IN RE: PETITION FOR SPECIAL HEARING W/side of Beckleysville Road, 4,000 ft. South of Brick Store Road

(18600 & 18506 Beckleysville Road)

5th Election District
3rd Councilmanic District
Casey C. Phillips and Cheryl Anne Ford
Petitioners

- \* BEFORE THE
- \* DEPUTY ZONING COMMISSIONER
- \* OF BALTIMORE COUNTY
- \* CASE NO. 06-098-SPH

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner on a Petition for Special Hearing for the property located at 18600 & 18506 Beckleysville Road, in the northern area of Baltimore County. The Petition was filed by Casey C. Phillips and Cheryl Anne Ford, the Petitioners. Special Hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a non-density transfer for agricultural purposes.

The property was posted with Notice of Hearing on September 24, 2005, 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 September 27, 2005, to notify any interested persons of the scheduled hearing date.

#### Applicable Law

Section 500.7 of the B.C.Z.R. Special Hearings

The Zoning Commissioner shall have the power to conduct such other hearings and pass such orders thereon as shall in his discretion be necessary for the proper enforcement of all zoning regulations, subject to the right of appeal to the County Board of Appeals. The power given hereunder shall include the right of any interested persons to petition the Zoning Commissioner for a public hearing after advertisement and notice to determine the existence of any non conforming use on any premises or to determine any rights whatsoever of such person in any property in Baltimore County insofar as they may be affected by these regulations.

#### **Zoning Advisory Committee Comments**

The Zoning Advisory Committee 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 requested special hearing relief was A. L. Snyder, Professional Surveyor for the Petitioner. There were no Protestants or interested citizens in attendance at the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

#### Testimony and Evidence

This request concerns two adjacent properties near the Carroll County line. Petitioner Ford owns 11 acres zoned RC 2 and improved by her home. Petitioner Phillips owns approximately 4 acres of RC 2 zoned land next to the Ford property which similarly is improved by his home. Mr. Snyder indicated that the lower end of the Ford property is pasture bisected by a stream. Apparently Ms. Ford has allowed Mr. Phillips to pasture his horses on this portion of the property for many years.

Ms. Ford now agrees to sell 4 acres of bottom land to Mr. Phillips. This case arises because Ms. Ford wants to be certain that her ability to divide her remaining 7 acres into two lots is not jeopardized by the transfer. RC 2 zoning was imposed on agricultural property in 1979. Lots of record established before that time and between 2 and 100 acres in size can be divided into two lots under the regulations. It could be argued that because of this transfer Ms. Ford has now divided her lot into four acre and seven acre parcels using up her right to further subdivide. Lot sizes in RC 2 of at least one acre may be buildable. Consequently she asks that this

THE RECEIVED FOR FILING

Commission recognize the transfer as non-density for agricultural purposes preserving Ms. Ford's right to further subdivide her property.

Mr. Snyder indicated that the 4 acres in question is pasture now and after the transfer will remain pasture. He points out there is a stream which runs through the whole tract. Steep slopes rise from the stream on both sides. He indicated that the four acre parcel is non-buildable and would never pass a perc test. Finally he noted that there is no agricultural use of the remaining seven acre Ford parcel which contains Ms. Ford's home. As such there is no detriment to agriculture.

#### Findings of Fact and Conclusions of Law

The primary purpose of the RC 2 zone is to preserve productive agricultural uses, which were being consumed by scattered residential development. There is no evidence that agriculture would somehow be damaged or lessened on the remaining Ford parcel. This is not used for agriculture now nor in the future. The four acres transferred will remain in pasture if transferred to Mr. Phillips. I see no detriment to agriculture by the transfer. Therefore I will grant the Petitioner's request to approve a non-density transfer for agricultural purposes as requested.

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' request for special hearing should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 31 day of October, 2005, that the Petitioners' request for special hearing relief filed pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to approve a non-density transfer for agricultural purposes be and is hereby GRANTED.

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

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:dlw

### 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
William J. Wiseman III, Zoning Commissioner

October 31, 2005

Casey C. Phillips 18600 Beckleysville Road Hampstead, Maryland 21074

> Re: Petition for Special Hearing Case No. 06-098-SPH Property: 18600 & 18506 Beckleysville Road

Dear Mr. Phillips:

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

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,

John V. Murphy

Deputy Zoning Commissioner

JVM:dlw Enclosure

c: Ms. Cheryl Anne Ford, 18506 Beckleysville Road, Hampstead, MD 21074 A.L. Snyder, 1911 Hanover Pike, Hampstead, MD 21074 People's Counsel; Case File



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



# Petition for Special Hearing

## to the Zoning Commissioner of Baltimore County

for the property located at 18600 & 18506 Reckleysville Rd. which is presently zoned RC 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 Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

A non-density transfer for agricultural purposes.

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

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

Name - Type or Print

Signature

Signature Cheryl Anne Ford Address Telephone No. Name - Type or Print City State Zip Code Signature Phillips - 18600 Beckleysville Rd. Attorney For Petitioner: <u>Ford - 18506 Beckleysville Rd.</u> Address Telephone No. 21074 Hampstead MD Name - Type or Print City State Zip Code Representative to be Contacted: Signature A. L. Snyder Company Name

 A. L. Snyder

 Name
 1911 Hanover Pike
 410-239-7744

 Address
 Telephone No.

 Hampstead
 MD
 21074

 City
 State
 Zip Code

Deta 10-31-05 OFFICE USE ONLY

Zip Code

Telephone No.

ESTIMATED LENGTH OF HEARING \_\_\_\_\_\_\_

Case No. 66-098-SPH

UNAVAILABLE FOR HEARING \_\_\_\_\_\_

Reviewed By 809 Date 08-17-00

REV 9/15/98

Address

ONDER RECEIVED FO

A. L. Snyder Surveyor, Inc.

1911 Hanover Pike Hampstead, Maryland 21074

(410) 239-7744

(410) 374-9695 phone/fax

Zoning Description

Special Hearing

June 20, 2005

Beginning 2900 feet southwesterly from Brick Store Road and 66 feet northeasterly from Beckleysville Road; thence,

- 1.) North 49 degrees 01 minutes 53 seconds East 251.34 feet,
- 2.) North 40 degrees 42 minutes 30 seconds West 284.00 feet,
- 3.) North 43 degrees 50 minutes 44 seconds West 214.50 feet,
- 4.) South 79 degrees 12 minutes 45 seconds West 99.00 feet,
- 5.) South 02 degrees 23 minutes 40 seconds West 148.49 feet,
- 6.) South 74 degrees 28 minutes 56 seconds West 426.48 feet,
- 7.) South 17 degrees 01 minutes 40 seconds West 169.00 feet,
- 8.) North 76 degrees 02 minutes 49 seconds East 555.06 feet,
- 9.) South 48 degrees 35 minutes 32 seconds East 275.96 feet to place of beginning.

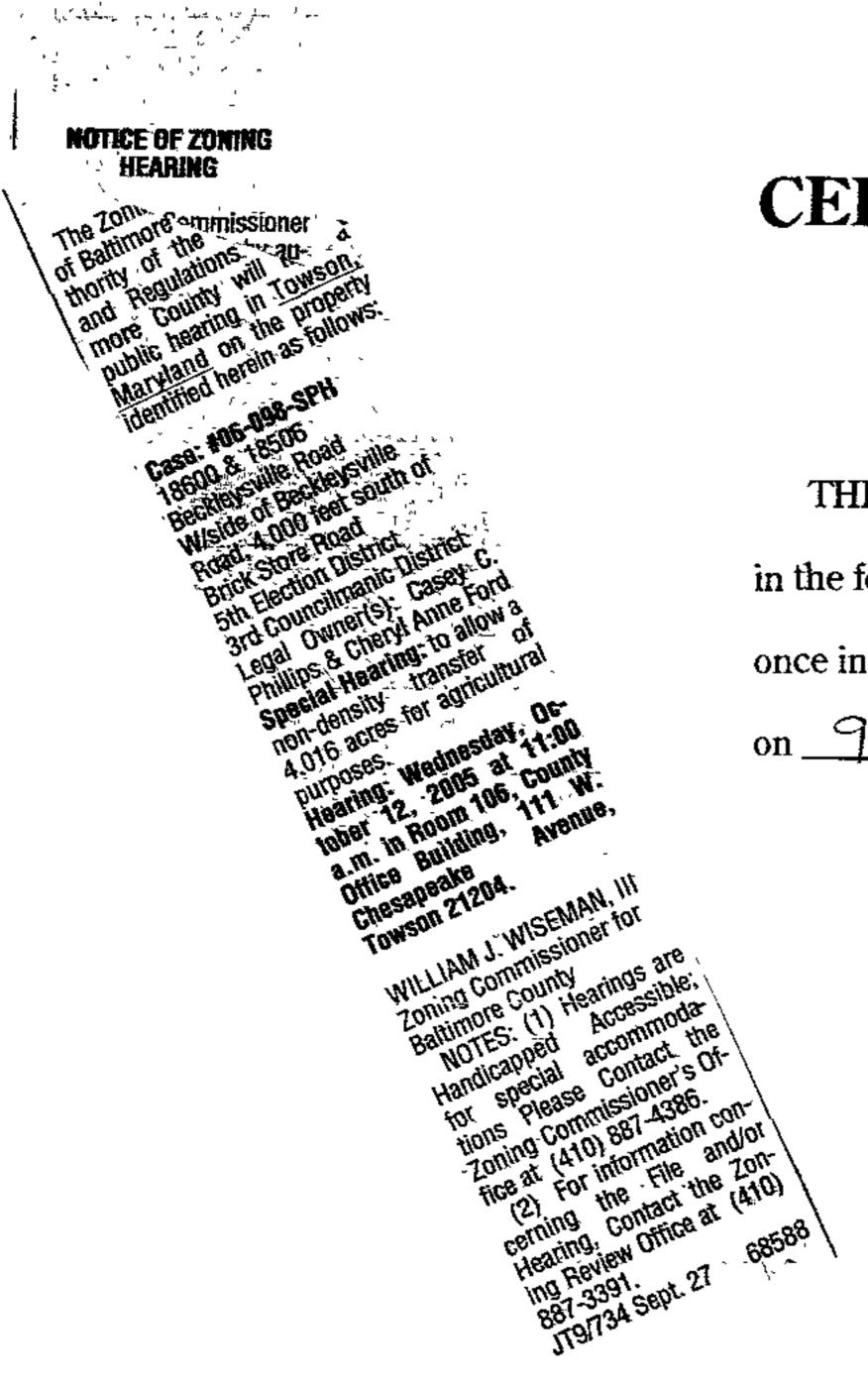
Containing 4.01629 acres of land, more or less.

Being a portion of that land which was conveyed to Cheryl Anne Ford from Ronald J. Schilling, Jr. and Sharon L. Schilling by deed dated April 2, 2003 and recorded among the Land Records of Baltimore County, Maryland in Liber S.M. 17853 folio 483 etc., known as 18506 Upper Beckleysville Road, in the Fifth Election District and Third Councilmanic District of Baltimore. County, Maryland.

MEMBER: Md. Soc. of Surveyors . W. Va. Assoc. of Land Surveyors . A.C.S.M.

OG-098-SP4

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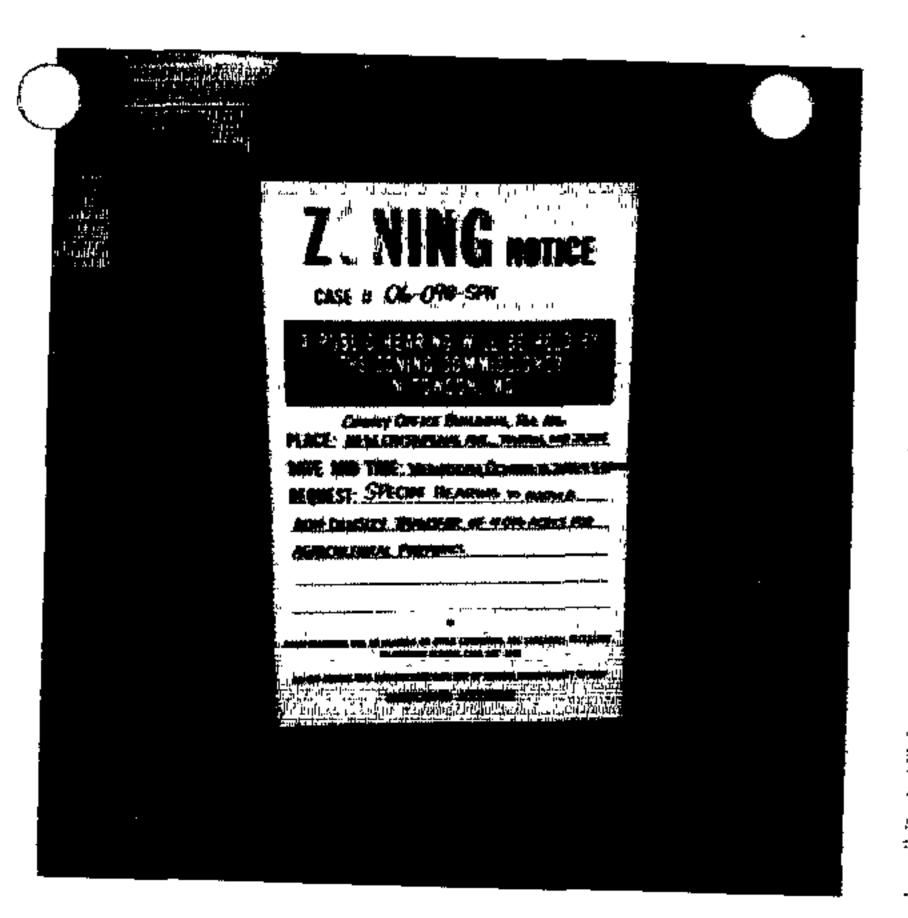
## CERTIFICATE OF PUBLICATION

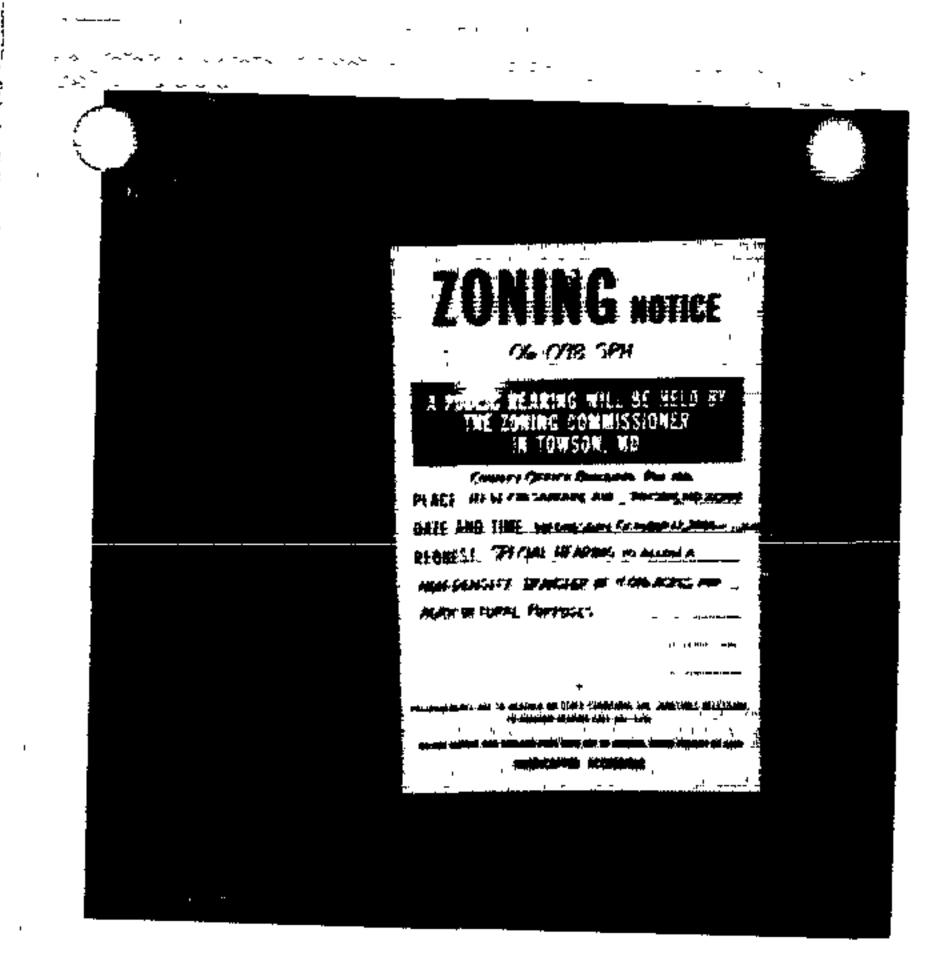
9 29 ,2005
THIS IS TO CERTIFY, that the annexed advertisement was published
in the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
on 927,20 <u>05.</u>
The Jeffersonian  Arbutus Times  Catonsville Times  Towson Times  Owings Mills Times  NE Booster/Reporter  North County News

LEGAL ADVERTISING



RE: Case No.: <u>06-098-SPH</u>
Petitioner/Developer:
Casey Phillips + Cheryl Ford
Date of Hearing/Closing: 10/12/05
•
ary that the necessary sign(s) required by law ed at 18600+18506 BeckleySville
24,2005
ionth, Day, Year)
Sincerely,
May Sandre
(Signature of Sign Poster and Date)  Stocy Gardner
SHANNON-BADIM SIGNS INC.  105 COMPETITIVE GOALS DR.
ELDERSBURG: MD. 21784





TO: PATUXENT PUBLISHING COMPANY

Tuesday, September 27, 2005 Issue - Jeffersonian

Please forward billing to:

Casey Phillips 18600 Beckleysville Road Hampstead, MD 21074 410-374-4671

#### **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: 06-098-SPH

18600 & 18506 Beckleysville Road W/side of Beckleysville Road, 4, 000 feet south of Brick Store Road 5<sup>th</sup> Election District — 3<sup>rd</sup> Councilmanic District Legal Owners: Casey C. Phillips & Cheryl Anne Ford

Special Hearing to allow a non-density transfer of 4.016 acres for agricultural purposes.

Hearing: Wednesday, October 12, 2005 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

WILLIAM J WISEMAN III
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.

## 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

August 26, 2005

#### **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: 06-098-SPH

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Special Hearing to allow a non-density transfer of 4.016 acres for agricultural purposes.

Hearing: Wednesday, October 12, 2005 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: Casey Phillips, 18600 Beckleysville Road, Hampstead 21074 Cheryl Ford, 18506 Beckleysville Road, Hampstead 21074 A. L. Snyder, 1911 Hanover Pike, Hampstead 21074

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, SEPTEMBER 27, 2005.
  - (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.



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

## 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.

Item Number or Case Number: 06-098-5P4
Petitioner: CASIEY C. PULLIPS CHERYL AULIE FORD
Address or Location: <u>18600 व 186506 Bezkueysville</u> Rv. <u>Hanestea</u> 0 Mid. 24074
PLEASE FORWARD ADVERTISING BILL TO:
Name: CASIEY C. PHILLIPS
Address: 18600 Beckleysville Road
HAMPSTICAD MARYLAND 21,074
Telephone Number: 410 - 374 - 4471

Revised 2/20/98 - SCJ

## Department of Permits and 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

October 3, 2005

Casey C. Phillips 18600 Beckleysville Road Hampstead, Maryland 21074

Dear Mr. Phillilps:

RE: Case Number:06-098-SPH, 18600 & 18506 Becklrysville Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 17, 2005.

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. Calling Chilally

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Cheryl Anne Ford 18506 Beckleysville Road Hampstead 21074
A.L. Snyder 1911 Hanover Pike Hampstead 21074



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

#### Fire Department

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



## Baltimore County

James T. Smith, Jr, County Executive John J. Hohman, Chief

Department of Permits&Development Management Room 111 County Office Building 111 West Chesapeake Avenue Towson, Maryland 21204 (Mail Stop#1105) August 26, 2005

ATTENTION: Kristen Matthews

Distribution Meeting of: August 29,2005

Item No.: 091-094,096 102&104

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.

1. The fire marshal's office has no comments at this time.

Lt. Jimmie Mezick Fire Marshal's Office 410-887-4880 MS-1102F

cc: File



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

#### BALTIMORE COUNTY, MARYLAND

#### INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

**DATE:** September 2, 2005

Department of Permits & Development Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

**SUBJECT:** 

Zoning Advisory Committee Meeting

For September 6, 2005

Item Nos. 091, 094, 095, 096, 097, 09

099, 100, 101, 103, and 104

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

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-09022005.doc

### BALTIMORE COUNTY, MARYLAND

#### INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

**SUBJECT:** 

Zoning Advisory Petition(s): Case(s) 6-098

8 special Hearing

**DATE:** August 26, 2005

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 Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By:

**Division Chief:** 

CM/LL



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

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

#### Maryland Department of Transportation

Date: 8.30.05

Baltimore (

Item No.

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. Stredt

Engineering Access Permits Division

RE: PETITION FOR SPECIAL HEARING \*
18600 & 18506 Beckleysville Road; W/side
Beckleysville Road, 4,000' S Brick Store Road\*
5<sup>th</sup> Election & 3<sup>rd</sup> Councilmanic Districts
Legal Owner(s): Casey Phillips and Cheryl Ford\*
Petitioner(s)

BEFORE THE

**ZONING COMMISSIONER** 

**FOR** 

**BALTIMORE COUNTY** 

06-098-SPH

\* \* \* \* \* \* \* \* \*

#### ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent/documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204

(410) 887-2188

#### **CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this day of August, 2005, a copy of the foregoing Entry of Appearance was mailed to A.L. Snyder, 1911 Hanover Pike, Hampstead, MD 21074, Representative for Petitioner(s).

RECEIVED

AUG 2 6 200E

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per....



From:

"Wallace Lippincott" <wlippincott@co.ba.md.us>

To:

<alssurveyor@erols.com>

Sent:

Tuesday, September 20, 2005 4:22 PM

Subject:

Re: Phillips & Ford Properties, Special Hearing #06-098-SPH

ok, I will look at it again.

Wally Lippincott, Jr.
Balto County DEPRM
(410)887-4488 Ext. 241

>>> "Roy Snyder" <alssurveyor@erols.com> 09/20/05 12:03 PM >>> Wally,

The area of non-density transfer is pasture land which has been used by Mr. Phillips in recent years. That use would remain the same. That area along with adjoining lands has been used as pasture for the past 30+ years.

Roy

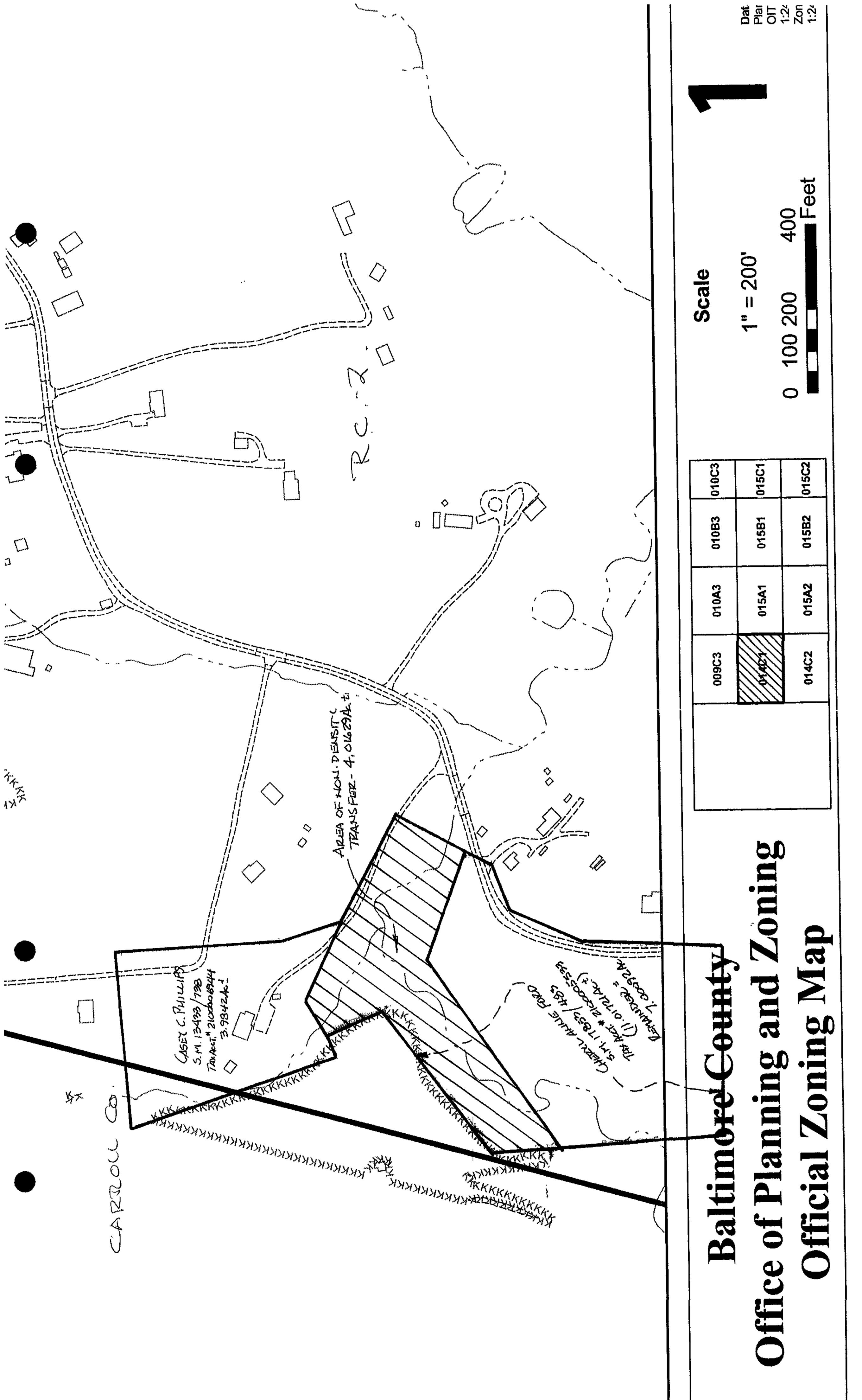
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CASE NAME
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CITY, STATE, ZIP	MANSTAM NO. 21074										
ADDRESS	1911 HANDOWAL PILLE ZEETE										
NAME	Rox Surver										



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VICINITY MAP

JOSEPHA, GUZINSKI JR. & JUDY A. GUZINSKI E. H. K. JR. 5601 FOLIO 217 TAX ACCT. # 1700004210 STONE S17.01.40" X VICINITY MAP SCALE: 1"= 2000" P. 68 EDWARD SMITH KAREN SMITH SM 8283 FOLLO 274 TAX ACCT # 2100005532 (11.01721 AC1) O EX.SEPTIC TANK REMAINDER 7.00092 ACT 8 C/O 3.9842 AC ± BECKLEYS VILLE P. 3 GEORGIE W. ABERTS, JR. S.M. 19977 FOUN 405 TAXACCI #0523050100 REUNISTH G. MILLER LISA M. MILLER SM. 13891 FOUOTON TAX ACCT. # 19000M133 518°27'21" W 389.39 CONNIE L. ASPER ADAM B. PLUMMER LINDA M.PLUMMER S.M. 17643 FOLIO 300 S.M. 11988 FOLIO 696 \*NOTES\* AREA OF NON-DENSITY TRANSFER FROM CHERYL ANNE FORD TO CASEY C. PHILLIPS. 4.01629 ACREST ROAD I. CURRENT TITLE REFERENCE CASEY C. PHILLIPS S.M. 13433 FOLIO 738 TAX ACCT. # 2100006944 & CHERYL ANNE FORD S.M. 17853 FOLIO 483 TAX ACCT. #2100005533 2. GROSS AREA: 15.00141 ACREST 3. AREA OF ZONING PETITION : 4.01629 ACRES! 4. CURRENT ZONING : RC-2 5. TAX MAP 14 BLOCK 6 PARCELS 2 & 71 6. BALTIMORE COUNTY 200 SCALE ZONING MAP PLAT TO ACCOMPANY PETITION 7. NOT IN A FLOOD PLANE FOR ZONING SPECIAL HEARING B. HOT HISTORIC FOR NON DENSITY TRANSFER OF 9. NO OUTSTANDING VIOLATIONS THE PHILLIPS & FORD PROPERTIES 10. NO PRORHEARINGS BALTIMORE COUNTY, MARYLAND FIFTH ELECTION DISTRICT SCALE: 1" 100' DATE: MAY 23, 2005 THIRD COUNCILMANIC DISTRICT D.R.C. # 102504A A.L.SNYDER SURVEYOR, INC. OWNERS APPLICANTS CASEY C. PHILLIPS 18600 UPPER BECKLEYSVILLE RD. HAMPSTEAD, MD. 21074 1911 HANOVER PIKE HAMPSTEAD, MD. 21074

> CHERYL ANNE FORD 1050G UPPER BECKLEYSVILLE RD. HAMPSTEAD, MD. 21074

E.MAIL: alssurveyor@erols.com

PH. (410) 239.7744

JOBNO. 04036

FAX (410) 374 9695