IN RE: PETITION FOR VARIANCE
W/S Bridge Avenue, 700' S
of Chesaco Avenue
15th Election District
7th Councilmanic District
(7914 Bridge Avenue)

Beverly P. & Michael L. Nelson Petitioners * BEFORE THE

* DEPUTY ZONING COMMISSIONER

* OF BALTIMORE COUNTY

* CASE NO. 03-199-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Beverly P. and Michael L. Nelson. The Petitioners are requesting variance relief for property located at 7914 Bridge Avenue in the Rosedale area of Baltimore County. The variance request is from Section 427 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a fence in the Petitioners' rear yard, which adjoins the front yard of an adjacent property owner, to have a height of 6 ft. in lieu of the permitted 42 inches.

Appearing at the hearing on behalf of the variance request was Michael Nelson, one of the owners of the property. There were no protestants or others in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 20,000 sq. ft. zoned D.R.5.5. The property is improved with a two-story frame dwelling wherein Mr. & Mrs. Nelson reside. The Nelsons are interested in constructing a privacy fence around the perimeter of their property. The wooden privacy fence will replace an existing chain link fence that currently exists on site. As the site plan submitted indicates, the Nelsons' house is constructed closer to Bridge Avenue than the two neighbors on either side of their property. Accordingly, a small portion of the fence to be constructed on Mr. Nelson's lot

will be situated in the front yards of his adjacent neighbors. In order to proceed with the construction of the fence, the variance request is necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to Petitioners and their property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioners must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether a grant of the variance would do a substantial justice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give sufficient relief; and,
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. Of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the property which is the subject of this request and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not cause any injury to the public health, safety or general welfare, and meets the spirit and intent of the B.C.Z.R.

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 Loyd day of December, 2002, that a variance from Section 427 of the Baltimore County Zoning Regulations, to allow a fence in the Petitioners' rear yard, which adjoins the front yard of an adjacent property owner, to have a height of 6 ft. in lieu of the permitted 42 inches, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

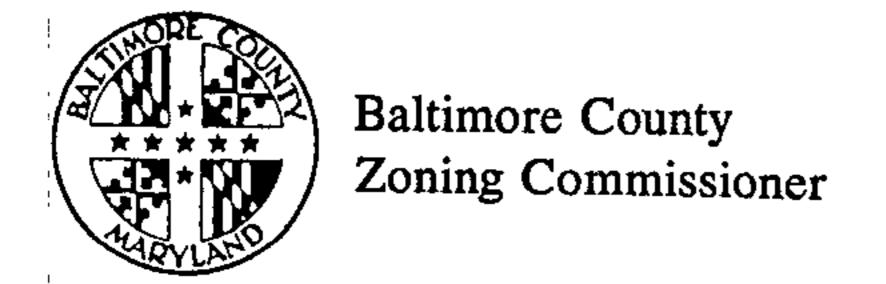
1. The Petitioners may apply for their permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

TIMOTHY M. KOTROCO

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj



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

Fax: 410-887-3468

December 10, 2002

Mr. & Mrs. Michael L. Nelson 7914 Bridge Avenue Baltimore, Maryland 21237

> Re: Petition for Variance Case No. 03-199-A

> > Property: 7914 Bridge Avenue

Dear Mr. & Mrs. Nelson:

Enclosed please find the decision rendered in the above-captioned case. The Petition for 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

· luthy Hobroco

TMK:raj Enclosure



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at <u>79/4 BRIDSEA/E BALTO. My 2/237</u> which is presently zoned <u>D.R.5.5.</u>

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)

IN THE REAR YARD WHICH ADJOINS THE FRONT YARD (OF AND ADJACENT LOTS) TO HAVE A HEIGHT OF 6 FT. IN LIEU OF THE PERMITTED 42 INCHES

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

PRIVACY - CONFINE DOGTO PROPERTY - SECURITY

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

If 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.

| ı | ŀ | s the subject of this Petiti | ЮΠ. | | |
|----------------------------|-------------|------------------------------|-------------------------|------------------------|---------------|
| Contract Purchaser/Lessee: | | | Legal Owner(s): | | |
| | | | BEVERLY P | NELSON | |
| Name - Type or Print | | | Name - Type or Print | | |
| ! | | | Buerly & | nelson | |
| Signature | | | Signature | - | |
| | | | MICHAEL L | . NELSON | |
| Address | | Telephone No. | Name - Type or Print | ~/ | |
| | | | MOMEL XNED | ` | |
| City | State | Zip Code | Signature | | |
| Attorney For Petition | er: | | 7914 BRIDGE | : AVE. 410 | 574 4053 |
| 6 70 E | | | Address | | Telephone No. |
| | | | BALTIMORE | MD | 21237 |
| Name - Type of Print | | | City | State | Zip Code |
| | | | Representative to | be Contacted: | |
| Signature 2 | | | - 10,0. 00 011ttt 10 00 | oo oonaaaaa | |
| Company | | | Name | | |
| 16. 1 | | | | | |
| Address | | Telephone No. | Address | | Telephone No |
| City: | State | Zıp Code | City | State | Zip Code |
| | | | <u>OFFI</u> | CE USE ONLY | |
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| Case No. 03 | 199-A | | LOTIMATED LENGT | TO TILAKING | |
| | | | UNAVAILABLE FOR Date | HEARING | |
| REV 9/15/98 | | Reviewed By | Date | e 10/25/02 | |
| IVE A 9/10/20 | | . Al | | , , | |
| | ٧ | IOLATION #0 | 2-7514 | | |

Zoning Description for 7914 Bridge Avenue Baltimore, Maryland 21237

Beginning at a point on the west side of Bridge Avenue which is thirty (30') feet wide at a distance of seven hundred (700') feet south of the centerline of the nearest improved intersecting street Chesaco Avenue which is thirty (30') feet wide. Being lot # 100, in the subdivision of Rosedale Terrace as recorded in Baltimore County Plat Book # 3, Folio # 90, containing 20,000 square feet. Also known as 7914 Bridge Avenue Baltimore, Maryland 21237 and located in the 15th Election District, 7th Councilmanic District.

| | · · | |
|---|--|--|
| • | BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE | DATE OFFICE |
| | MISCELLANEOUS RECEIPT 5 10 25 07 ACCOUNT 00 006 615 0 | HUSINESS ACTUAL TIME 1 1/25/2002 10/25/2002 09:10:57 REG US02 NATL JEVA JEE INGLER 2 |
| | AMOUNT \$ 50.00 | >AIGE IPT # 232268 10/25/2002 OF LN Dept 5 528 ZONING VERIFICATION CR #0. 018916 Recet Tot \$50.00 |
| | FROM: SECSIVED SELSON | - 60.00 CA 10.00 CG Paltimore County, Haryland |
| | 7914 BRIDGE AUE | |
| | DISTRIBUTION WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER | CASHIER'S VALIDATION |

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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. #03-199-A 7914 Bridge Avenue W/s Bridge Avenue 700 feet south of Chesaco Avenue 15th Election District 7th Councilmanic District Legal Owner(s): Beverly and Michael Nelson

Variance: to approve a fence in the rear yard which adjoins the front yard to have a height of 6 feet in lieu of the permitted 42 inches.

Hearing: Tuesday, December 10, 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 11/761 Nov26 C576082

CERTIFICATE OF PUBLICATION

| 11/27/,2002 |
|--|
| THIS IS TO CERTIFY, that the annexed advertisement was published |
| n the following weekly newspaper published in Baltimore County, Md., |
| once in each ofsuccessive weeks, the first publication appearing |
| on $\frac{11 26 ,2002}{}$. |
| |
| The Jeffersonian |
| ☐ Arbutus Times |
| ☐ Catonsville Times |
| ☐ Towson Times |
| Owings Mills Times |
| □ NE Booster/Reporter |
| ☐ North County News |
| |
| |

LEGAL ADVERTISING

CERTIFICATE OF POSTING

| | RE: Case No.: 03 - 199-A |
|---|--|
| • | Petitioner/Developer: BEYERLY F |
| • | MICHAEL NELSON |
| | Date of Hearing/Closing: 12/10/02 |
| Paltimore County Department of Permits and Development Management County Office Building, Room 111 11 West Chesapeake Avenue Cowson, MD 21204 | ** |
| Attention: Ms. Gwendolyn Stephens | |
| Ladies and Gentlemen: | |
| • | y located at 79/4 BRIDGE AVE |
| vere posted conspicuously on the property | y located at 79/4 BRIDGE AVE |
| vere posted conspicuously on the property | |
| vere posted conspicuously on the property | y located at 79/4 BRIDGE AVE 11/22/02 (Month, Day, Year) Sincerely, |
| he sign(s) were posted on | y located at 79/4 BRIDGE AVE 11/22/02 (Month, Day, Year) |
| he sign(s) were posted on | y located at 79/4 BRIDGE AVE 11/22/02 (Month, Day, Year) Sincerely, 11/22/02 |
| he sign(s) were posted on | y located at 79/4 BRIDGE AVE 11/22/02 (Month, Day, Year) Sincerely, 11/22/02 (Signature of Sign Poster and Date) |
| he sign(s) were posted on | y located at 79/9 BRIDGE AVE /// 22 /02 (Month, Day, Year) Sincerely, (Signature of Sign Poster and Date) SSG ROBERT BLACK (Printed Name) 1508 Leslie Rd |
| he sign(s) were posted on | y located at 79/4 BRIDGE AVE ///22/02 (Month, Day, Year) Sincerely, (Signature of Sign Poster and Date) SSG BORERT BLACK (Printed Name) |
| he sign(s) were posted on | y located at 79/9 BRIDGE AVE /// 22 /02 (Month, Day, Year) Sincerely, (Signature of Sign Poster and Date) SSG ROBERT BLACK (Printed Name) 1508 Leslie Rd (Address) Dundalk, Maryland 21222 |
| The sign(s) were posted on | y located at 79/9 BRIDGE AVE (Month, Day, Year) Sincerely, (Signature of Sign Poster and Date) SSG BOBERT BLACK (Printed Name) 1508 Leslie Rd (Address) Dundalk, Maryland 21222 (City, State, Zip Code) |
| The sign(s) were posted on | y located at 79/9 BRIDGE AVE /// 22 /02 (Month, Day, Year) Sincerely, (Signature of Sign Poster and Date) SSG ROBERT BLACK (Printed Name) 1508 Leslie Rd (Address) Dundalk, Maryland 21222 |

DEPARTMENT OF PERMITS 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: <u>03-199-A</u> |
| Item Number or Case Number: 03 - 199 - A Petitioner: WELSON |
| Address or Location: 79/4 BRIDGE AVE. |
| |
| PLEASE FORWARD ADVERTISING BILL TO: |
| Name: MICHAEL L NELSON |
| Address: 7914 Bridge Ave |
| Beltimore, Md. 21237 |
| Teiephone Number: 410 - 584 -4053 |
| 574 |

Revised 2/20/98 - SCJ

(APP, HAS SIGH) POSTERS LIST)

PATUXENT PUBLISHING COMPANY TO:

Tuesday, 'November 26, 2002 Issue – Jeffersonian

Please forward billing to:

Michael L. Nelson 7914 Bridge Avenue Baltimore, MD 21237

410-574-4053

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: 03-199-A

7914 Bridge Avenue

W/s Bridge Avenue 700 feet south of Chesaco Avenue

15th Election District – 7th Councilmanic District

Legal Owner: Beverly and Michael Nelson

Variance to approve a fence in the rear yard which adjoins the front yard to have a height of 6 feet in lieu of the permitted 42 inches.

HEARING:

Tuesday, December 10, 2002 in Room 407, County Courts Building, 401

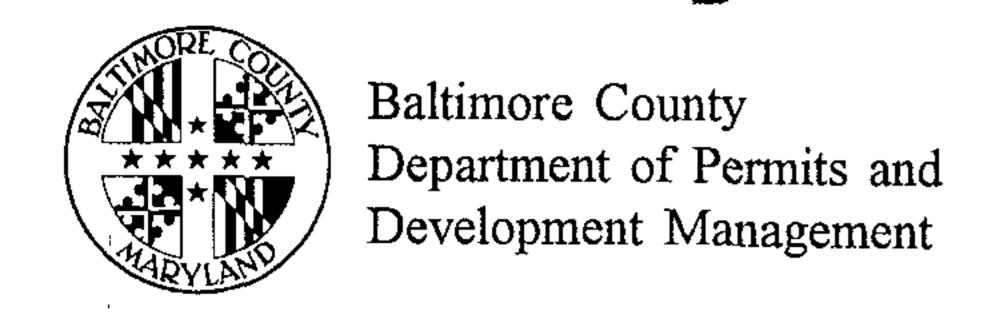
Bosley Avenue

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL 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.



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

Fax: 410-887-5708

November 6, 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: 03-199-A

7914 Bridge Avenue

W/s Bridge Avenue 700 feet south of Chesaco Avenue 15th Election District – 7th Councilmanic District

Legal Owner: Beverly and Michael Nelson

Variance to approve a fence in the rear yard which adjoins the front yard to have a height of 6 feet in lieu of the permitted 42 inches.

Tuesday, December 10, 2002 at 9:00 a.m. in Room 407, County Courts **HEARING:** Building, 401 Bosley Avenue

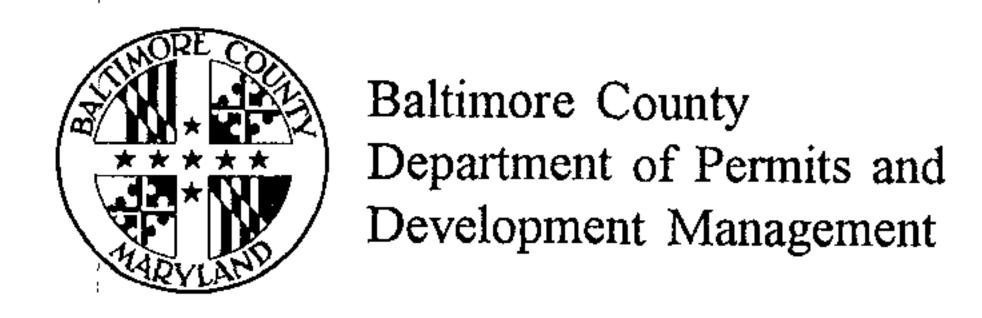
Arnold Jablon Director

AJ:rlh

C: Beverly and Michael Nelson, 7914 Bridge Avenue, Baltimore 21237

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, NOVEMBER 25, 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.



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

December 6, 2002

Beverly P. Nelson Michael L. Nelson 7914 Bridge Avenue Baltimore, MD 21237

Dear Mr. and Mrs. Nelson:

RE: Case Number: 03-199-A, 7914 Bridge Avenue

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

U. Calliball

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR:rlh

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: November 29, 2002

TO:

Arnold Jablon, Director

Department of Permits & Development Management

Robert W. Bowling, Supervisor Bureau of Development Plans

SUBJECT:

Zoning Advisory Committee Meeting

For November 12, 2002

Item Nos. 193, 194, 195, 196, 197, 198, 199, 200, 201, and 202

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

RWB:CEN:jrb

cc: File

Jun 12/10

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: November 4, 2002

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 03-199

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

BALTIMORE COUNTY, MARYISAND. DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Arnold Jablon

FROM:

R. Bruce Seeley RB 767

DATE:

November 15, 2002

Zoning Petitions

Zoning Advisory Committee Meeting of November 4, 2002

SUBJECT:

NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

193-202



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

November 7, 2002

ATTENTION: George Zahner

Property Owner: Distribution Meeting of November 4, 2002

Location:

Item No.:

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.

7. The Fire Marshal's Office has no comments at this time, in reference to the following items:

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

cc: File



Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor

John D. Porcari Secretary

Parker F. Williams Administrator

Date: 11.6.02

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

RE:

Baltimore County

Item No. 199

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,

1-

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

RE: PETITION FOR VARIANCE
7914 Bridge Avenue W/side Bridge Ave.
700' south of Chesaco Avenue
15th Election District
7th Councilmanic District

Legal Owner: Michael & Beverly Nelson Petitioner(s) * BEFORE THE

* ZONING COMMISSIONER

* FOR

* BALTIMORE COUNTY

* 03-199-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

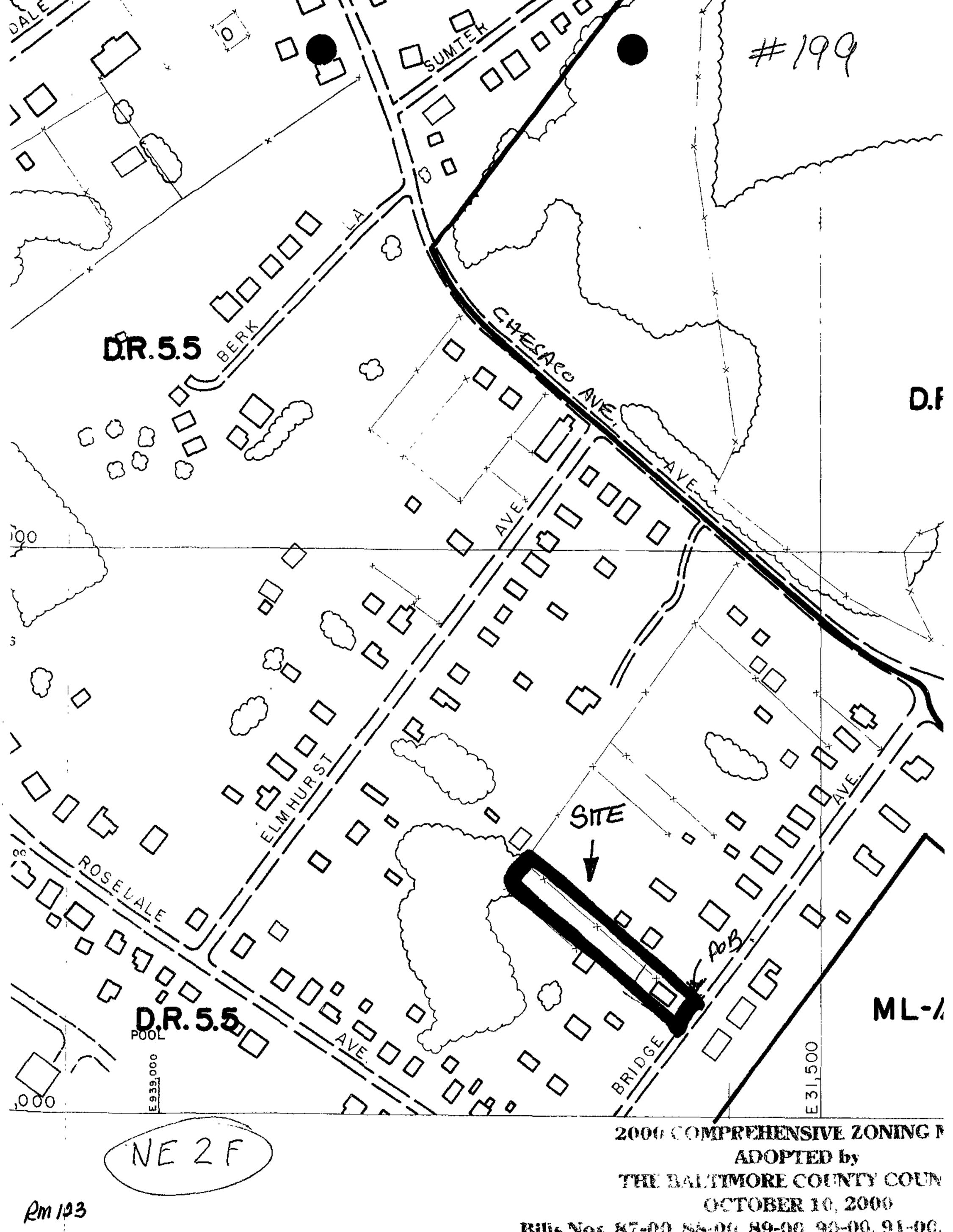
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 6th day of November, 2002, a copy of the foregoing Entry of Appearance was mailed to Michael & Beverly Nelson, 7914 Bridge Avenue, Baltimore, MD 21237 Petitioner(s).

DECE VE

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County



| PLAT TO ACCOMF | ANY PETITION FOI | R ZONING XVARIANCE | SPECIAL HEARING |
|-------------------------------|--|--|--|
| | | SEE PAGES 5 & 6 OF THE CHECKLIST FOI | |
| | 90 LOT # 100 SECTION # | | Hoseed Jewish Level Hill Research Annual Control of Shift Level Hi |
| | LOT 89D BARDERNITZ, ANNA C. 1502003930 | | Chesaco Utd Meth William Alic Mark Chesaco Utd Meth William Alic Mark Chesaco Utd Meth William C |
| | LOT 99 LOTIOO NELSON, BEVERLY NICHAEL ISPABO350 ISO3470110 ISI94BO350 ISO3470110 ISO3470110 ISI94BO350 ISO3470110 ISO3470110 ISI94BO350 ISINANANANANANANANANANANANANANANANANANAN | reactives the state of the stat | LOCATION INFORMATION ELECTION DISTRICT 15 +4 COUNCILMANIC DISTRICT 7 +4 1"=200' SCALE MAP # N.E. 2-F ZONING D.R5.5 LOT SIZE |
| NORTH DEEDARED BY | W.P.C. No. 3, Folio | | ZONING OFFICE USE ONLY REVIEWED BY ITEM # CASE # |
| PREPARED BY MICHAEL L. NELSON | SCA | LE OF DRAWING: 1" = 50 | JUM 1et Ga |