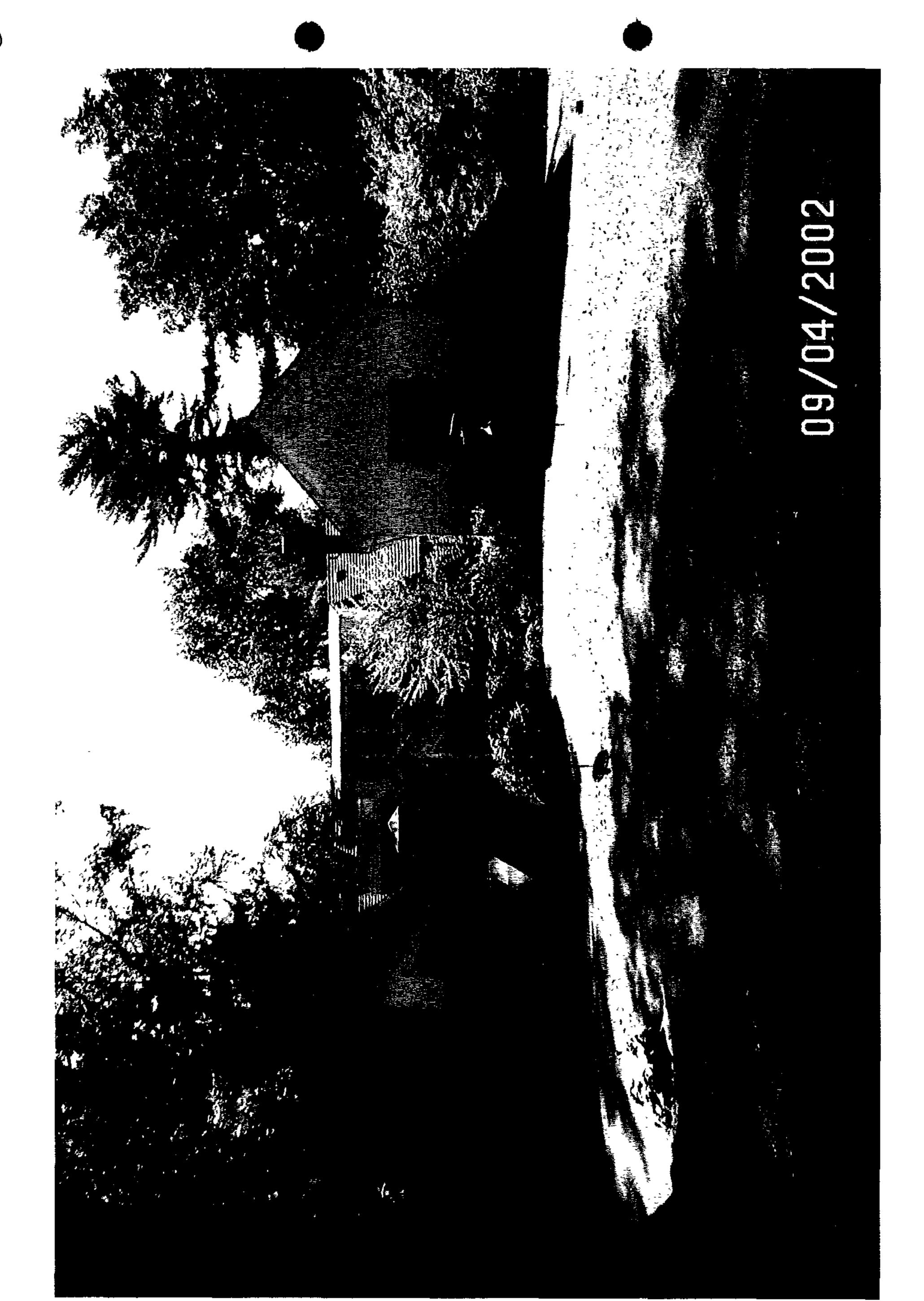


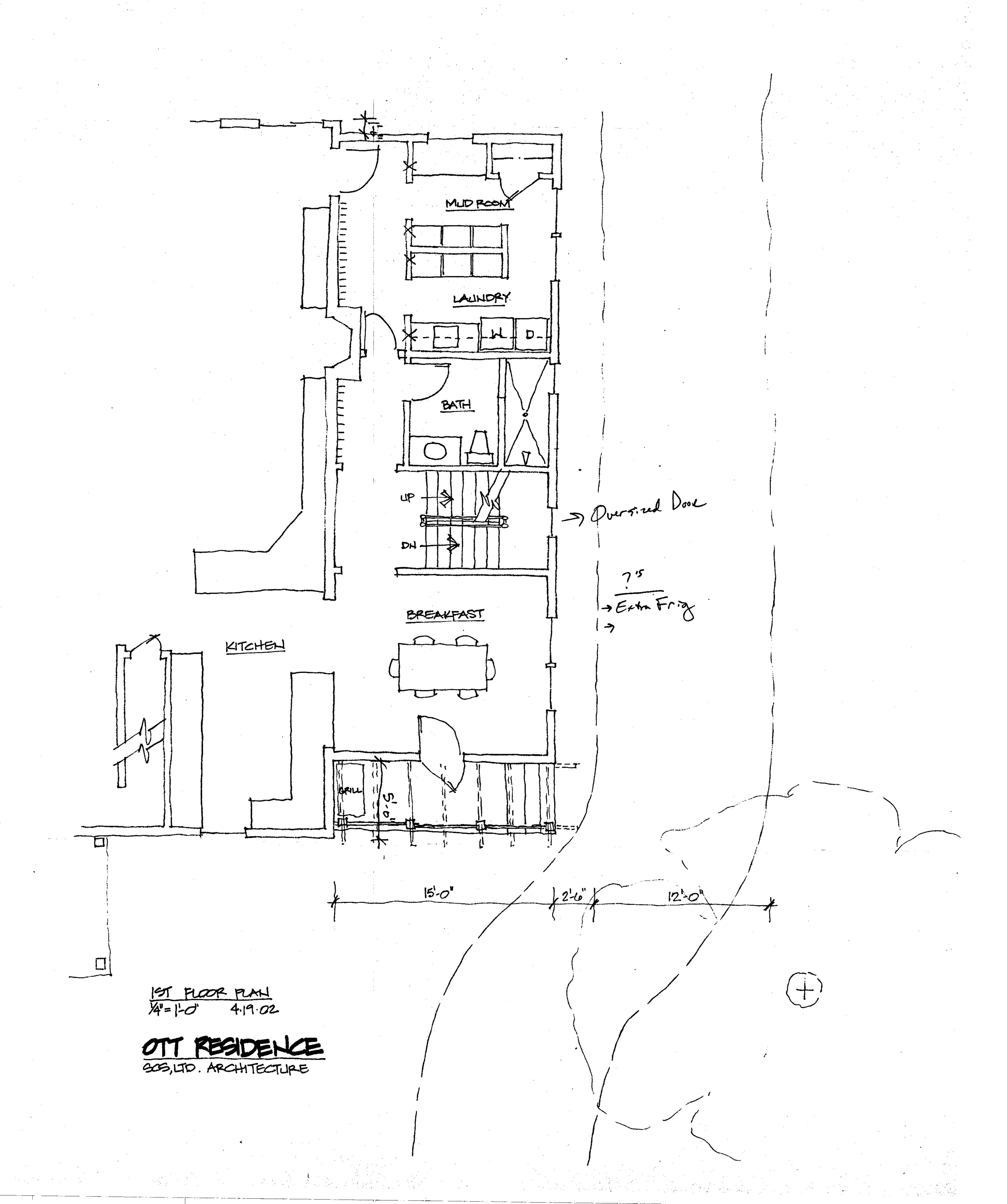















#045

