

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Bangert Street; 320 feet W of
Gaylord Street
11th Election District
5th Councilmanic District
(5416 Bangert Street)

Todd and Trina Miceli
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* Case No. 2009-0337-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Todd and Trina for property located at 5416 Bangert Street. The variance request is from Section 1B01.2.B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition (attached garage) with a side yard setback of 9 feet in lieu of the required 15 feet and a total of 23 feet in lieu of the required 40 feet, and confirm a front setback of 36 feet in lieu of the required 40 feet for the existing structure. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The existing dwelling is in the center of the lot and adding an attached garage requires a reduced setback. Said dwelling is not squared to the lot.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 5, 2009 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to

UNDER RECEIVED FOR FILING

Date 7-28-09

By [Signature]

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 28th day of July, 2009 that a variance from Section 1B01.2.B.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition (attached garage) with a side yard setback of 9 feet in lieu of the required 15 feet and a total of 23 feet in lieu of the required 40 feet; and confirm a front setback of 36 feet in lieu of the required 40 feet for the existing structure is hereby GRANTED, subject to the following:

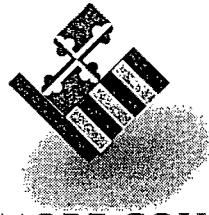
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this 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.


THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILING
Date 7-28-09
By PZ



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

July 28, 2009

TODD AND TRINA MICELI
5416 BANGERT STREET
WHITE MARSH MD 21161

Re: Petition for Administrative Variance
Case No. 2009-0337-A
Property: 5416 Bangert Street

Dear Mr. and Mrs. Miceli:

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,

A handwritten signature in black ink, appearing to read "Tom H. Bostwick".

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Rick Richardson, Richardson Engineering LLC, 30 East Padonia Road, Suite 500,
Timonium MD 21093

Petition for Administrative Variance



to the **Zoning Commissioner of Baltimore County** for the property
located at 5416 BANGERT STREET
which is presently zoned DR-2

Deed Reference: 139231548 Tax Account # 1119032150

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) 1301.2, B.1 TO PERMIT A SIDE YARD SETBACK OF 9' IN LIEU OF THE REQUIRED 15' AND A TOTAL OF 23' IN LIEU OF THE REQUIRED 40', AND CONFIRM A FRONT SETBACK OF 36' IN LIEU OF THE REQUIRED 40' FOR THE EXISTING STRUCTURE

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

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

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

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

TODD M MICELI

Name - Type or Print

Signature

Trina D. Miceli

Name - Type or Print

Trina D. Miceli

Signature

5416 BANGERT ST

410-365-1839

Address

Telephone No.

WHITE MARSH

MD

21162

City

State

Zip Code

Representative to be Contacted:

RICK RICHARDSON

RICHARDSON ENGINEERING, LLC

Name

30 E PADONIA RD SUITE 500

410-560-1502

Address

Telephone No.

TIMONIUM

MD

21093

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. _____

Reviewed By _____

Date _____

REV 7/20/07

UNDER RECEIVED FOR FILING

Estimated Posting Date _____

Date 7-28-09

By PJ

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 5416 Bangert St.
Address
White Marsh MD 21162
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty): EXISTING HOUSE IS IN THE CENTER OF THE LOT AND ADDING A GARAGE REQUIRES A REDUCED SETBACK
EXISTING HOUSE IS NOT SQUARED TO LOT

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.

[Signature]
Signature
TODD M. MICELI
Name - Type or Print

[Signature]
Signature
Trina D. Miceli
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 23rd day of JUNE, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public
My Commission Expires 03/13/2010

**ZONING DESCRIPTION FOR
5416 BANGERT STREET
11th ELECTION DISTRICT
5TH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

Beginning at a point on the north side of Bangert Street, 50 foot wide; 320 feet west of the intersection of Gaylord Street, which is 50 feet wide. Being part of Lot #22, Block B, in the subdivision of Forge Acres as recorded in Baltimore County Plat Book # 11, Folio # 88; (1) North 24 degrees 57 minutes East, 200 feet; (2) South 65 degrees 03 minutes East, 100 feet; (3) South 24 degrees 57 minutes West, 200 feet; (4) North 65 degrees 03 minutes West, 100 feet to the place of beginning, containing 20,000 square feet or 0.46 acres of land.

Also known as 5416 Bangert Street and located in the 11th Election District, 5th Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **39200**

Date: **6-26-09**

PAID RECEIPT

BUSINESS ACTION TIME MON
 6/26/2009 4:24:44PM 0000147
 BALANCE MATCH PERIOD
 6/26/2009 4:24:44PM 0000147

		Rev		Sub					
		Source/		Rev/					
Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount	

Total: _____

Rec From: T. H. [unclear]

For: [unclear]

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: 2009-0337-A

Petitioner/Developer: _____

Todd Miceli

Date of Hearing/Closing July 20, 2009

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

Attn: Kristin Matthews,

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at, _____
5416 Bangert Street

The sign(s) were posted on _____

July ,5 2009

(Month, Day, Year)

Sincerely,

Robert Black

(Signature of Sign Poster)

July 6 2009

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2009-0337-A

TO PERMIT A SIDE YARD SETBACK OF 9 FT. IN LIEU OF
THE REQUIRED 15 FT. A SUM OF SIDE YARDS OF 23 FT. IN
LIEU OF THE REQUIRED 40 FT. AND A FRONT YARD SETBACK
OF 36 FT. IN LIEU OF THE REQUIRED 40 FT.

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 7-20-09

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204 TEL. 887-3391

FOR MORE INFORMATION, VISIT OUR WEBSITE: www.baltimorecountymd.gov. YOUR RIGHTS IN LAW. RETURN BOTH TO ZONING, RM. 111
MEETING IS HANDICAP ACCESSIBLE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2009- 0337 -A

Address 5416 BANGERT ST.

Contact Person: _____
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6/26/09

Posting Date: 7.5

Closing Date: 7.20

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, usually within 10 days of the closing date if all County agencies' comments are received, 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 2009- 0337 -A

Address 5416 BANGERT ST.

Petitioner's Name TOPP MICELI

Telephone 410-365-1839

Posting Date: 7.5.09

Closing Date: 7.20.09

Wording for Sign: To Permit A SIDEYARD SET BACK OF 9ft. IN LIEU
of The Required 15ft., A SUM of SIDEYARDS of 23ft IN
LIEU of The Required 40ft., AND A FRONT YARD SETBACK
of 36ft IN LIEU of The Required 40ft.

WCR - Revised 7/7/08

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: 0337

Petitioner: TODD & TRINA MICELI

Address or Location: 5416 BANGERT ST WHITE MARSH MD 21162

PLEASE FORWARD ADVERTISING BILL TO:

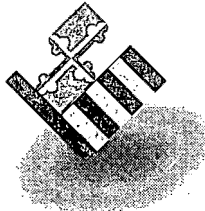
Name: TODD MICELI

Address: 5416 BANGERT ST

WHITE MARSH, MD 21162

Telephone Number: 410-365 1839

Revised 7/11/05 - SCJ



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

July 21, 2009

Todd & Trina Miceli
5416 Bangert St.
White Marsh, MD 21162

Dear: Todd & Trina Miceli

RE: Case Number 2009-0337-A, 5416 Bangert St.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 26, 2009. This letter is not an approval, but only a **NOTIFICATION**.

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.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Rick Richardson; Richardson Engineering, LLC; 30 E. Padonia Rd. Ste. 500; Timonium, MD
21093

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 12, 2008

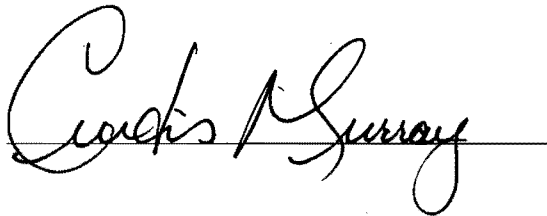
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 09-337- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Donnell Zeigler in the Office of Planning at 410-887-3480.

Prepared By:
CM/LL



RECEIVED

JUL 24 2009

ZONING COMMISSIONER



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

Heverley K. Swaim-Staley, Acting Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: July 10, 2009

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

RE: Baltimore County
Item No. 2009-0337-A
5416 DANCERT STREET
MICELI PROPERTY
ADMIN. VARIANCE -

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 2009-0337-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Fed¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

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

Patricia Zook - Case Nos. 2009-0337-A and 2009-0338-A - comments needed

From: Patricia Zook
To: Kennedy, Dennis; Murray, Curtis
Date: 7/22/2009 11:39 AM
Subject: Case Nos. 2009-0337-A and 2009-0338-A - comments needed
CC: Bostwick, Thomas

Good morning Dennis and Curtis -

We received the below-described administrative variance files yesterday. Both files are missing comments from your departments. If your department has 'no comments' on the requests, just respond to my e-mail and place it in the files.

CASE NUMBER: 2009-0337-A

5416 Bangert Street
Location: N side of Bangert Street; 320 feet W of Gaylord Street.
11th Election District, 5th Councilmanic District
Legal Owner: Todd and Trina Miceli
Closing Date: 7/20/2009

ADMINISTRATIVE VARIANCE To permit a proposed addition (attached garage) with a side yard setback of 9 feet in lieu of the required 15 feet and a total of 23 feet in lieu of the required 40 feet; and confirm a front setback of 36 feet in lieu of the required 40 feet for the existing structure.

CASE NUMBER: 2009-0338-A

800 Ridgeleigh Road
Location: NE corner of Ridgeleigh Road and Wardman Road intersection.
9th Election District, 5th Councilmanic District
Legal Owner: Albert S. Jun and Susie N. Chung
Closing Date: 7/20/2009

ADMINISTRATIVE VARIANCE To permit a dwelling addition with setback as close as 6 feet front and sides and 10 feet to rear lot lines in lieu of the required 25 feet; 10 feet and 30 feet respectively; and to allow a front porch (open provection) with a front setback of 18 feet in lieu of 18 feet 9 inches.

As always, thanks for your help.

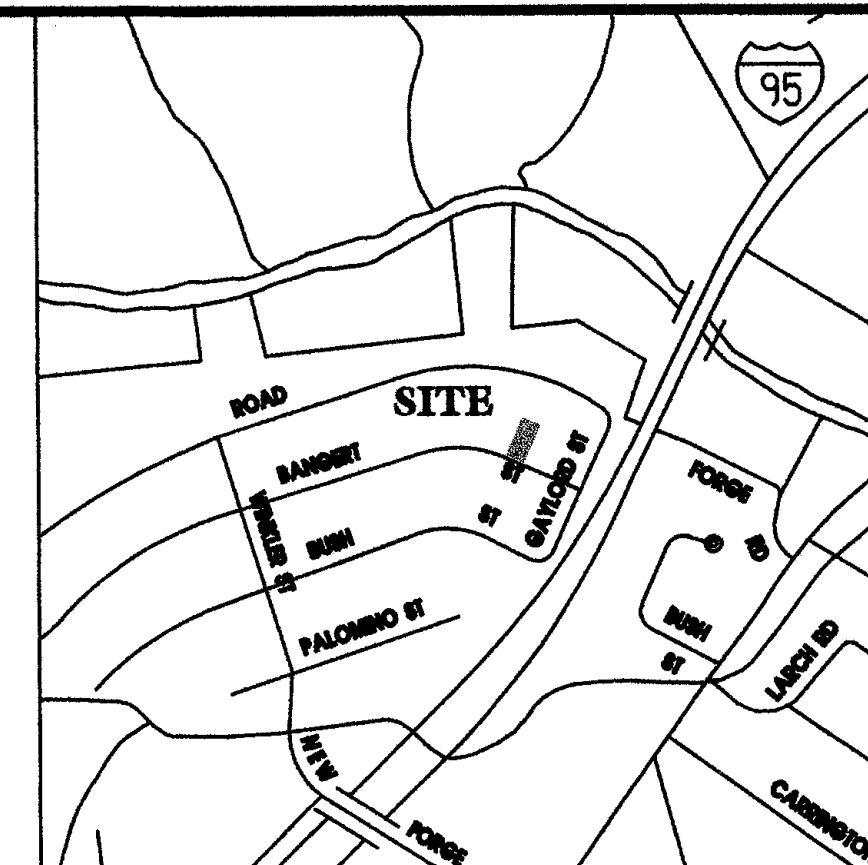
Patti Zook
Baltimore County
Office of the Zoning Commissioner
105 West Chesapeake Avenue, Suite 103
Towson MD 21204

410-887-3868

pzook@baltimorecountymd.gov







VICINITY MAP
1" = 1000'

GENERAL NOTES

1. OWNER: TODD & TINA MICELI
5416 BANGERT STREET
WHITE MARSH, MD 21162
2. SITE AREA: 20,000 Sq.Ft. or 0.46 Ac.±
3. EXISTING BUILDING: 1100 Sq.Ft.±
4. PROPOSED BUILDING: 728 Sq.Ft.±
5. UTILITIES
WATER: PUBLIC SEWER: PUBLIC
6. SITE LIES WITHIN ZONES C OF FLOOD INSURANCE
RATE MAP (FIRM) PANEL #240010 0295 C.
AREAS OF MINIMAL FLOODING
7. PLAT REF: 14/88 "FORGE ACRES"
8. DEED REF: 13923/548
9. TAX ACCOUNT NO. 1119032150
10. ELECTION DISTRICT II
11. COUNCILMANIC DISTRICT 5
12. SETBACKS REQUIRED: PROVIDED
FRONT: 40' 35.5'
SIDE: 15' 9'
REAR: 40' 115'
13. CENSUS TRACT 4517.02
14. WATERSHED: BIRD RIVER
15. ZONING: DR-2
(PER 1"=200' ZONING MAP 064A3)
16. TAX MAP #73; PARCEL #341; LOT #22
17. PREVIOUS ZONING CASES: NONE ON FILE
18. PREVIOUS PERMITS: NONE ON FILE
19. SITE DOES NOT LIE WITHIN CHESAPEAKE BAY CRITICAL AREA.
20. PROPERTY IS NOT HISTORIC.
21. SITE IS NOT IN A 100 YEAR FLOODPLAIN
22. VARIANCE PER SECTION 1801.2.B.1 TO PERMIT A SIDE
YARD SETBACK OF 9' IN LIEU OF THE REQUIRED 15' AND A TOTAL
OF 23' IN LIEU OF THE REQUIRED 40'. VARIANCE TO CONFIRM AN
EXISTING FRONT YARD OF 36' IN LIEU OF THE REQUIRED 40'

MICHAEL PUNKO
JACQUELINE PUNKO, TRUSTEES
FORGE ACRES, LOT 3
TAX NO. 1116090410
19369/426

DERRICK McGEE
BARBARA L. McGEE
FORGE ACRES PT LOT 2
TAX NO. 1108032210
9166/697

VINCENT CURT DRAPER
SHERRY LYNN KLOS
FORGE ACRES PT LOT 2
TAX NO. 1113077410
12319/544

JENNIFER E. CAROLAN
FORGE ACRES, LOT 23
TAX NO. 1102004440
27750/392

RICHARD & MADELINE DIOTTE
FORGE ACRES LOT 22
DEED REF: 22911/144
TAX ACCOUNT NO. 1103049875

CLARENCE L. WESSEL
GLORIA E. WESSEL
FORGE ACRES, LOT 23
TAX NO. 1123017400
4340/518

JENNIFER E. CAROLAN
FORGE ACRES, LOT 23
TAX NO. 1102004440
27750/392

BANGERT STREET

Richardson Engineering, LLC

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

**PLAN TO ACCOMPANY
ZONING PETITION
MICELI RESIDENCE**

5416 BANGERT STREET

11TH ELECTION DISTRICT, BALTIMORE COUNTY, MARYLAND
5TH COUNCILMANIC DISTRICT
SCALE: 1" = 30' DATE: 06/18/2009