IN RE: PETITION FOR VARIANCE SE/S of Valcour Avenue and Dorchester Road 1st Election District 1st Councilmanic District (510 Dorchester Road)

> Emma E. & John L. Fousek Petitioners

- BEFORE THE
- DEPUTY ZONING COMMISSIONER *
- OF BALTIMORE COUNTY *
- CASE NO. 05-209-A *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Variance filed by the legal owners of the subject property, Emma E. and John L. Fousek. The variance request is for property located at 510 Dorchester Road in the Catonsville area of Baltimore County. The variance request is from Sections 303.1 and 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a front yard setback of 25 ft. in lieu of the required front yard average setback of 37 ft. and to allow a rear yard setback of 20 ft. in lieu of the required 30 ft. for a proposed single-family dwelling.

The property was posted with Notice of Hearing on November 20, 2004, for 15 days prior to the hearing, in order to notify all interested citizens of the requested zoning relief. In addition, a Notice of Zoning hearing was published in "The Jeffersonian" newspaper on November 23, 2004 to notify any interested persons of the scheduled hearing date.

Applicable Law

Section 307 of the B.C.Z.R. - Variances.

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in I residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, offstreet parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Interested Persons

Appearing at the hearing on behalf of the variance request were John and Emma Fousek, Petitioners and Joseph L. Larson who prepared the site plan of the property. No protestants or citizens appeared at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 8,020 sq. ft. and is zoned D.R. 5.5. The property is unimproved. Petitioners' Exhibit 1 shows that the Petitioners propose to use Lots 1, 2 and 3 of the "Catonsville Heights" subdivision, which Mr. Larson indicated, was recorded in the Land Records of Baltimore County in 1919. Lots 4, 5, 6, and 7 are also owned by the Petitioners and is their principal residence. Lots 1, 2 and 3 lie at the intersection of Valcour Avenue and Dorchester Road. The Petitioners propose to erect a new home on the site but because of the odd shape of the three lots which are almost triangular, the new home can not meet the front or rear setback requirements. The front yard proposed of 25 ft. meets the DR 5.5 setback requirements but if one considers the other homes on the street, the new home should be set back from Dorchester Avenue 37.5 ft. While one could ophysically move the new home another 12.5 ft. toward the rear, this would reduce the rear yard set

back (now proposed to be 20 ft.) to only 7.5 ft. from the right-of-way of Valcour Avenue. Another option would be to reduce the depth of the proposed home from 25 ft. to 12.5 ft. Mr. Larson indicated that neither were practical solutions to the problem. The new home must be reasonably centered on the property vis a vis Valcour Avenue and Dorchester Roads.

The question arose as to whether Lot 4 could be added to the proposed sited as the Petitioners own the adjacent property. The proposed home would then move 20 ft. to the south toward the Petitioners' existing home. While this would eliminate the rear yard variance, the front yard variance would still be required. Mr. Larson opined that the Petitioners also wanted to end up with two properties of approximately the same size of 8,000 sq. ft. If Lot 4 were added to the subject property this would skew the area in favor of the subject property to the detriment of the Petitioners' residence. He opined that since all variances could not be eliminated by this change, the best approach was as presented by the Petitioner. Again, all this occurs because Valcour Avenue intersects with Dorchester Road at such a sharp angle.

Mr. Larson opined that the subject lot is unique from a zoning standpoint due to its unusual shape and that it would be a hardship and practical difficulty for the Petitioners to strictly comply with the regulations.

Findings of Fact and Conclusions of Law

I find that special circumstances or conditions exist that are peculiar to the land or structure. The three lots are triangular in shape and this shape directly causes the front and rear yard set back problems. I also find that strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. There is no practical way for the Petitioners to comply although, as above, perhaps one variance could be eliminated if Lot 4 were added to the subject property. I accept Mr. Larson's reasoning that having the resulting properties of approximately the same size is a desirable result. No increase in residential density beyond that

ADER RECEIVED FOR FILL

otherwise allowable by the Zoning Regulations will occur as a result of any such grant of these variances from the regulations. The subject lot meets the area requirements for DR 5.5 lots of 6000 sq. ft. Furthermore, I find these variances can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be GRANTED.

THEREFORE, IT IS ORDERED, this <u>9</u> day of December, 2004, by this Deputy Zoning Commissioner, that the Petitioners' request for variance from Sections 303.1 and 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a front yard setback of 25 ft. in lieu of the required front yard average setback of 37 ft. and to allow a rear yard setback of 20 ft. in lieu of the required 30 ft. for a proposed single-family dwelling, be and it is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

OHN WMURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

Zoning Commissioner

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





James T. Smith, Jr., County Executive William J Wiseman III, Zoning Commissioner

December 9, 2004

Mr. & Mrs. John L. Fousek 508 Dorchester Road Baltimore, Maryland 21228

> Re: Petition for Variance Case No. 05-209-A Property: 510 Dorchester Road

Dear Mr. & Mrs. Fousek:

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.

John V. Murphy
Deputy 7~ Deputy Zoning Commissioner

JVM:raj Enclosure

c: Joseph L. Larson, Spellman & Larson, 105 W. Chesapeake Avenue, Towson, MD 21204



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



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 510 Dorchester Road
which is presently zoned DR 5.5

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 mereof hereby petition for a Variance from Section(s) 303.1 and 1 B02.3.C.1

To allow a front yard setback of 25' in lieu of the required front yard average setback of 37'.

To allow a rear yard setback of 20' in lieu of the required 30'.

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

Argument and documentation to be presented at the Hearing.

or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning agulations 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:		Legal Owner(s):		
NA .		Emma E. Fousek		
Name - Type or Print -		Name - Type or Print	· · · · · · · · · · · · · · · · · · ·	
NA	•		selo	
5.gnature		X Signature X Signature	15C/C	
NA		John L. Fousek		
-cdress	Telephone No.	Name - Type or Print		<u> </u>
NA	·	(LaZ)	. Q	
State	e Zip Code	Signature	and,	
Attorney For Petitioner:		508 Dorchester Road		410-747-3917
		Address		Telephone No.
NA &	······································	Baltimore	MD	21228
Type or Print		City	State	Zip Code
NA NA Source		Representative to be Cont	acted:	
			aotea.	
NA NA		Joseph L. Larson		
Company		Name		
NA NA		105 W. Chesapeake Ave.	410	-823-3535
- Coress .	Telephone No.	Address	•	Telephone No.
NA		_ Towson	MD	21204
State	Zip Code	City	State	Zip Code
State		OFFICE USE C	DNLY	
No. 05-209-A		ESTIMATED LENGTH OF HEA	RING	
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REV 9/15/98	Reviewed By	/Date	104	





ROBERT E SPELLMAN, P.L.S JOSEPH L LARSON

CIVIL ENGINEERS AND LAND SURVEYORS 105 W. CHESAPEAKE AVENUE TOWSON, MARYLAND 21204 TEL (410) 823-3535 / FAX (410) 825-5215

DESCRIPTION TO ACCOMPANY ZONING PETITION, 510 DORCHESTER ROAD, 1ST ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at the southeast corner formed by the intersection of Valcour Avenue and Dorchester Road being also on the southern boundary of the State Roads Commission Right of Way as shown on Plat No. 10682 and running southeasterly along said right of way line 65 feet more or less to a point on the western side of Valcour Avenue 40 feet wide and running thence along the westernmost side of Valcour Avenue south 9 degrees 23 minutes east 101 feet more or less to a point on the division line of Lots 3 and 4 as shown on the recorded Plat of Catonsville Heights as recorded in Plat Book 7, Folio 168 and running along that division line south 72 degrees 58 minutes east 94.39 feet to a point on the eastern side of Dorchester Road 40 feet wide running thence along the eastern side of Dorchester Road north 17 degrees 2 minutes east 135 feet more or less to the place of beginning.

CONTAINING 0.18 acres of land more or less. (8020 square feet more or less)

File#D10250401

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SCHOTICE OF ZONING

The Zonling Commissioner of Battlimore County, by authority of the Zonling Act and Regulations of Battlimore County will hold a bublic hearing in Towson, deptified herein as follows:

Case: #05-209-A
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and John L.

Avenue.

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Editing Commissioner for

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1124/,2004

that the annexed advertisement was published THIS IS TO CERTIFY,

in the following weekly newspaper published in Baltimore County, Md.,

successive weeks, the first publication appearing once in each of

X The Jeffersonian

Catonsville Times ☐ Arbutus Times

□ Towson Times

Owings Mills Times

Reporter □ NE Booster/

North County News

Musse

LEGAL ADVERTISING



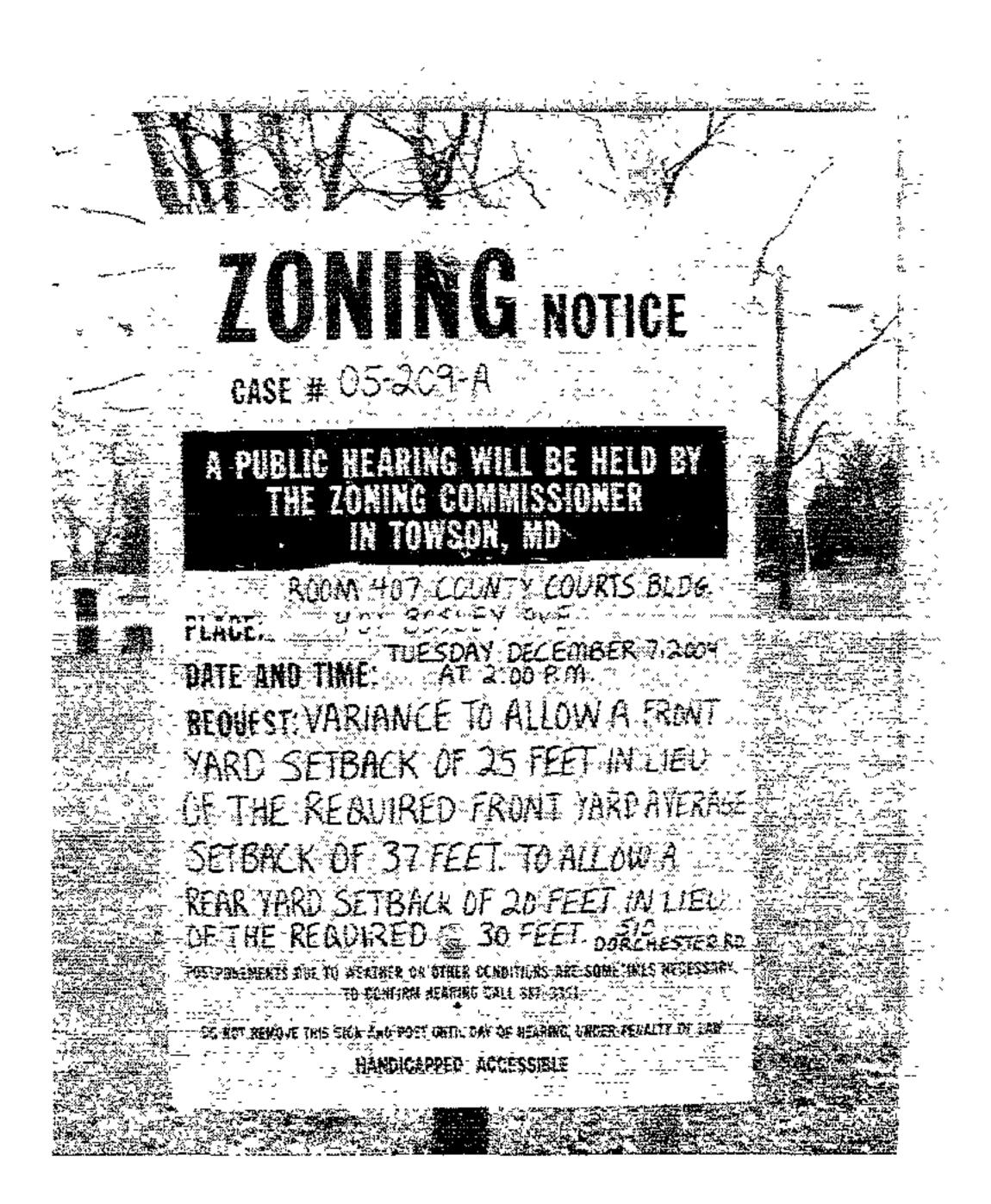
ATTENTION! KRISTEN MATTHEWS Date November 22,2004
RE: Case Number 05-209-A

Petitioner/Developer JOSEPH HARSOW/EMMA + JOHN FOUSEK
Date of Hearing/Closing December 7, 2004

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 510~D0RCHESTER~ROAD

The sign(s) were posted on

November 20, 2004



Signature of Sign Poster)

Linda O'Keefe (Printed Name of Sign Poster)

523 Penny Lane (Street Address of Sign Poster)

Hunt Valley Maryland 21030 (City. State. Zip Code of Sign Poster)

410-666-5366 (Telephone Number of Sign Poster)

Department of Permits and Development Management

Director's Office County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Tel: 410-887-3353 • Fax: 410-887-5708



Baltimore County

James T. Smith, Jr, County Executive Timothy M. Kotroco, Director

November 8, 2004

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: 05-209-A

510 Dorchester Road S/east of Valcour Avenue and Dorchester Road 1st Election District – 1st Councilmanic District Legal Owner: Emma E. and John L. Fousek

Variance to allow a front yard setback of 25 feet in lieu of the required front yard average setback of 37 feet. To allow a rear yard setback of 20 feet in lieu of the required 30 feet.

Hearing: Tuesday, December 7, 2004 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204

Timothy Kotroco Director

TK:klm

C: Joseph Larson, 105 W. Chesapeake Avenue, Towson 21204 Emma & John Fousek, 508 Dorchester Road, Baltimore 21228

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BYAN APPROVED POSTER ON THE PROPERTY BY MONDAY, NOVEMBER 22,2 004.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFF ICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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

TO: PATUXENT PUBLISHING COMPANY

Tuesday, November 23, 2004 Issue - Jeffersonian

Please forward billing to:

Emma & Joseph Fousek 508 Dorchester Road Baltimore, MD 21228

410-747-3917

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WILLIAM WISEMAN

ZONING COMMISSIONER FOR BALTIMORE COUNTY

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(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ZONING REVIEW

<u>ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS</u>

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:O5-209-A
Petitioner: EMMAG WOSEPH FOUSEL
Address or Location:
PLEASE FORWARD ADVERTISING BILL TO:
Name: EMMA & LOSEPH FOUSEL
Address: <u>hos Porchester</u> Do.
BUTO. MD. 212280
Telephone Number: 41の-747- かの17

Department of Permits Development Management

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



Baltimore County

James T. Smith, Jr., County Executive Timothy M Kotroco, Director

November 29, 2004

Emma E. Fousek John L. Fousek 508 Dorchester Road Baltimore, Maryland 21228

Dear Ms. Fousek:

RE: Case Number: 05-209-A, 510 Dorchester Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 26, 2004.

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. Call Rill D

W. Carl Richards, Jr.

Supervisor, Zoning Review

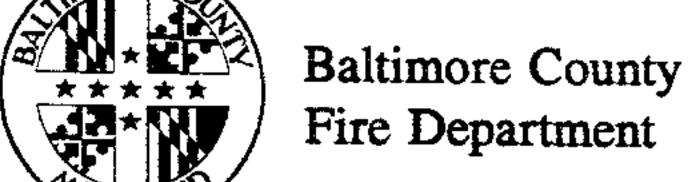
WCR: clb

Enclosures

People's Counsel C: Joseph L. Larson 105 W. Chesapeake Avenue Towson 21204



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



County fice Building, Room 111

Mail Stop #1105

111 West Chesapeake Avenue

Towson, Maryland 21204

ATTENTION: Zoning Review planners

Distribution Meeting of: November 8, 2004

Item No.: 207-220 ...

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

700 East Joppa Road

410-887-4500

November 8, 2004

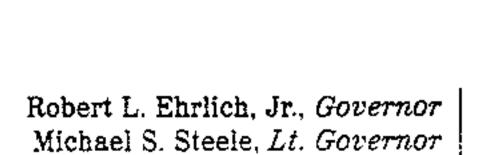
Towson, Maryland 21286-5500

6. 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. Flanagan, Secretary Neil J. Pedersen, Administrator

BPR

Maryland Department of Transportation

Date: 11-9-04

Baltimore County

Item No. Zo5

RE:

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

Dear. Ms. Matthews:

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,

Steven D. Foster, Chief

1.1. Gred L

Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

PDM

FROM:

John D. Oltman, Jr Jos

DEPRM

DATE:

December 6, 2004

SUBJECT:

Zoning Items # See List Below

RECEIVED DEC 7 2004 ZOWNG COMMISSIONER

Zoning Advisory Committee Meeting of November 8, 2004.

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-208 05-209 05-211 05-213 05-216 05-219

05-220

Reviewers: Sue Farinetti, Dave Lykens

Mala

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management DATE: November 22, 2004

RECEIVED

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

NOV 2 3 2004

ZONING COLLISSION R

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-209

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:

Division Chief

MAC/LL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

DATE: November 12, 2004

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

Robert W. Bowling, Supervisor Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For November 15, 2004 Item Nos. 208, 209, 210, 211, 213,

216, 219, and 220

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

RWB:CEN:jrb

cc: File

RE: PETITION FOR VARIANCE

*

510 Dorchester Road; SE corner of Valcour

Avenue & Dorchester Road

1st Election & 1st Councilmanic Districts Legal Owner(s):Emma E & John Fousek

Petitioner(s)

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

* 05-209-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 10th day of November, 2004, a copy of the foregoing Entry of Appearance was mailed to, Joseph L. Larson, 105 W Chesapeake Avenue, Towson, MD 21204, Representative for Petitioner(s).

RECEIVED

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per CLB



See Page 2 approved 4/1/05

> ROBERT E SPELLMAN, PLS JOSEPH L LARSON

CIVIL ENGINEERS AND LAND SURVEYORS

105 W. CHESAPEAKE AVENUE TOWSON, MARYLAND 21204 TEL (410) 823-3535 / FAX (410) 825-5215

Deputy Zoning Commissioner John V. Murphy

Baltimore County
Suite 405
County Courts Building
401 Bosley Avenue
Towson, MD 21204

Re: Petition for Variance

Case No. 05-209-A 510 Dorchester Road Job No. 204100 March 21, 2005

RECEIVED

MAR 2 9 2005

ZONNIG COMMISSIONIER

"HAND DELIVERED"

Dear Deputy Commissioner Murphy,

In December of last year I appeared before you with my clients, Emma and John Fousek, regarding a Petition for Variance for a property that they own on Dorchester Road in Baltimore County.

I am attaching hereto a copy of your Order in that Case along with a rubricated Site Plan. Fortunately the requested Variances were granted in a fairly straightforward and uncontested Hearing.

Since then, the Fouseks have conveyed the subject property to Acumen Development Corporation who wishes to move forward with a Building Permit Application for the subject property.

Unfortunately, the building type and size that Acumen is proposing to situate on the subject lot will impact the rear yard Variance granted in your Order.

Hence, we are respectfully requesting an amendment to your Order as granted on December 9, 2004 to allow a rear yard setback of 13.5 feet in lieu of the required previously granted 20'.

Deputy Zoning Commissioner John V. Murphy March 21, 2005
Re: Petition for Variance

Page 2

I trust that this request is within the spirit and intent of the BCZR.

Further, we wish to acknowledge that there were no protestants or any participants at the Zoning Hearing other than my clients.

I would appreciate your reviewing this matter and responding to me at your earliest convenience. Thanking you in advance.

Very truly yours,

Joseph L. Larson, President

SPELLMAN, LARSON & ASSOC., INC.

cc: Acumen Development Corporation

File#L03210502

I accept the revision as being within the spirit and intent of the regulations.

golm V. Musphy 4/1/05

410-887-3868

PLEASE PRINT CLEARLY

CASE NUMBER OS - 208-A
DATE AVINER A/1/2

PETITIONER'S SIGN-IN SHEET

E-MAIL			
CITY, STATE, ZIP 19wson, Md. 21204 3 a (To. Md. 21228)			
105 W. Chesapealle due Sept Horrington 12			
JOSEPH LABSON I Sohn G. Eonsak Emma E. Eousak			

