IN RE: PETITION FOR SPECIAL HEARING AND VARIANCE N/E side of Bunker Hill Road, 850 ft. N/W of Masemore Road 7th Election District 3rd Councilmanic District (18025 Bunker Hill Road)

James D. and Colleen P. Grammer

Petitioners

THE REPORT OF THE PARTY OF THE

- BEFORE THE
- * DEPUTY ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- CASE NO. 06-529-SPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as Petitions for Special Hearing and Variance filed by the legal owner of the subject property, James D. and Colleen P. Grammer. The Petitioners are requesting special hearing and variance relief for property located at 18025 Bunker Hill Road in the Parkton area of Baltimore County. The special hearing relief is requested pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit the conversion of an existing accessory structure (garage) to an in-law apartment, and variance to Section 400.1 of the Baltimore County Zoning Regulations to permit an existing accessory structure (garage) located in the side and front yards, in lieu of the required rear yard, to remain.

The property was posted with Notice of Hearing on May 30, 2006, 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 May 30, 2006 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.

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 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, off-street 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: ZAC comments were received from the Office of Planning dated May 11, 2006, a copy of which is made a part hereof.

Interested Persons

Appearing at the hearing on behalf of the variance and special hearing requests was James D. Grammer, Petitioner. No Protestants or interested citizens attended the hearing. People's Counsel, Peter Max Zimmerman, entered the appearance of his office in this case.

Testimony and Evidence

The subject property contains 1.56 acres, is zoned RC 8 and is improved by an existing single family dwelling and separate garage. Mr. Grammer indicated from his research the home was constructed in 1973 and the garage some years later when the zoning on the property was R-40. The garage is primarily in the side yard of the home but extends slightly into the front yard as shown in Petitioner's exhibit 1, the Plat to Accompany. The request for variance arises because the garage should be in the rear yard under present zoning regulations. Mr. Grammer indicated that it would be impractical to move the garage to the rear yard given its block construction. He opined that as the garage existed at that location for many years, there would be no adverse impact on the community to approve the variance request.

He also indicated that he would like to convert the garage to an in-law apartment for his mother who is 70 years old and wants to be close to her son and grandchildren. He is also concerned about her health and need for family to be close by in the future. He considered making an in-law apartment inside the existing home but found this impractical given the small size of the house and considering the need for room for his family. He noted that unlike the house, the lot is large which gives plenty of room to park family vehicles so the use of the garage for that purpose can be sacrificed. Again he indicated that converting the garage to an in-law apartment would have no adverse affect on the neighborhood. He agreed to the comments from the Office of Planning that the apartment be converted back to garage use when the in-law use was no longer needed. He agreed to record this Order in the land records to give future owners notice that the second dwelling use was only temporary.

IT IS FURTHER ORDERED that the request for Special Hearing pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit the conversion of an existing accessory structure (garage) to an in-law apartment, is hereby GRANTED subject to the following conditions:

- 1. The in-law apartment shall be converted back to garage use when the Petitioner's mother passes away or moves permanently from the apartment.
- 2. The Petitioner shall record the Order in the land records of Baltimore County
- 3. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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.

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:pz



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

June 15, 2006

JAMES D. AND COLLEEN P. GRAMMER 18025 BUNKER HILL ROAD PARKTON, MD 21120

Re: Petition for Special Hearing and Variance

Case No. 06-529-SPHA

Property: 18025 Bunker Hill Road

Dear Mr. Grammer:

Enclosed please find the decision rendered in the above-captioned case. The petition for Special Hearing and 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,

John V. Murphy

Deputy Zoning Commissioner

John V. meerflig

for Baltimore County

JVM:dlw Enclosure

C:









Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at	18025 Bunker U.I.L	Road	*4
which is	presently zoned	RC - 8 (Formerly	R-40)

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

Conversion of an existing accessory structure (garage) to an in-law apartment.

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.

> 1/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:

Control of the state of the sta

Legal Owner(s):

			#Proc D	. Crammer					
Name - Type or Print		Namo	- Type or Pripar	(Wellun					
Signature	.		Signature						
Address		Telephone No.	Collecti Name - Type or Print	P. Granner De Junna					
City	State	Zip Code	Signature						
Attorney For Petitioner:			18025 Bunker Hi Address	11 Road 41	0-357-0881 Telephone No				
				120	i diepriorie No				
Name - Type or Print		City			Cip Code				
Signature			Representative t	o be Contacted:					
Company			Name		,				
Address		Telephone No.	Address	- -	Telephone No				
City	State	Zip Code	City	State	Zip Code				
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Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at: 18025 Bunker Hill Road which is presently zoned: R.C. 8 (Formerly R-40)

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):

400.1 to permit an existing accessory structure (garage) located in the side and front yards, in lieu of the required rear yard, to remain

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

- 1. The accessory structure is existing, and to move it would be practically difficult.
- 2. The structure has existed in its present location since the 1970's.
- 3. Other good and sufficient testimony to be presented at the hearing.

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:

Legal Owner(s):

			James D. Gramn	ner	
Name - Type or Print		Nam	e - Type or Print	X maun	•
Signature Randy Shelley		<u> </u>	Signature Everente, 1 Colleen P. Gram		
Address	· · · · · · · · · · · · · · · · · · ·	Telephone No.	Name - Type or Prin		ll
City	State	Zip Code	Signature Margaret F		
Attorney For Petition	ner:		18025 Bunker H	Iill Road	(410) 357-0881 Telephone No.
				MD	21120
Name - Type or Print		City	Parkton	State	Zip Code
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Signature			Representati	ve to be Contact	cu,
Company			Name		<u></u>
Address		Telephone No.	Address		Telephone No.
City	State	Zip Code	City	St	ate Zip Code
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Case No	-529-SF	214A		TH OF HEARING	,,
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ZONING DESCRIPTION
18025 BUNKER HILL ROAD
7TH ELECTION DISTRICT
BALTIMORE COUNTY, MD

BEGINNING at a point on the northeast side of Bunker Hill Road, 60-feet wide, said point being situated 850' northwesterly from the centerline of Masemore Road. Being Lot 2 in the subdivision of Russell N. Miller Property as recorded in Baltimore County Plat Book E.H.K., Jr. 34, page 46, and containing 1.56 acres of land, more or less. Also being known as 18025 Bunker Hill Road and lying in the 7th Election District, 3rd Councilmanic District.

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NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 08-529-SPHA

18025 Bunker Hill Road

Marthaget alde of Bunker Will Good, \$50 feet parthurent

Northeast side of Bunker Hill Road, 850 feet northwest of Masemore Road

of Masemore Road

7th Election District — 3rd Councilmanic District
Legal Owner(s): James D. & Collegn P. Grammer

Special Hearing: to permit the conversion of an existing accessory structure (garage) to an in-law apartment.

Variance: to permit an existing accessory structure (garage) located in the side and front yards, in lieu of the required rear yard, to remain.

Hearing: Wednesday, June 14, 2006 at 2:00 p.m. in Room 106, County Otilice Building, 111 West Chesa-peake Avenue, Towson 21204

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for

CERTIFICATE OF PUBLICATION

6/1,2006
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 $\frac{5 30 }{30 }$, 2006.
The Jeffersonian Arbutus Times Catonsville Times Towson Times Owings Mills Times NE Booster/Reporter North County News

LEGAL ADVERTISING

1. Wilkinson

CERTIFICATE OF POSTING

Baltimore County Dept. of Permits & Development Management 111 W. Chesapeake Avenue, Rm. 111 Towson, MD 21204

Tows	son, MD 21204	Date: June 2, 2006
Atten	ntion: Mrs. Kristen M	latthews
RE:	Case Number: 06-	529-SPHA
	Petitioner/Develop	er; James D. & Colleen P.Grammer
	Date of Hearing/Cl	osing: June 14, 2006
were	This is to certify un posted conspicuous	der the penalties of perjury that the necessary sign(s) required by law ly on the property located at 18025 Bunker Hill Road
	The sign(s) were p	osted on May 30, 2006 (Month, Day, Year)
		(Month, Day, Year) (Signature of Sign Poster)
		William D. Gulick, Jr. (Printed Name of Sign Poster)
	SEE TTACH PHOTOGRAPH OF SIGN POSTED ON	McKee and Associates, Inc. <u>5 Shawan Road, Suite 1</u> (Street Address of Sign Poster)
	PROPERTY	Cockeysville, MD 21030 (City, State, Zip Code of Sign Poster)
		(410) 527-1555 (Telephone Number of Sign Poster)

Revised 3/1/01 - SCJ

MSE # COCOCOC # 35H

COUNT OFFICE OWN DING-ROOM 106
HINE TOWSON, MD 21264

DATE AND THE WEIGHT HAS DOGE @ 2.00 PM

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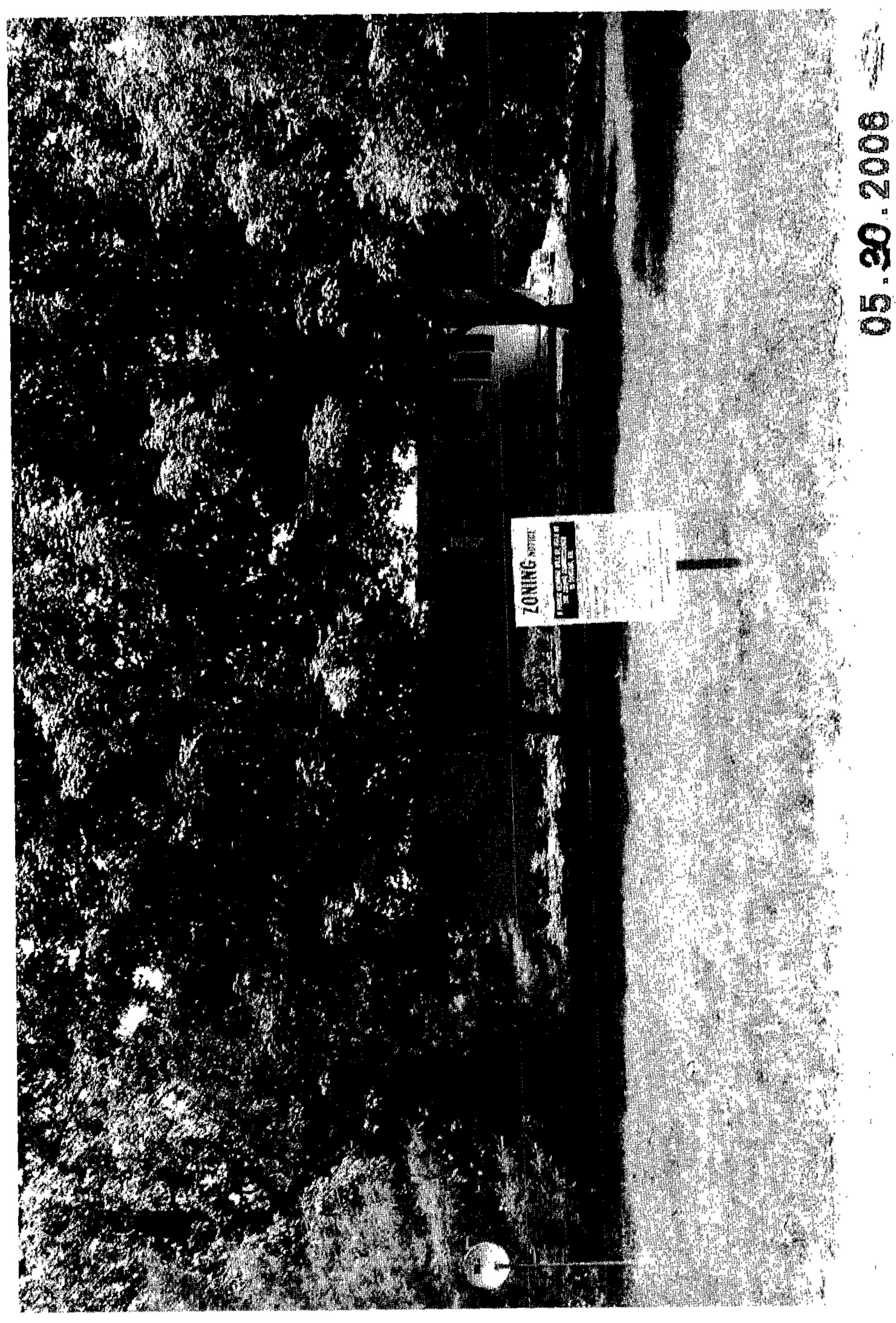
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TO CONFIRM HEARING CALL 887-359

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HAMPICAPED ACCESSINE



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 Tunothy M. Kotroco, Director

May 2, 2006

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: 06-529-SPHA

18025 Bunker Hill Road

Northeast side of Bunker Hill Road, 850 feet northwest of Masemore Road

7th Election District – 3rd Councilmanic District

Legal Owners: James D. & Colleen P. Grammer

Special Hearing to permit the conversion of an existing accessory structure (garage) to an in-law apartment. Variance to permit an existing accessory structure (garage) located in the side and front yards, in lieu of the required rear yard, to remain.

Hearing: Wednesday, June 14, 2006 at 2:00 p.m. in Room 106, County Office Building, 111 West Chesapeake Avenue, Towson 21204

Timothy Kotroco

Director

TK:klm

C: James & Colleen Grammer, 18025 Bunker Hill Road

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 30, 2006.

- (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.

TO: PATUXENT PUBLISHING COMPANY

Tuesday, May 30, 2006 Issue - Jeffersonian

Please forward billing to:

James D. Grammer 18025 Bunker Hill Road Parkton, MD 21120 410-527-1555

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: 06-529-SPHA

18025 Bunker Hill Road

Northeast side of Bunker Hill Road, 850 feet northwest of Masemore Road

7th Election District – 3rd Councilmanic District

Legal Owners: James D. & Colleen P. Grammer

Special Hearing to permit the conversion of an existing accessory structure (garage) to an inlaw apartment. Variance to permit an existing accessory structure (garage) located in the side and front yards, in lieu of the required rear yard, to remain.

Hearing: Wednesday, June 14, 2006 at 2:00 p.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

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.

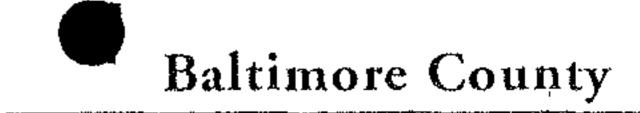
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

Item Num	ber or Case Number: 06-529-5PHA
Petitioner	JAMES D. GRAMMER & COLLEEN P. GRAMMER
Address of	r Location: 18025 BUNKER HILL ROAD
	FORWARD ADVERTISING BILL TO:
Name:	JAMES D. GRAMMER
Name:	JAMES D. GRAMMER
Name:	JAMES D. GRAMMER. 18025 BUNKER HILL ROAD
Name:	JAMES D. GRAMMER

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





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

June 9, 2006

James D. Grammer 18025 Bunker Hill Rd. Parkton, MD, 21120

Dear: Mr. Grammer,

RE: Case Number: 06-529-SPHA; 18025 Bunker Hill Rd.

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

W. Carl Richards, Jr.

Supervisor, Zoning Review

u. Calliball

WCR:sma

Enclosures

c: People's Counsel

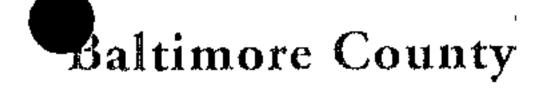


Visit the County's Website at www.baltimorecountyonline.info

Fire Department

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





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

County Office Building, Room 111 111 West Chesapeake Avenue Towson, Maryland 21204 May 2,2006

ATTENTION: Zoning Review planners

Distribution Meeting of: May 1,2006

Item No.: 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, (529, 531, 532, 533, 534, 535, 536.

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(0)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: 4.28.06

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

RE:

Baltimore County

Item No.

529

IMP

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

P. J. Streeth

Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: May 11, 2006

And the Mary

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

10825 Bunker Hill Road

INFORMATION:

Item Number:

6-529

Petitioner:

James D. Grammer

Zoning:

RC 8

Requested Action:

Special Hearing and Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the use of the accessory structure as an in-law apartment ceases when the structure is no longer occupied by the in-law that it is being converted for.

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

Prepared by:

Division Chief: AFK/LL: CM

W\DEVREV\ZAC\6-529.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: May 5, 2006

Department of Permits & Development Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For May 8, 2006

Item No. 519, 520, 521, 523, 524, 525, 526,527, 529, 530, 531, 532, 533, 534,

535, and 05-558 SPH XA

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-05032006.doc

RE: PETITION FOR SPECIAL HEARING *
18025 Bunker Hill Road; NE/S Bunker Hill
Road, 850' NW Masemore Road *
7th Election & 3rd Councilmanic Districts
Legal Owner(s): James & Colleen Grammer *

BEFORE THE

ZONING COMMISSIONER

FOR

BALTIMORE COUNTY

*

06-529-SPHA

* * * * * * * *

Petitioner(s)

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 and all documentation filed in the case.

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

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 3rd day of May, 2006, a copy of the foregoing Entry of Appearance was mailed to, James & Colleen Grammer, 18025 Bunker Hill Road, Parkton, MD 21120, Petitioner(s).

RECEIVED
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PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Per.....

PLEASE PRINT CLEARLY

CASE NAME 18025 BUNKER HILL CASE NUMBER 06-529 SPHA DATE JUNE 14, 2006

PETITIONER'S SIGN-IN SHEET

E- MAIL										
CITY, STATE, ZIP	PARTED MD 21120									
ADDRESS	18025 BUNKER HILL RD									
NAME	MATES D. GRAMMEN									

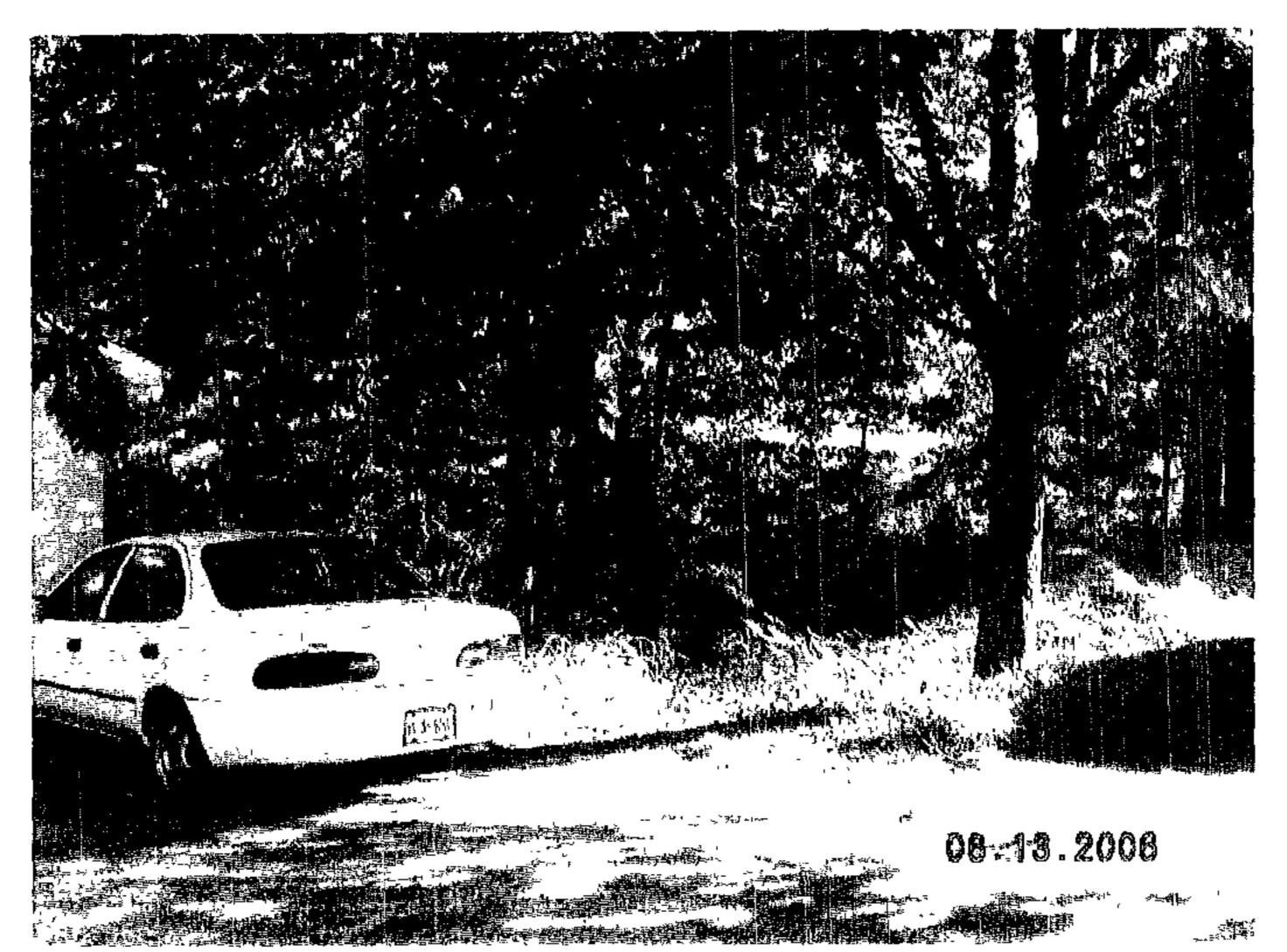


05.29.2008





FRONT - TOWARDS SUBJECT STRUCTURE



TOWARDS SOUTH PROPERTY CORNER



TOWARDS BUNKER HILL ROAD



TOWARDS GOSTOMKI PROPERTY

