

IN RE: PETITION FOR ADMIN. VARIANCE

SE side of intersection of Park Drive and
Hillcrest Avenue
9th Election District
5th Councilmanic District
(7509 Park Drive)

Thomas J. and Elizabeth A. Billings
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0003-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, Thomas J. and Elizabeth A. Billings for property located at 7509 Park Drive. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) to be located in the third of the lot closest to the side street and occupying 66% of such third in lieu of the required third of the lot farthest and occupying not more than 50%. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners own a corner parcel and wish to replace the existing garage. The existing garage has smaller setbacks than the proposed garage, but the proposed garage will be slightly longer. The need for a variance is created by the combination of the corner lot, 45 feet width of the lot and the position of the house. Because of the narrow width of the lot it is impractical to locate an accessory garage on 50% of the third of the lot farthest from the street. The proposed garage will occupy less than 40% of the rear yard.

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.

8-10-09
pm

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on July 10, 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 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.

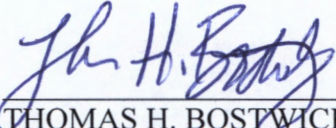
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 10th day of August, 2009 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) to be located in the third of the lot closest to the side street and occupying 66% of such third in lieu of the required third of the lot farthest and occupying not more than 50% 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.

8-10-09

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

RECEIVED FOR FILING
8.10.09
pz



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

August 10, 2009

JOHN GONTRUM, ESQUIRE
WHITEFORD, TAYLOR & PRESTON, L.L.P.
TOWSON COMMONS, SUITE 300
ONE WEST PENNSYLVANIA AVENUE
TOWSON, MD 21204-5025

Re: Petition for Administrative Variance
Case No. 2010-0003-A
Property: 7509 Park Drive

Dear Mr. Gontrum:

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure

c: Thomas J. and Elizabeth A. Billings, 7509 Park Drive, Baltimore MD 21234



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property
located at 7509 Park Drive
which is presently zoned D.R. 5.5

Deed Reference: 4732 / 228 Tax Account # 0902371750

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 (DCZR)

To permit an accessory structure (garage) to be located in the third of the lot closest to the side street and occupying 66% of such third in lieu of the required third of the lot farthest and occupying not more than 50%.

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:

John B. Gontrum

Name - Type or Print

Signature

Whiteford, Taylor & Preston, LLP

Company

One W. Pennsylvania Avenue.

410-832-2000

Address

Telephone No.

Towson, Maryland 21204-5025

City

State

Zip Code

Legal Owner(s):

Thomas J. Billings

Name - Type or Print

Signature

Elizabeth A. Billings

Name - Type or Print

Elizabeth A. Billings - Elizabeth A. Billings

Signature

7509 Park Drive

410-668-1687

Address

Telephone No.

Baltimore, Maryland 21234

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

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. 2010-0003-A

Reviewed By D.T.

Date 7/1/09

Posting Date

7/12/09

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.

7509 Park Dr., Balto., Md. 21234

That the Affiant(s) does/do presently own and reside at _____

Address number

Road or Street name

and that this address is the subject of this variance request as required by law.

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 the hardship or practical difficulty; attach an additional sheet if needed)

Petitioners own a corner parcel and wish to replace an existing garage. The existing garage has smaller setbacks than the proposed garage, but the proposed garage will be slightly longer. The need for a variance is created by the combination of the corner lot, the 45' width of the lot and the position of the house. Because of the narrow width of the lot it is impracticable to locate an accessory garage on 50% of the third of the lot farthest from the street. The proposed garage will occupy less than 40% of the rear yard.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

Elizabeth A Billings
Signature

Thomas Billings
Signature

ELIZABETH BILLINGS
Name- print or type

THOMAS BILLINGS
Name- print or type

A Notary Public must complete the following section prior to the filing appointment.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, this 19th day of June, 2009, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): Thomas J Billings Sr and Elizabeth A Billings
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

SAUL D RAMSEY
Name of Notary Public

4/1/10
Commission expires

PLACE SEAL HERE
SAUL D RAMSEY
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
MY COMMISSION EXPIRES APRIL 1, 2010

ZONING DESCRIPTION

ZONING DESCRIPTION FOR 7509 Park Drive, Parkville, Maryland 21234.

Beginning at a point on the southeast side of the intersection of Park Drive which is 50' wide and Hillcrest Avenue, which is 50' wide. Being Lot # 59, 60, Block 4, in the subdivision of Section A Harford Park as recorded in Baltimore County Plat Book # 5, Folio # 62 containing 5,400 square feet. Also known as 7509 Park Dive and located in the 9th Election District, 5th Councilmanic District.

2010-0003-A

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

No. **39287**

Date: **7/1/09**

PAID RECEIPT

BUSINESS ACTUAL TIME DFM
 7/02/2009 7/01/2009 14:31:57 S
 NO. 0003 BALTIMORE COUNTY
 RECEIPT # 002036 7/01/2009 OFFL
 Dept 5 520 ZONING VERIFICATION
 NO. 039287
 Recpt Tot \$65.00
 \$65.00 CK \$1.00 CK
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				65.00

Total: **65.00**

Rec From: **WHITEFORD, TAYLOR + PRESTON**
 For: **2010-0003-A**
7509 PARK DR
D. THOMPSON

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

RE: 2010-0003-A

Petitioner/Developer: _____

Billings

Date of Hearing/closing July 27, 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, _____
7509 Park Drive

The sign(s) were posted on _____ July 10, 2009
(Month, Day, Year)

Sincerely,

Robert Black

(Signature of Sign Poster)

July 17, 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 #2010-0003-A

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) TO
BE LOCATED IN THE THIRD OF THE LOT CLOSEST TO THE SIDE STREET
AND OCCUPYING 66% OF SUCH THIRD IN LIEU OF THE REQUIRED
THIRD OF THE LOT FARTHEST AND OCCUPYING NOT MORE THAN 50%.

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

7-27-09

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

TEL. 887-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. VIOLATION PENALTY OF \$100. RETURN BOTH TO ZAPM, RM. 104

MEETING IS HANDICAP ACCESSIBLE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010 0003 -A Address 7509 PARK DRIVE
Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 7/1/09 Posting Date: 7/12/09 Closing Date: 7/27/09

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 2010 0003 -A Address 7509 PARK DRIVE
Petitioner's Name BILLINGS Telephone 410-668-1687

Posting Date: 7/12/09 Closing Date: 7/27/09

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (GARAGE) TO BE LOCATED
IN THE THIRD OF THE LOT CLOSEST TO THE SIDE STREET AND OCCUPYING 66% OF SUCH THIRD IN LIEU OF REQUIRED THIRD OF THE LOT FARTHEST AND
OCCUPYING NOT MORE THAN 50%.

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: 2010-0003-A

Petitioner: BILLINGS

Address or Location: 7509 PARK DRIVE

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. & MRS. THOMAS J. BILLINGS

Address: 7509 PARK DR.

BALTO. MD 21234

Telephone Number: 410-668-1687



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 27, 2009

John B. Gontrum
Whiteford, Taylor & Preston, LLP
1 W. Pennsylvania Ave.
Towson, MD 21204

Dear: John B. Gontrum

RE: Case Number 2010-0003-A, 7509 Park Dr.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 1, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel
Thomas & Elizabeth Billings; 7509 Park Dr.; Baltimore, MD 21234

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: August 5, 2009

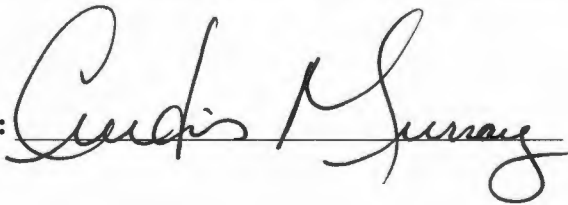
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 10-003- 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

AUG 05 2009

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: July 27, 2009

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

RECEIVED

JUL 30 2009

SUBJECT: Zoning Advisory Committee Meeting
For July 27, 2009
Item Nos. 2010-001, 003, 004, 005, 006,
007, 008, 009, 010, 011, 013, 016, 017,
018 and 019

ZONING COMMISSIONER

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

DAK:CEN:hta
cc: File
ZAC-072709-NO COMMENTS



BALTIMORE COUNTY
MARYLAND

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

July 24, 2009

ATTENTION: Zoning Review Planners

Distribution Meeting Of: July 20.2009

ItemNumbers:0001,0002,0003,0004,0005,0007,0008,0009,0010,0013,0014,0016,0017,0019

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.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C)443-829-2946
MS-1102F

cc: File



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

State Highway
Administration

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

Maryland Department of Transportation

Date: JULY 21, 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 2010-0003-A
7509 PARK DRIVE
BILLINGS 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. 2010-0003-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,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

AV
7-27-09
closing

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED



SEP 09 2009

ZONING COMMISSIONER

TO: Timothy M. Kotroco

FROM: Dave Lykens, DEPRM - Development Coordination

DATE: September 9, 2009

SUBJECT: Zoning Item # 10-003-A
Address 7509 Park Drive
(Billings Property)

Zoning Advisory Committee Meeting of July 20, 2009

X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

Reviewer: JWJ

Date: 9/9/09

Patricia Zook - Case 2010-0001-A and Case 2010-0003-A - comments needed

From: Patricia Zook
To: Kennedy, Dennis; Murray, Curtis
Date: 7/30/2009 1:42 PM
Subject: Case 2010-0001-A and Case 2010-0003-A - comments needed

Gentlemen -

The below described administrative variance cases were just delivered to our office. Both of the files are missing comments from your offices.

CASE NUMBER: 2010-0001-A

14824 Thornton Mill Road

Location: SW side of Thornton Mill Road, 200 feet SE of the centerline of Priceville Road.

8th Election District, 3rd Councilmanic District

Legal Owner: Robert and Barbara Jones

Closing Date: 7/27/2009

ADMINISTRATIVE VARIANCE To permit a proposed addition to have a side yard setback of 31 feet in lieu of the required 35 feet.

CASE NUMBER: 2010-0003-A

7509 Park Drive

Location: SE side of Park Drive and Hillcrest Avenue.

9th Election District, 5th Councilmanic District

Legal Owner: Thomas and Elizabeth Billings

Closing Date: 7/27/2009

ADMINISTRATIVE VARIANCE To permit an accessory structure (garage) to be located in the third of the lot closest to the side street and occupying 66% of such third in lieu of the required third of the lot farthest and occupying not more than 50%.

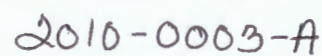
If you don't have comments, simply let me know via e-mail and I'll place it in the case file.

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









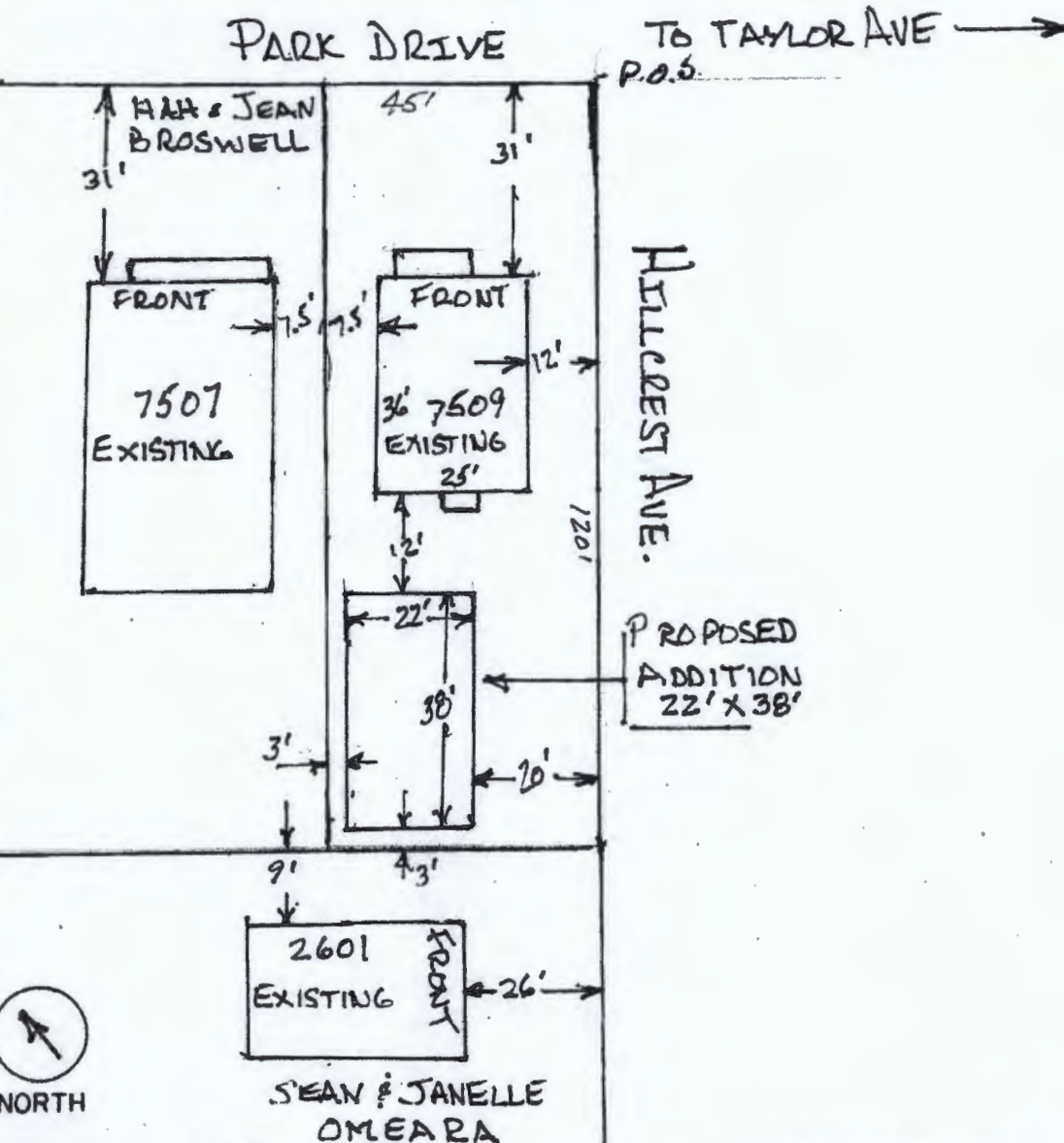
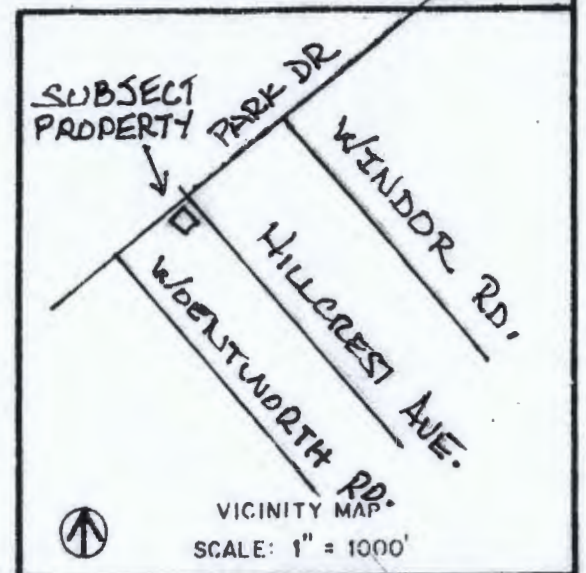
7609 PARK DRIVE



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 7509 PARK DRIVE
 SUBDIVISION NAME HARFORD PARK
 PLAT BOOK # 5 FOLIO # 62 LOT # 54 SECTION # 4
 OWNER THOMAS & ELIZABETH BILLINGS

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION



LOCATION INFORMATION			
ELECTION DISTRICT	9		
COUNCILMANIC DISTRICT	5		
1" = 200' SCALE MAP #	081A1		
ZONING	DR. S.5		
LOT SIZE	.12	5400	
	ACREAGE	SQUARE FEET	
SEWER	☒	☐	
WATER	☒	☐	
CHESAPEAKE BAY CRITICAL AREA	☐	☒	YES NO
100 YEAR FLOOD PLAIN	☐	☒	
HISTORIC PROPERTY/ BUILDING	☐	☒	
PRIOR ZONING HEARING	NONE		
ZONING OFFICE USE ONLY			
REVIEWED BY	ITEM #	CASE #	
D.T.	0003	2010-0003-A	

SCALE OF DRAWING: 1" = 30'

PREPARED BY T.J.B.