

IN RE: PETITION FOR ADMIN. VARIANCE
East Side of L'Hirondelle Club Road, 1450'
SW of c/l of Bellona Avenue
9th Election District
2nd Councilmanic District
(7517 L'Hirondelle Club Road)

Adele P. L. Fryer
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 06-405-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 owner of the subject property, Adele P. L. Fryer. The variance request is for property located at 7517 L'Hirondelle Club Road in the Ruxton 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 an existing single-family dwelling with addition (poolroom) to have a rear yard setback of 32 feet in lieu of the required 50 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

Zoning Advisory Committee

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Office of Planning dated March 7, 2006, a copy of which is attached hereto and made a part hereof.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 5, 2006, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Date 3-27-06

By

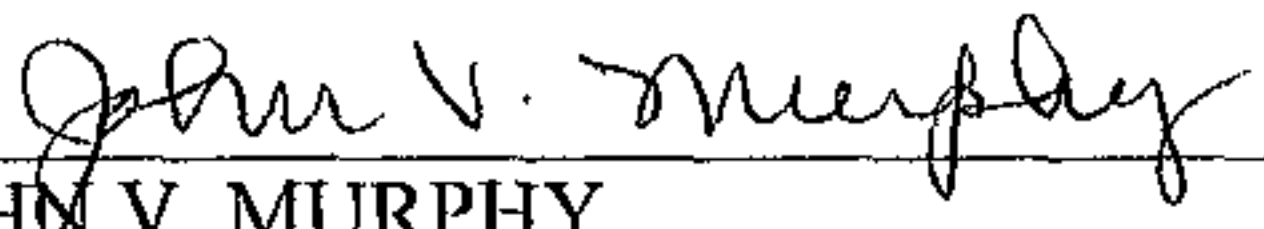
In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare 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 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 27 day of March, 2006, that a variance from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing single-family dwelling with addition (poolroom) to have a rear yard setback of 32 feet in lieu of the required 50 feet, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for their building permit and be granted same upon receipt of this Order; however, Petitioner is 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner must be in compliance with the Office of Planning comments dated March 7, 2006, a copy of which is attached hereto and made a part hereof.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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

ORDER RECEIVED FOR FILING
Date 3-27-09
By [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

March 27, 2006

Adele P.L. Fryer
7517 L'Hirondelle Club Road
Ruxton, Maryland 21204

Re: Petition for Administrative Variance
Case No. 06-405-A
Property: 7517 L'Hirondelle Club Road

Dear Ms. Fryer:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted with restrictions 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
for Baltimore County

JVM:dlw
Enclosure

c: Henry Warfield, Warfield Architects, P.O. Box 76, Butler, MD 21023
People's Counsel; Case File



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 7517 L'HIPONDENUE CLUB RD
which is presently zoned D12-1

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) 1 B02.3.C.1 BCZR

TO PERMIT AN EXISTING SINGLE FAMILY DWELLING WITH ADDITION (POOL ROOM) TO HAVE A REAR YARD SETBACK OF 32' IN LIEU OF THE REQUIRED 50'.

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

City

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

ADELE P. L. FRYER

Name - Type or Print

Signature

Name - Type or Print

Signature

7517 L'HIPONDENUE CLUB RD

410.494.0449

Address

Telephone No.

RUXTON

MD

21204

State

Zip Code

Representative to be Contacted:

HENRY WARFIELD - WARFIELD ARCHITECTS

Name

P.O. Box 76

410.472.4048

Address

Telephone No.

BUTLER

MD

21023

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 day of _____ 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. 06-405-A

Reviewed By CTM

Date 2/21/06

Estimated Posting Date 3/5/06

NOT RECORDED FOR FILING

Date 3-27-09

By [Signature]

REV 1/15/98

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

Address 7517 L'HERONDELVE CLUB RD
City RUXTON State MD Zip Code 21204

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):

REQUEST PERMISSION TO CONSTRUCT AN ADDITION TO 32' FROM THE REAR (WEST) PROPERTY LINE IN LIEU OF THE REQUIRED 50'.

THE HOUSE IS LOCATED ON A STEEP SLOPE WITH A RIGHT-OF-WAY DRIVEWAY BISECTING THE SOUTH YARD AND ANOTHER BISECTING THE NORTH YARD. THE FRONT (EAST) YARD CONTAINS THE DRIVEWAY AND OFF STREET PARKING.

THE PROPOSED ADDITION WILL BE BUILT INTO THE HILL AND WILL BE ONE-STORY WHERE IT EXTENDS INTO THE REAR YARD. IT WILL CONTAIN A SMALL POOL AND WHIRLPOOL SPA FOR USE BY THE OWNER AS MEDICALLY REQUIRED PHYSICAL THERAPY.

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.

Adele P.L. Fryer
Signature

Signature

ADELE P.L. FRYER
Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17 day of February, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Adele P.L. Fryer

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

2/17/2006
Date

Eui Cowden
Notary Public

My Commission Expires

7/17/2009

WARFIELD
ARCHITECTS

ZONING DESCRIPTION FOR

7517 L'HIRONDELLE CLUB ROAD, RUXTON, MD 21204

Beginning at a point on the EAST side of L'HIRONDELLE CLUB ROAD which is
20 FEET wide at the distance of 1450 FEET SOUTHWEST of the centerline of the nearest
improved intersecting street BELLONA AVENUE.

As recorded in Tax Map 69, Grid 16, Parcel 647

N 85° 05' E	110.00'
N 12° 53' E	294.50'
N 84° 01' W	98.00'
N 12° 17'30" W	305.66'
N 85° 05' E	40.00'
N 12° 17'30" W	72.50'
S 84° 15'30" W	176.82'
N 31° 50' W	58.15'
N 42° 05' W	26.80'
S 43° 05' E	25.20'
S 68° 25' E	25.80'

Also known as 7517 L'HIRONDELLE CLUB ROAD and located in the 9th Election District,
2nd Councilmanic District.

1.016 Ac ±

405

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 0482

DATE 2/21/06 ACCOUNT 2001 006 6150

AMOUNT \$ 65.00

RECEIVED FROM: HURRY WAFFIELD

FOR: 06-405-A

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

DATE RECEIVED

RECEIVED BY: WILLIAM H. HARRIS FILE # 4
2/21/2006 2:44 PM

RECEIPT # 00000000000000000000 OFFICE OF BUDGET & FINANCE

Dept. 0 OFFICE OF BUDGET & FINANCE

CR. NO. 000000 Receipt No. 000000

\$65.00 CR. \$65.00

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ATTENTION: Kristen Mathhews

DATE: 3/8/06

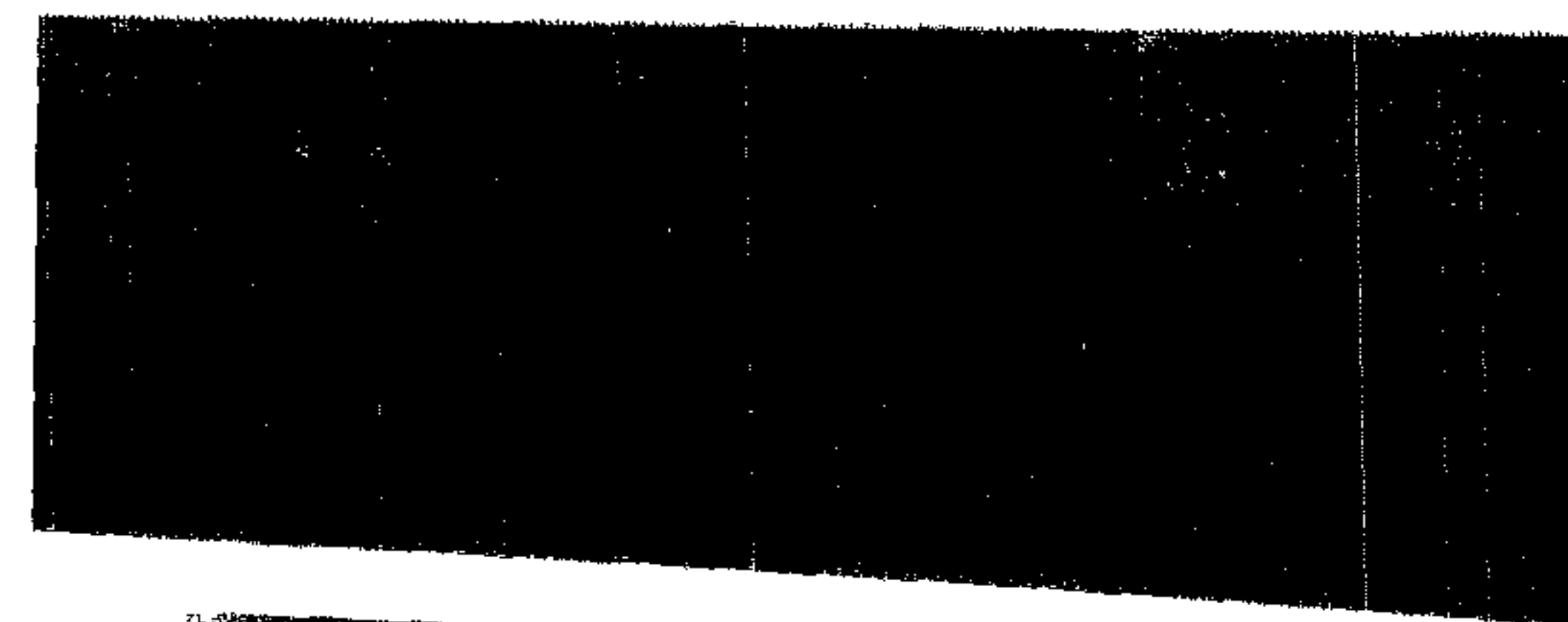
Case Number: 06-405-A

Petitioner/Developer: ADELE P.L. FRYER--WARFIELD ARCHITECTS

Date of Hearing (Closing): 03/20/06

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: 7517 L'HIRONDELLE CLUB ROAD

The sign(s) were posted on: 3/5/06



Linda O'Keefe
(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)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 06-406-A

TO PERMIT ACCESSORY STRUCTURES (POOL, POOL HOUSE AND TENNIS COURT) IN THE FRONT AND SIDE YARD IN LIEU OF THE REQUIRED REAR YARD WITH A HEIGHT OF 20 FEET FOR THE POOL HOUSE IN LIEU OF THE PERMITTED 15 FEET. 21441 MIDDLETOWN ROAD

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC HEARING CONCERNING THE PROPOSED VARIANCE. PROVIDED IT IS DONE IN THE ZONING OFFICE BEFORE 4:30 p.m. ON MON. MARCH 20, 2006. ADDITIONAL INFORMATION IS AVAILABLE AT ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT 111 W. CHESAPEAKE AVE. HUNTSVILLE, MD 21030 TEL. 887-3391

MEETING IS HANDICAP ACCESSIBLE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 405 -A

Address 7517 L'HIRODELLE CLUB RD

Contact Person: LLOYD T. MOXLEY

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 2/21/06

Posting Date: 3/5/06

Closing Date: 3/20/06

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 06- 405 -A

Address 7517 L'HIRODELLE CLUB RD

Petitioner's Name ADELE P. L. FRYER

Telephone 410 472 4018

Posting Date: 3/5/06

Closing Date: 3/20/06

Wording for Sign: To Permit AN EXISTING SINGLE FAMILY

DWELLING WITH ADDITION (POOL ROOM) TO HAVE A

REAR YARD SETBACK OF 32' IN LIEU OF THE REQUIRED

50'

WCR - Revised 6/25/04

HMW
I HAVE RECEIVED POSTING INFO

**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: OG - 405 - A

Petitioner: ADELE P.L. FRYER

Address or Location: 7517 L'HIRONDEME CLUB RD
PURTON, MD 21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: HENRY WARFIELD

Address: P.O. BOX 76
BUTLER, MD 21023

Telephone Number: 410.472.4048

**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*

March 13, 2006

Adele P.L. Fryer
7517 L'Hirondelle Club Road
Ruxton, Maryland 21204

Dear Ms. Fryer:

RE: Case Number: 06-405-A, 7517 L'Hirondelle Club Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 21, 2006.

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, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel
Henry Warfield – Warfield Apartments P.O. Box 76 Butler 21023

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

County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

February 28, 2006

ATTENTION: Zoning Review planners

Distribution Meeting of: February 27, 2006

Item No.: 387, 388, 389, 390, 391, 392, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405 and 406

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.

The Fire Marshal's Office has no comments at this time.

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
Phone (O) 410-887-4881
Mail Stop - 1102F

cc: File

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

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



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

Maryland Department of Transportation

Date: 2.28.04

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

RE: Baltimore County
Item No. 405 LTM

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
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 7, 2006

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

SUBJECT: 7517 L'Hirondelle Club Road

INFORMATION:

Item Number: 6-405

Petitioner: Administrative Variance

Zoning: DR 1

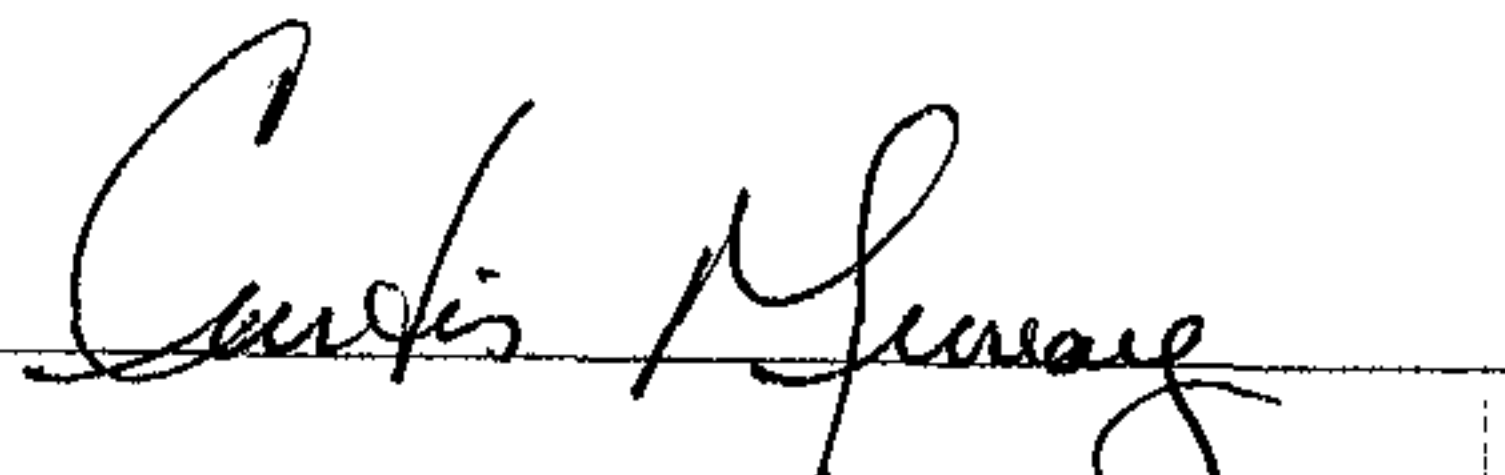
Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

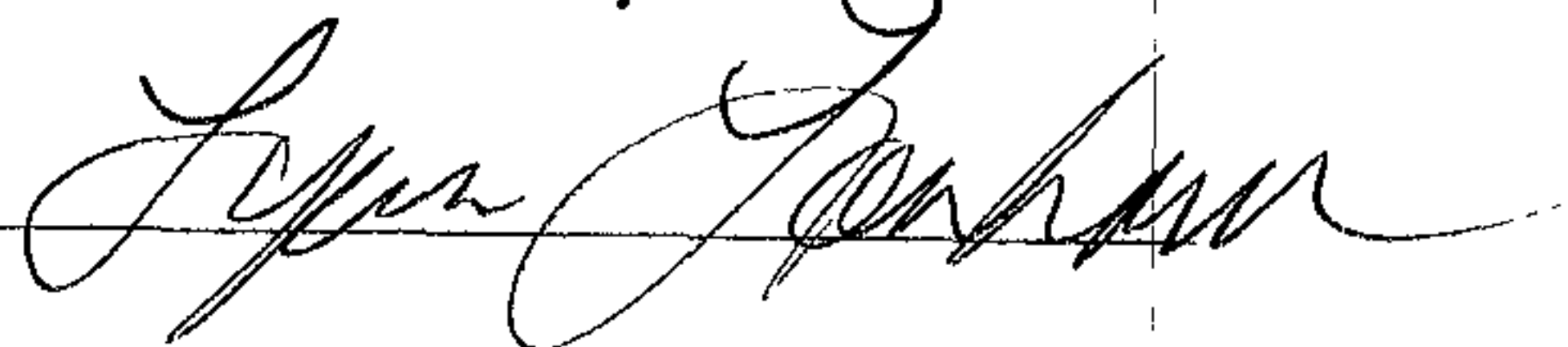
The Office of Planning does not oppose the petitioner's request. The subject property is within the Ruxton Riderwood Lake Roland Design Review Panel (DRP) area. However, review by the DRP is not required, as the addition does not exceed 50% of the existing gross square footage. The proposed addition shall be consistent with the existing dwelling (color, scale, and building materials).

For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Prepared by:



Division Chief:
AFK/LL: CM



RECEIVED

MAR 13 2006

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: Dennis A. Kennedy^{DM}, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 6, 2006
Item Nos. 387, 388, 389, 390, 391, 392,
393, 394, 395, 396, 398, 399, 401, 402, 403
404, 405, and 406

DATE: March 7, 2006

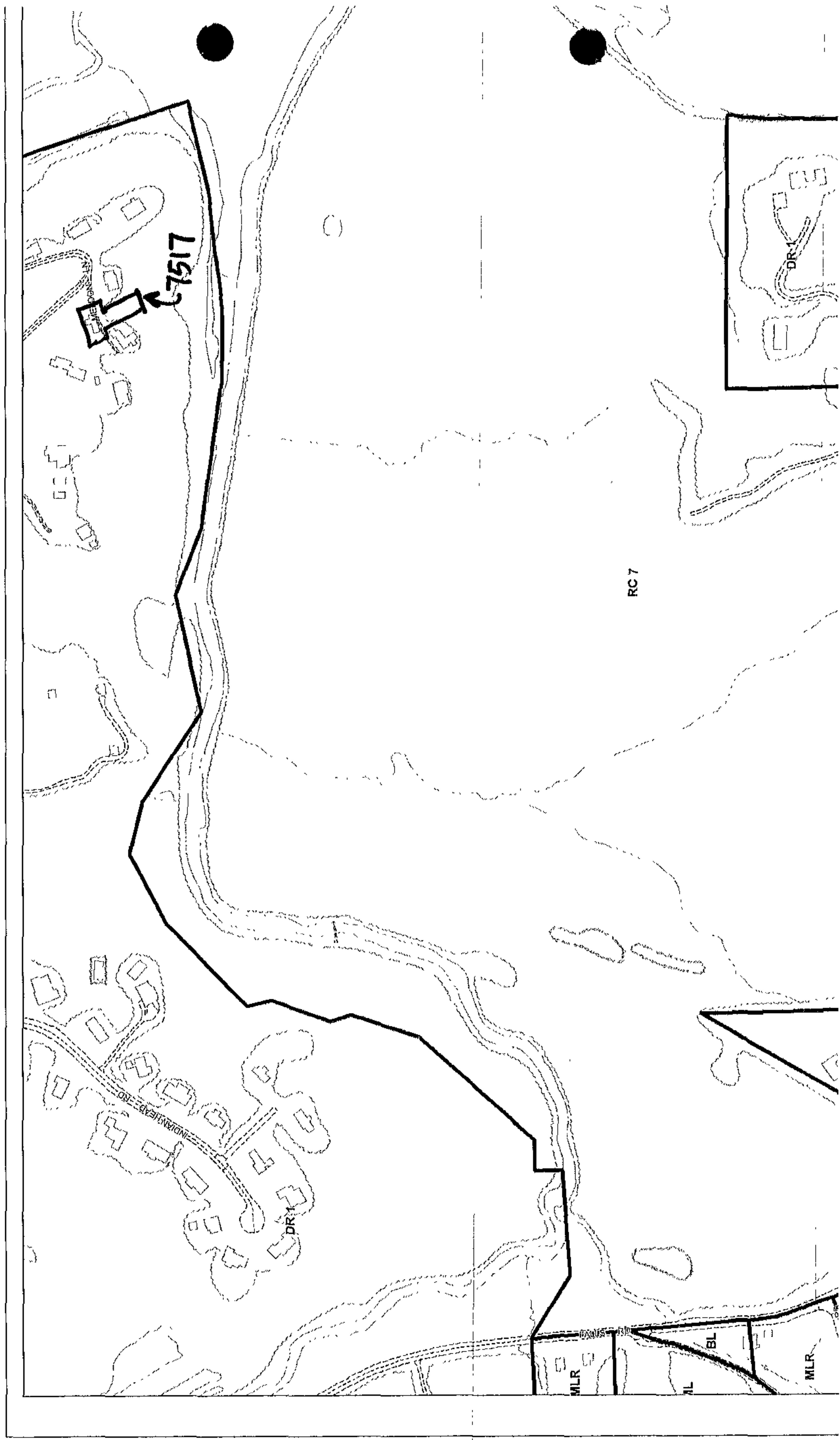
The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

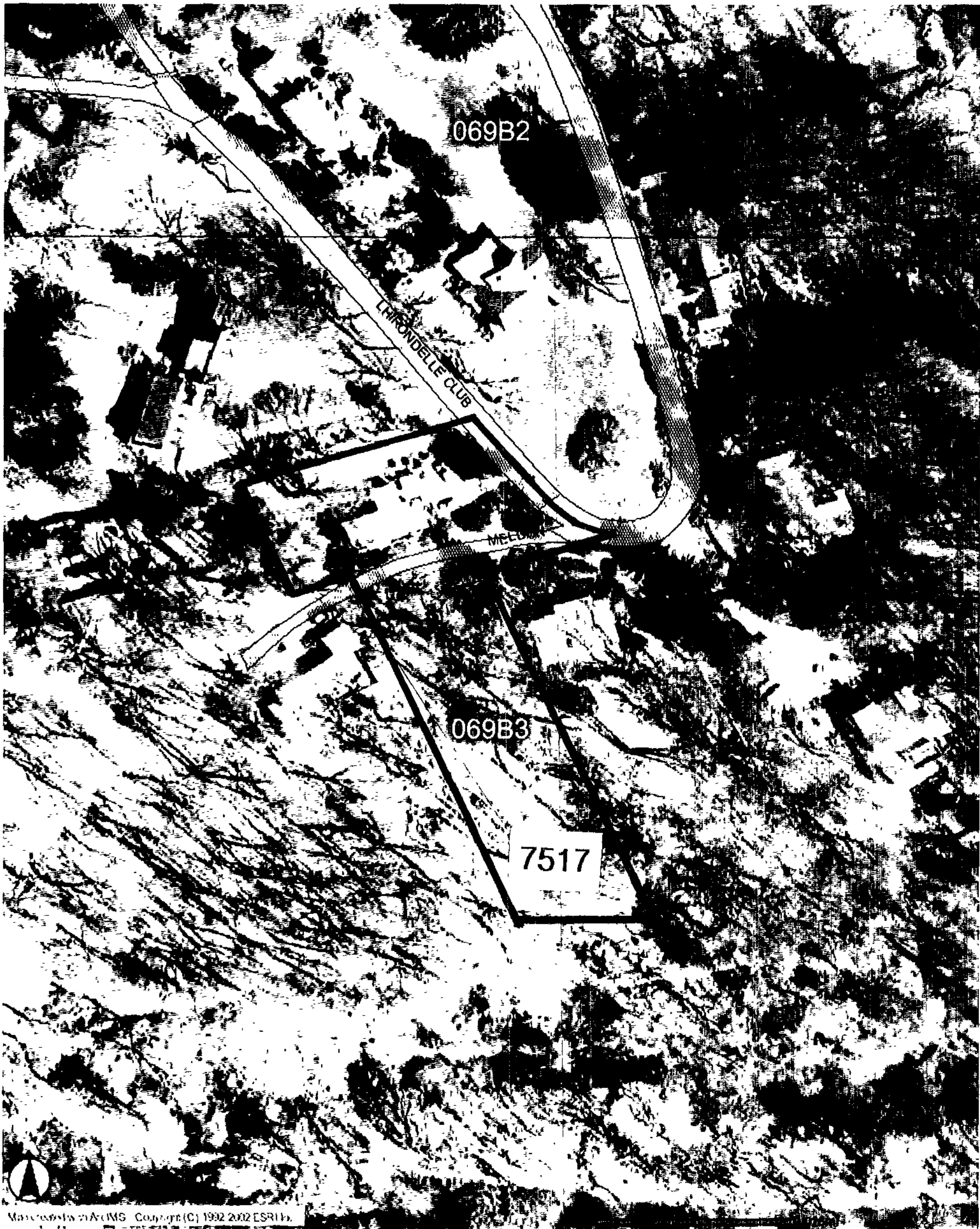
DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-03072006

7517 L'HIPONDEME CLUB PT





7517 L'HIRONDELLE CLUB ROAD

405



PHOTO 1 - EAST SIDE OF HOUSE



PHOTO 2 - ROAD BEYOND HOUSE

405



PHOTO 3 - 7515 AND 7513 DRIVEWAYS



PHOTO 4 - MELDON LANE



PHOTO 5 - 7516



PHOTO 6 - 7519

405

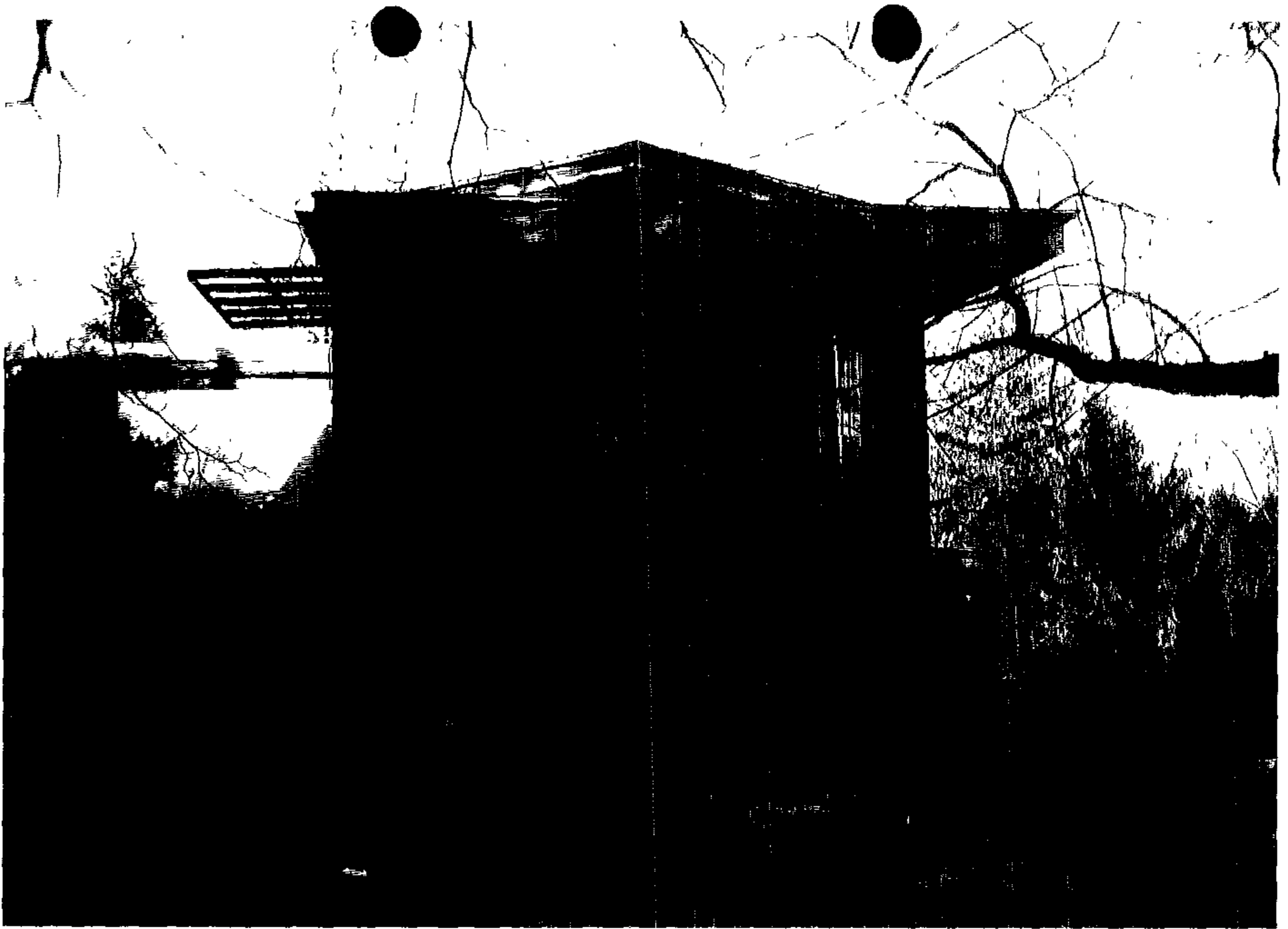


PHOTO 7 - REAR (WEST) OF HOUSE



PHOTO 8 - SIDE (NORTH) OF HOUSE

405



PHOTO 9 - SOUTH SIDE OF HOUSE



PHOTO 10 - 1 MELDON LANE

405

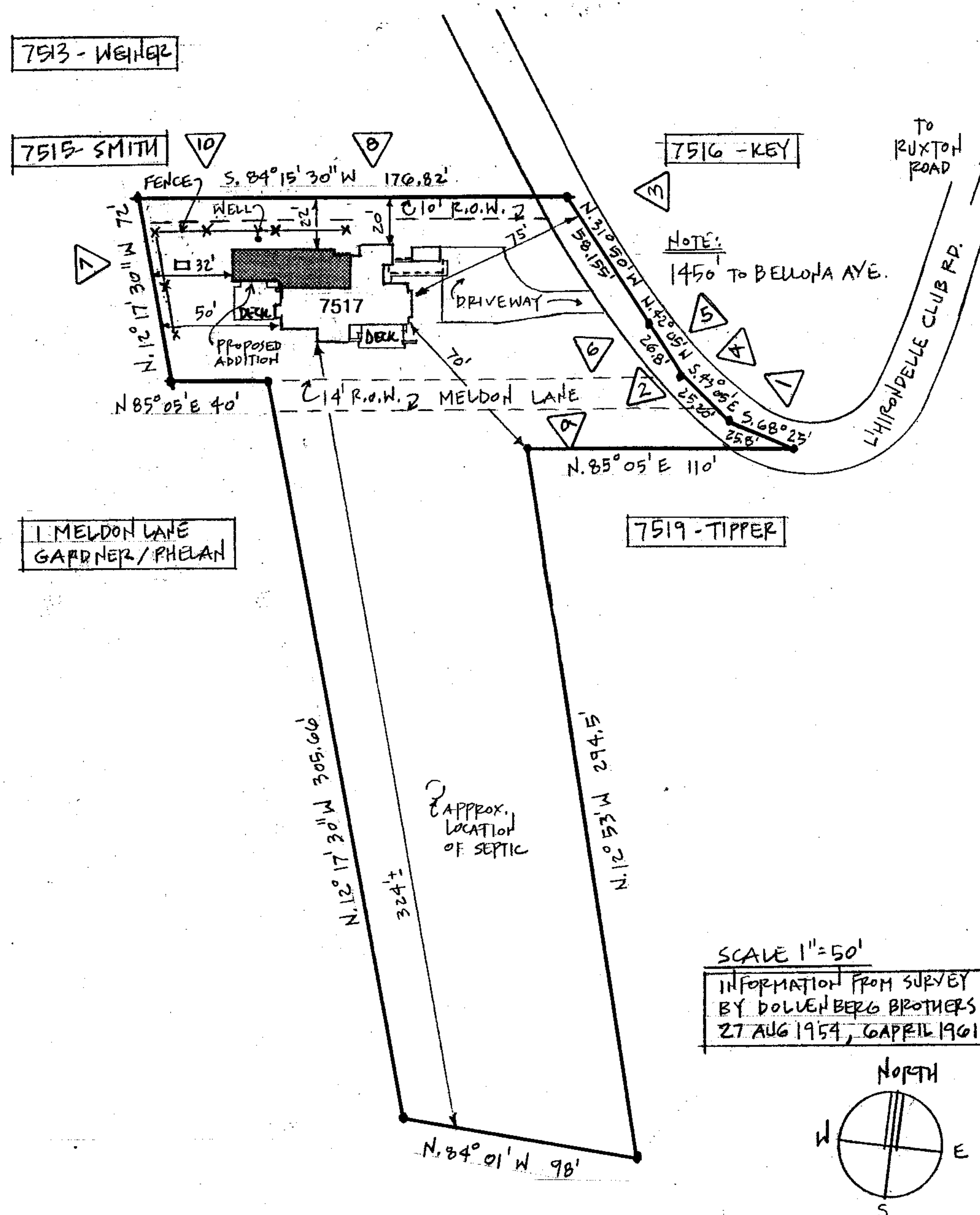
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 7517 L'HIRONDELLE CLUB ROAD

SUBDIVISION NAME LIBER 7874 FOLIO 353

PLAT BOOK # FOLIO # LOT # SECTION #

OWNER FRYER, ADELE P. L.



Owner:

FRYER, ADELE P. L.

Tax Account Number:

09 0906571351 Principal Residence (.296 acres)
09 0906571350 (.720 acres)

Legal Description:

7517 L'Hirondelle Club Road
Near Ruxton Road

Map:

69

Grid:

16

Parcel:

647

Survey:

Taken from Dollenberg Brothers Survey

Aug 27, 1954 and April 6, 1961

Neighbors:

7519 L'Hirondelle Club Road:

Tax I.D.: 09 0915640160

Tipper, William K.C.

1 Meldon Lane:

Tax I.D.: 09 0905740610

Gardener, Russell H.

Phelan, Jeanne M.

7516 L'Hirondelle Club Road:

Tax I.D.: 09 2200011678

Key, David H.

Key, Christine J.

7515 L'Hirondelle Club Road:

Tax I.D.: 09 0908650590

Smith, Philip L. 2nd

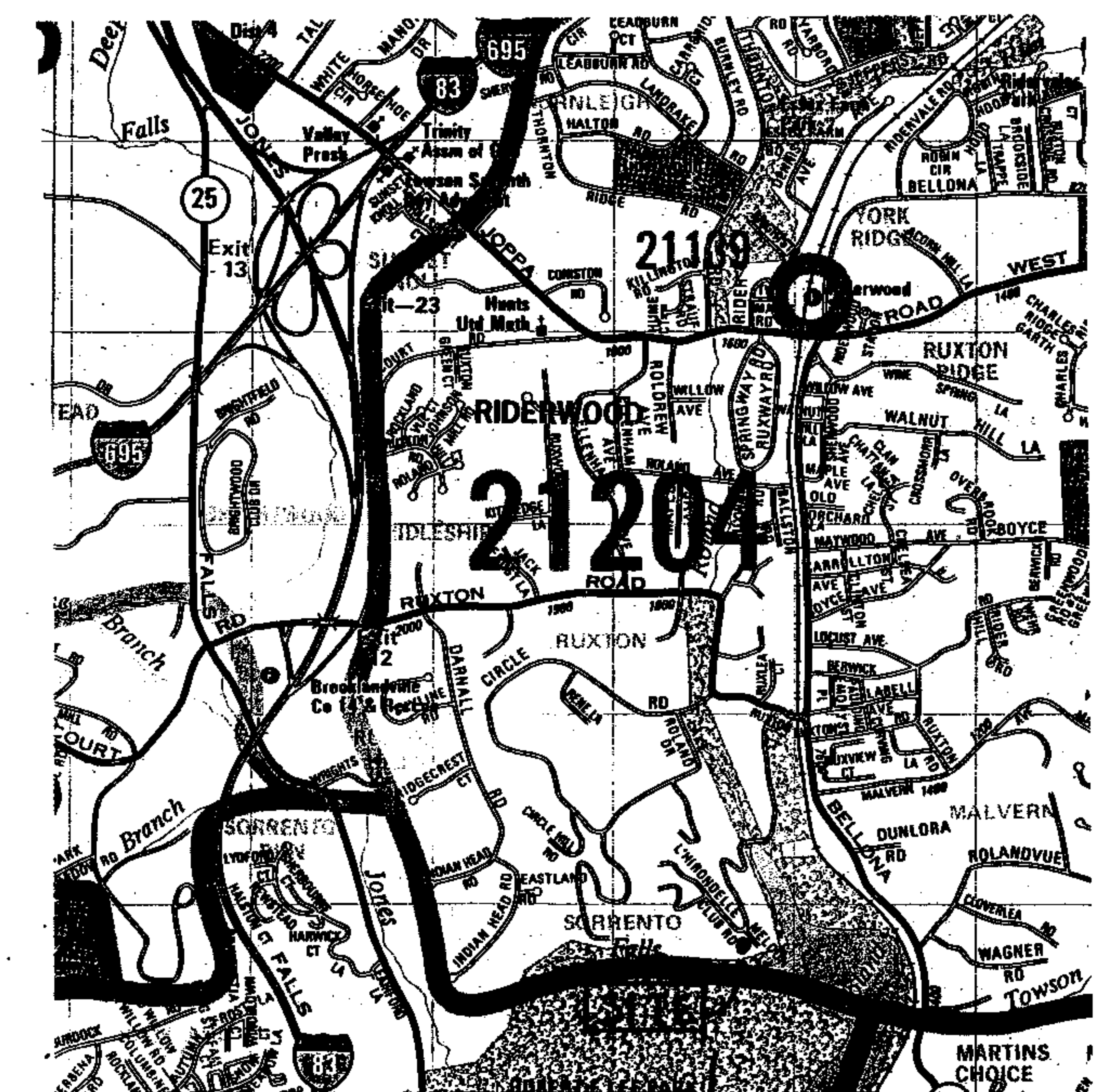
Smith, Lynn K.

7513 L'Hirondelle Club Road:

Tax I.D.: 09 0923006350

Weiner, Stephen A.

Weiner, Sandra L.



VICINITY MAP

LOCATION INFORMATION

ELECTION DISTRICT - 9

COUNCILMANIC DISTRICT - 2

1"=200' SCALE MAP # 069B3

ZONING DR-1

LOT SIZE 1.016 ACRES 44,256 SQUARE FEET

SEWER PUBLIC ☐ PRIVATE ☒
WATER PUBLIC ☐ PRIVATE ☒

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 HENRY WARFIELD - WARFIELD ARCHITECTS SCALE OF DRAWING: 1" = 50'

405
Pet #1