

IN RE: PETITION FOR ADMIN. VARIANCE
N/S of Stags Head Road, 400 ft. W
centerline of Huntsman Road
9th Election District
3rd Councilmanic District
(806 Stags Head Road)

Carole A. Stafford & Craig W. Medlyn
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-239-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, Carole A. Stafford and Craig W. Medlyn. The variance request is for property located at 806 Stags Head Road in the Towson area of Baltimore County. The variance request is from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 35 ft. in lieu of the required 40 ft. for an addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for 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 that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

ORDER RECORDED

Date

12/3/03

By

[Signature]

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 3rd day of December, 2003, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a rear yard setback of 35 ft. in lieu of the required 40 ft. for an addition, 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 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.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

ORDER RECEIVED
Date 12/3/03
By J. H. Gannon

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

December 3, 2003

Ms. Carole A. Stafford
Mr. Craig W. Medlyn
806 Stags Head Road
Towson, Maryland 21286

Re: Petition for Administrative Variance
Case No. 04-239-A
Property: 806 Stags Head Road

Dear Ms. Stafford & Mr Medlyn:

Enclosed please find the decision rendered in the above-captioned case. The petition for administrative variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

Visit the County's Website at www.baltimorecountyonline.info





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 806 Stags Head Road

which is presently zoned D.R.2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1; BC2R, TO PERMIT

A REAR YARD SETBACK OF 35ft. IN LIEU OF THE
REQUIRED 40ft. FOR AN ADDITION.

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

A Public Hearing having been formally demanded and/or found to be required, It is ordered by the Zoning Commissioner of Baltimore County, this 12/3/03 day of December, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Legal Owner(s):

Carole A. Stafford

Name - Type or Print

Carole A. Stafford

Signature

Craig W. Medlyn

Name - Type or Print

CHAMBER

Signature

806 Stags Head Road 410-337-7011

Address

Telephone No

Towson

Md.

21286

City

State

Zip Code

Representative to be Contacted:

(Owners)

Name

cell 410-935-4077

Address

work 410-277-2853

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By JLM

Date 11.7.03

Estimated Posting Date 11.16.03

CASE NO. 04-239A

PREP 10/25/01

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 806 Stags Head Road
Address
Towson Maryland 21286
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 are requesting a rear yard variance of 35' versus 40' required to construct a single story family room / breakfast room addition of +/- 500 s.f. at the rear of our home. We believe that the following facts support our request:

- 1) The physical constraints of the lot, the interior layout of the house, and the house's position on the lot preclude locating the addition elsewhere.
- 2) We have spoken to the neighbors abutting our property - e 804 Stags Head Rd, 803 Huntsman Rd, and 801 Huntsman Road - and none object to our building plans.
- 3) The proposed addition encroaches on the left side yard setback. However, the addition would be barely visible to our neighbors to the left due to 1) the distance between the houses (+/- 130') and 2) the fact that our house is set back another 35-40' from the street and is situated at the top of a steep hill.
- 4) The proposed addition is compliant with the deed restrictions pertaining to Plat 3 in Hampton.

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.

Carole A. Stafford
Signature
Carole A. Stafford
Name - Type or Print

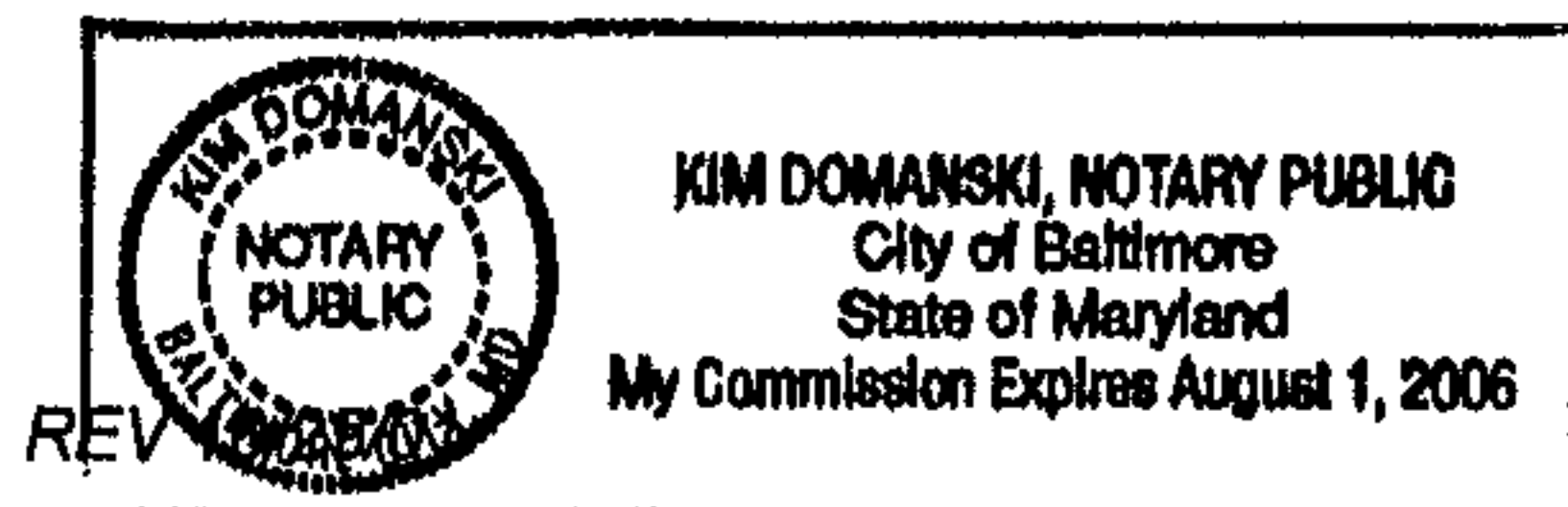
Craig W. Medlyn
Signature
Craig W. Medlyn
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of November, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Carole A. Stafford & Craig W. Medlyn
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Kim Domanski
Notary Public
My Commission Expires 8/1/06

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 806 Stags Head Road
Address
Towson Maryland 21286
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 are requesting a rear yard variance of 35' versus the 40' required to construct a single story family room/breakfast room addition totaling +/- 500sf. at the rear of our home. We believe that the following facts support our request:

1) The physical constraints of the lot, the interior layout of the house, and the house's position on the lot preclude locating the addition anywhere else.

2) We have spoken to the neighbors abutting our property - Mr/Mrs Beatty E 804 Stags Head Road to the left, Dr./Mrs Dennis E 803 Huntsman Road to the right, and Dr/Mrs Page E 801 Huntsman Road to the rear - and none object to our building plans.

3) The proposed addition encroaches on the left side yard setback. However, the addition is barely visible to our neighbors to the left due to 1) the distance between the houses (+/- 130') and 2) the fact that our house is set back another 35-40' from the street and is situated at the top of a steep hill.

4) The proposed addition is compliant with the deed restrictions pertaining to Plat 3 in Hampton

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.

Carole A. Stafford

Signature

Carole A. Stafford

Name - Type or Print

Craig W. Medlyn

Signature

Craig W. Medlyn

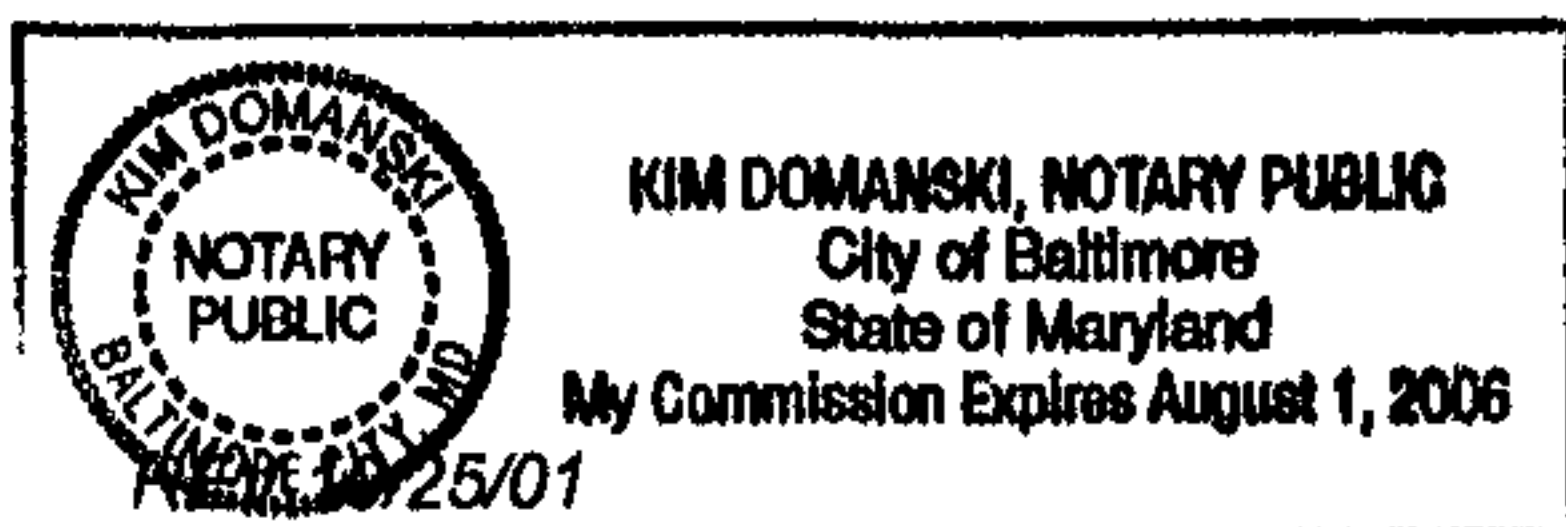
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of November, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Carole A. Stafford & Craig W. Medlyn
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Kim Domanski
Notary Public

My Commission Expires 8/1/06



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 806 Stags Head Road
which is presently zoned D.R. 2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1B02.3.C.1; BL2R, TO PERMIT
A REAR YARD SETBACK OF 35 FT. IN LIEU OF THE
REQUIRED 40 FT. FOR AN ADDITION.

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):

Carole A. Stafford

Name - Type or Print

Carole A. Stafford

Signature

Craig W. Medlyn

Name - Type or Print

Craig W. Medlyn

Signature

806 Stags Head Road 410-337-7011

Address

Telephone No.

Towson

MD

21286

City

State

Zip Code

Representative to be Contacted:

(Owners)

Name

Call 410-935-4077

Address

Work 410-277-2853

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 04-239A day of April, 2003, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 04-239A

REV 10/25/01

Reviewed By JCM

Date 11-7-03

Estimated Posting Date 11-16-03

**ZONING DESCRIPTION FOR: 806 Stags Head Road, Towson
21286**

Beginning at a point on the north side of Stags Head Road which is 50' wide at the distance of 400' west of the centerline of the nearest improved intersecting street Huntsman Road, which is 50' wide. Being Lot # 19 Block E, Section B, Group 81 in the subdivision of Hampton as recorded in the Baltimore County Plat Book # 3, Plat Ref 24/56, containing 38,768 sf. Also known as 806 Stags Head Road, and located in the 9th Election District, 3rd Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

239

No. 30513

DATE 11-7-03

ACCOUNT 001-006-6150

AMOUNT \$ 65.00

RECEIVED
FROM

C. STAFFORD — 806

FOR

AD. V. STAGS HEAD Rd.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DATE
11/07/2003	11/07/2003	14:34:50	2

RECEIVED FROM JEN JEE
RECEIPT # 30513 11/07/2003
ITEM 5 520 ZIRING VERIFICATION
CR NO. 00513

Receipt Tot \$65.00
\$65.00 CR \$1.00 CR
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 04-239-A

Petitioner/Developer: _____

CAROLE STAFFORD

Date of Hearing/Closing: 12/1/03

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

Attention: MS. BECKY HART

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 _____

806 STAGSHEAD RD

The sign(s) were posted on 11/16/03
(Month, Day, Year)

CASE # 04-239-A

Sincerely,

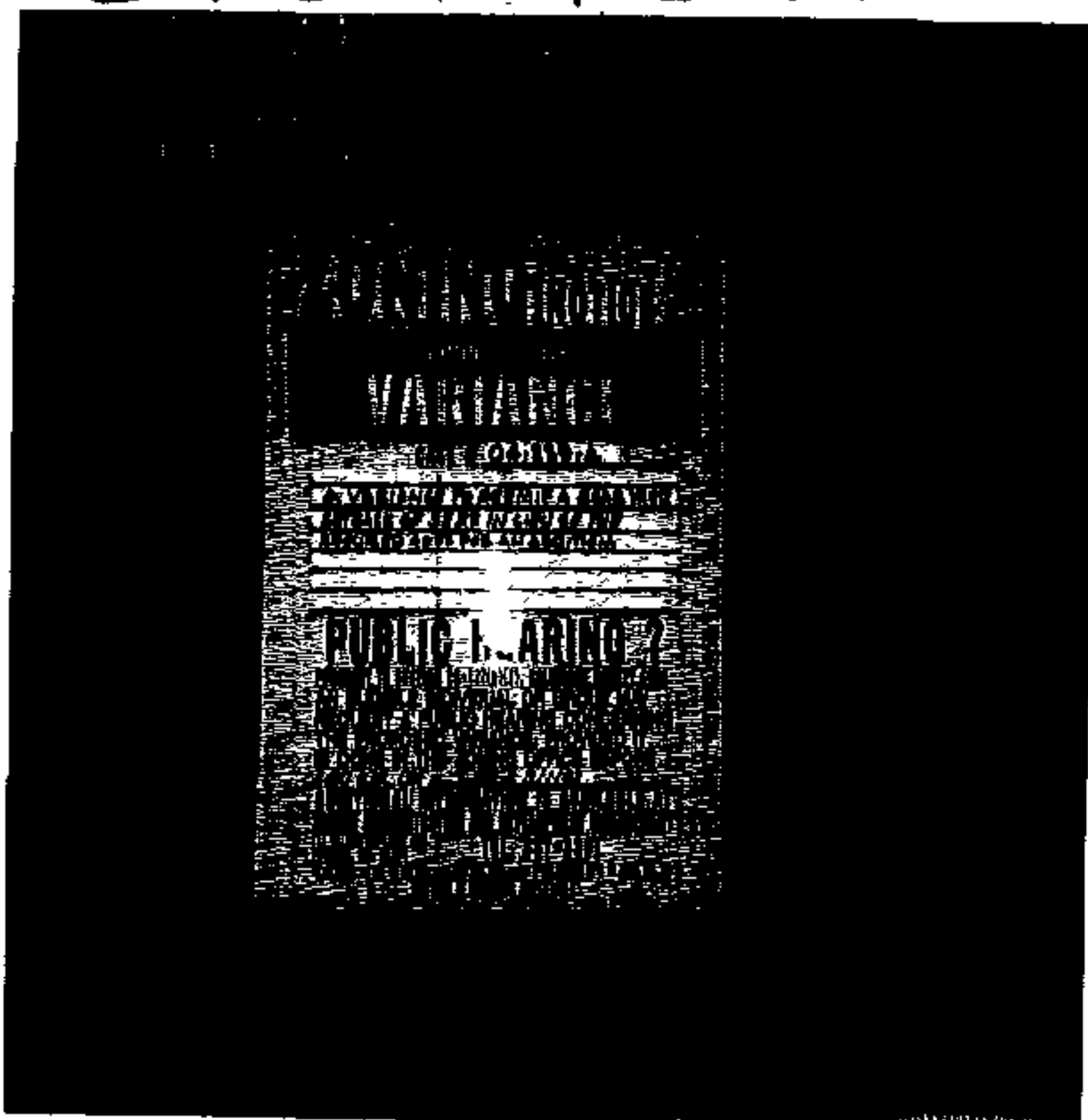
Richard E. Hoffman 11/16/03
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



806 STAGSHEAD RD.

POSTED 11/16/03

Richard E. Hoffman 11/16/03

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

239

Petitioner:

Carole A. Stafford

Address or Location:

806 Stags Head Road Towson 21286

PLEASE FORWARD ADVERTISING BILL TO

Name:

Address:

Same

Telephone Number:

h) 410-337-7011 cell) 410-935-4077

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04-239 -A Address 806 STAGSHEAD RD.

Contact Person: J. Mene Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11-7-03 Posting Date: 11-16-03 Closing Date: 12-1-03

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 03- 239 -A Address 806 STAGSHEAD RD.
Petitioner's Name CAROLE STAFFORD Telephone 410-337-7011
Posting Date: 11-16-03 Closing Date: 12-1-03
Wording for Sign: A VARIANCE
To Permit A REAR YARD SETBACK OF
35ft. IN LIEU OF THE REQUIRED 40ft.
FOR AN ADDITION.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 1, 2003

Carole Stafford
Craig Medlyn
806 Stags Head Road
Towson, MD 21286

Dear Ms. Stafford and Mrs. Medlyn:

RE: Case Number: 04-239-A, 806 Stags Head Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 7, 2003.

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,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", written in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel



Printed with Soybean Ink
on Recycled Paper

Visit the County's Website at www.baltimorecountyonline.info



**Baltimore County
Fire Department**

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

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

November 25, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: November 24, 2003

Item No.: 233-252, 254, 255

039

Dear Ms. Hart:

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.

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

cc: File



Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*



Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 11.26.03

Ms. Rebecca Hart
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 239 JCM

Dear Ms. Hart:

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

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.201.7165 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 Phone 410.545.0300 • www.marylandroads.com

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: December 1, 2003

RECEIVED

DEC 2 2003

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

ZONING COMMISSIONER

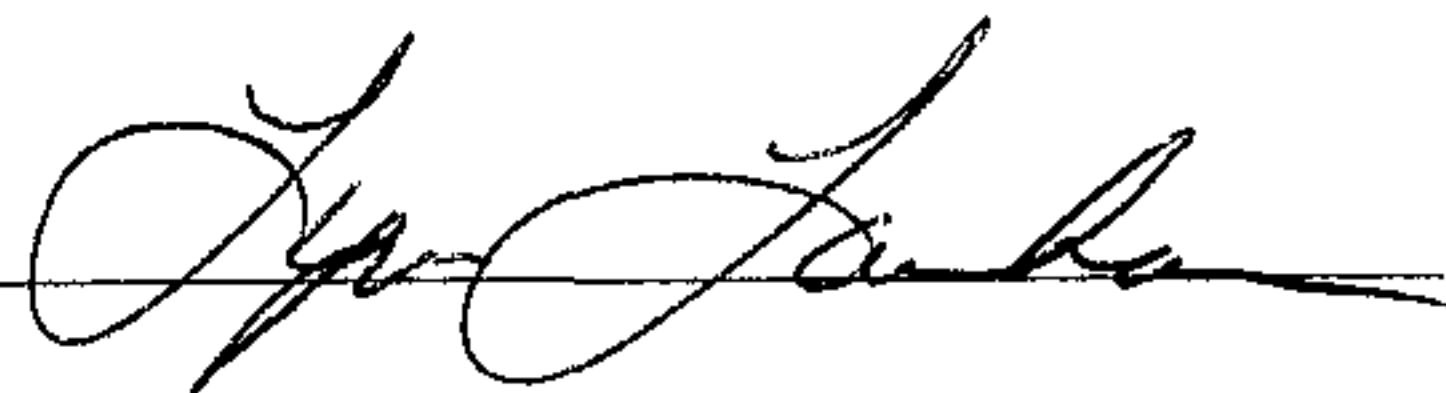
SUBJECT: Zoning Advisory Petition(s): **Case 04-239, 04-248, and 04-251**
Administrative Variance

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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: December 15, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For December 1, 2003
Item Nos. 234, 236, 237, 239, 240, 241,
242, 243, 244, 245, 251, 252, 253, 254,
and 255

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

RWB:CEN:jrb

cc: File

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 806 STAGS HEAD RD

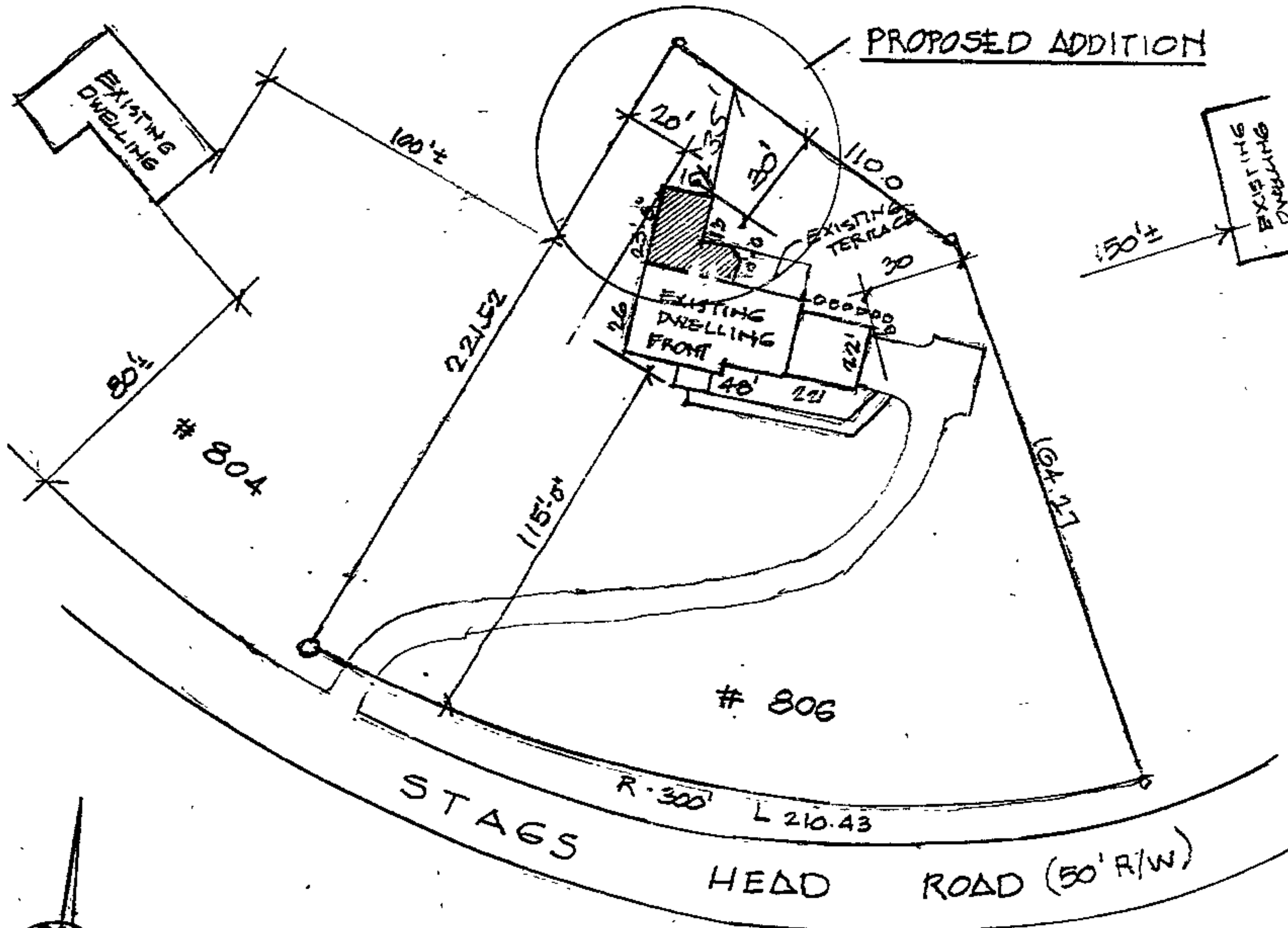
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME HAMPTON

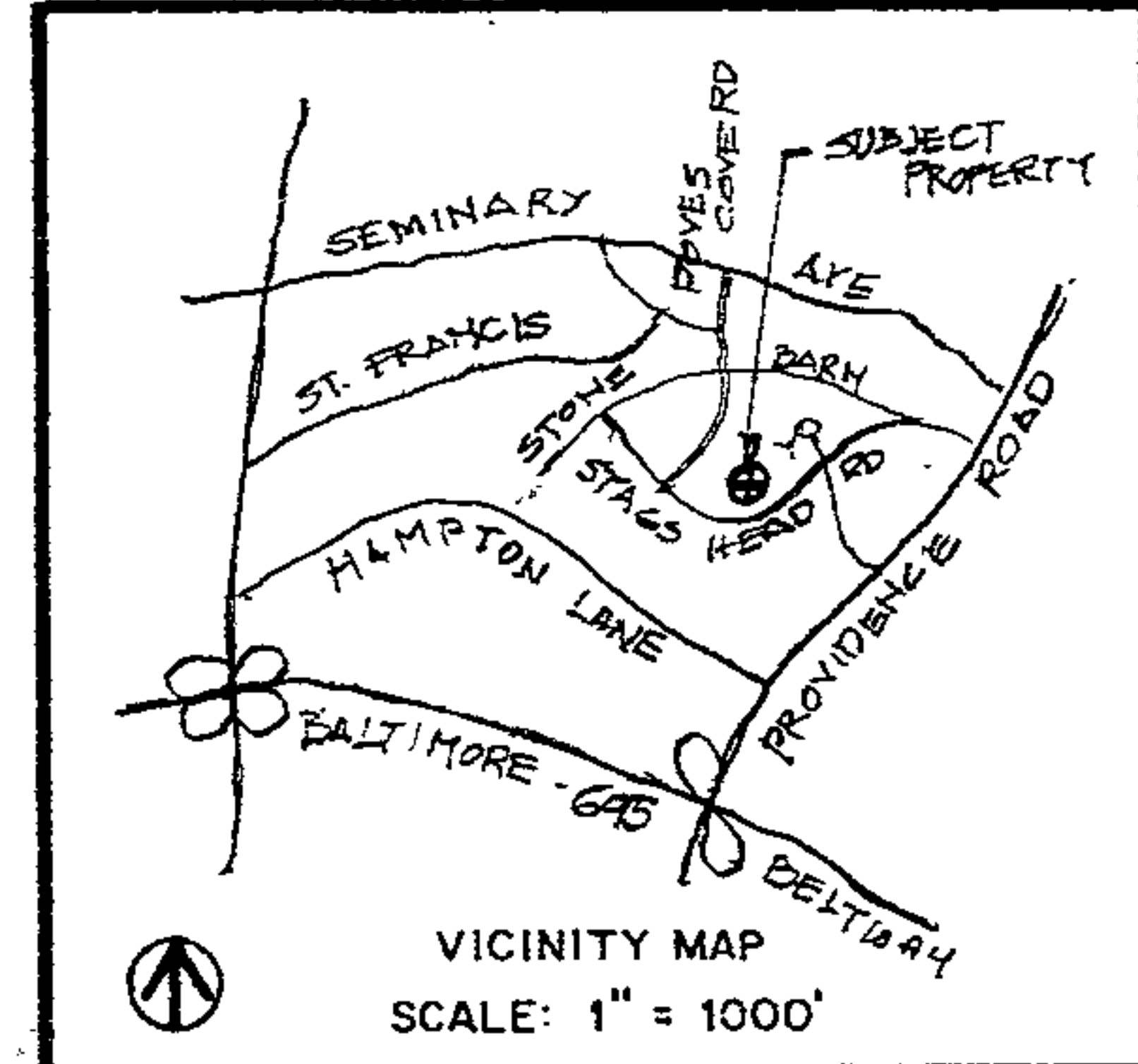
PLAT BOOK # 3 FOLIO # 24/56 LOT # 19 SECTION # B

OWNER _____

REQUEST FOR SIDEYARD
VARIANCE OF 20'-0" IN
LIEU OF 25' REQUIRED



SITE PLAN



LOCATION INFORMATION

ELECTION DISTRICT 9

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP #

ZONING DR-2

LOT SIZE 1.1± 45600
ACREAGE SQUARE FEET

SEWER ☐ PUBLIC ☒ PRIVATE

WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒

100 YEAR FLOOD PLAIN YES ☐ NO ☒

HISTORIC PROPERTY/BUILDING YES ☐ NO ☒

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
REVIEWED BY _____ ITEM # _____ CASE # _____

PREPARED BY DONALD B RATCLIFFE AIA ARCHITECT SCALE OF DRAWING: 1" = 60'

Pet. 24 #1



One Hour Photo

unforgettable pictures

