

IN RE: PETITION FOR ADMIN. VARIANCE

NW side of Norris Lane; 225.44 feet NE of
the c/l of North Point Road
15th Election District
7th Councilmanic District
(8012 Norris Lane)

Willie J. McClain Jr. and Wanda D. McClain
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 2010-0210-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, Willie J. McClain Jr. and Wanda D. McClain for property located at 8012 Norris Lane. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) with a height of 22 feet in lieu of the maximum permitted 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a detached garage measuring 24 feet x 24 feet. The proposed garage will provide safety and security for the vehicles as well as additional storage. Access to the garage will be via the existing driveway.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Although the Office of Planning did not make any recommendations related to the garage height and usage, I will impose conditions that the accessory structure not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, and not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 3-19-10

By PJ

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on February 14, 2010 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 19th day of March, 2010 that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) with a height of 22 feet in lieu of the maximum permitted 15 feet 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.
2. The Petitioners or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area or kitchen facilities.

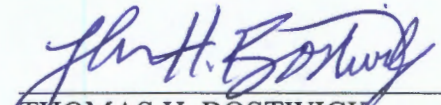
ORDER RECEIVED FOR FILING

Date 3.19.10

By pn

3. The accessory structure shall not be used for commercial purposes.

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 3.19.10

By pz



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

March 19, 2010

WILLIE J. MCCLAIN JR. AND WANDA D. MCCLAIN
8012 NORRIS LANE
DUNDALK MD 21222

Re: Petition for Administrative Variance
Case No. 2010-0210-A
Property: 8012 Norris Lane

Dear Mr. and Mrs. McClain:

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



Petition for Administrative Variance

to the **Zoning Commissioner of Baltimore County** for the property
located at 8012 Norris Lane Dundalk Maryland 21222
which is presently zoned _____

Deed Reference: 18935 / 306 Tax Account # 1520000180

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) 400.3 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT OF 22-FEET IN LIEU OF THE MAXIMUM PERMITTED 15-FEET.

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):

Willie James McClain Jr.

Name - Type or Print _____
Signature Willie J McClain Jr
Wanda Denise McClain
Name - Type or Print _____
Signature Wanda D McClain
8012 Norris Lane 410 285-7046
Address _____ Telephone No. _____
Dundalk, Maryland 21222
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. 2010-0210-A Reviewed By D.T. Date 2/3/10

Estimated Posting Date 2/14/10

FRM476_09

ORDER RECEIVED FOR FILING

Rev 3/09

Date 3-19-10

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 own and reside at 8012 Norris Lane
Address number Road or Street name

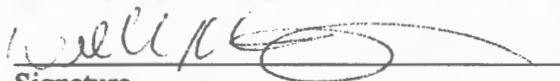
and that this address is the subject of this variance request as required by law.

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) We respectfully request an Administrative variance to authorize a proposed '24X24' Detached Garage.

The Garage will provide both Security and Prevent Damage to Vehicles. The proposed location would be Accessing an existing back yard Driveway.

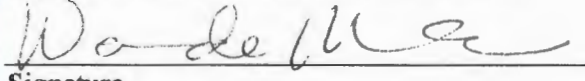
The Height will be 21'1/2 feet in Lieu of the Maximum allowed Height of 15' feet in Accordance with Baltimore County.

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.


Signature

Willie James McClain Jr

Name- print or type


Signature

Wanda Denise McClain

Name- print or type

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

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

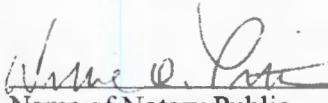
I HEREBY CERTIFY, this 24 day of June, 2010, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

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

AS WITNESS my hand and Notarial Seal

Willie O. Pittman
Notary Public
State of Maryland
My commission Expires

PLACE SEAL HERE:


Name of Notary Public 9/01/10
Commission expires

January 29, 2010

PROPERTY AND ZONING DESCRIPTION

ZONING DESCRIPTION FOR 8012 NORRIS LANE DUNDALK MD 21222
(Address)

Beginning at a point on the North West _____, side of

NORRIS LANE _____, which is 30' feet _____,
(Name of street on which property fronts) (Number of feet of right-of-way width)

Wide at the distance of 225.44 feet _____ North East _____, of the
(Number of feet) (North, South, East or West)

Centerline of the nearest improved intersecting street North Point Road _____,
(Name of Street)

Which is 30' feet _____, wide. Being Lot # 35/36 _____,
(Number of feet of right-of-way width)

Block _____, Section # _____, in the subdivision of Cottage Grove Park _____,
(Name Of subdivision)

As record in Baltimore County Plat Book # 6 _____, Folio # 170 _____,

Containing 6250 SF _____. Also known as 8012 NORRIS LANE _____,
(Square feet or acres) (Property address)

And located in the 15 _____, Election District, 7 _____, Councilmanic District.

2010-0210-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2010- 0210 -A Address 8012 NORRIS LANE

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/3/10 Posting Date: 2/14/10 Closing Date: 3/1/10

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- 0210 -A Address 8012 NORRIS LANE

Petitioner's Name McCLAIN Telephone 410-285-7046

Posting Date: 2/14/10 Closing Date: 3/1/10

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT
OF 22-FEET IN LIEU OF THE MAXIMUM PERMITTED 15-FEET.

Revised 8/20/09

**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: 2010-0210-A
Petitioner: McCLAIN
Address or Location: 8012 NORRIS LANE

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. WILLIE McCLAIN, JR
Address: 8012 NORRIS LANE
DUNDALK, MD 21222
Telephone Number: 410-285-7046

Revised 2/20/98 - SCJ

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

No. 100-100000

Date: 6/2/10

Rev Sub
Source/ Rev/

Fund	Dept	Unit	Sub Unit	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	206	000		150				10.75

Total: 10.75

Rec

From: 210-100000

For: 210-100000

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

RE: Case No 2010-0210-A

Petitioner/Developer McClain

Date Of Hearing/Closing 3/1/10

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

Attention:

Ladies and Gentlemen

This letter is to certify under penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property
at 8012 NORRIS LANE

This sign(s) were posted on February 14, 2010

Month, Day, Year

Sincerely,

Martin Ogle 2/14/10
Signature of Sign Poster and Date

Martin Ogle

60 Chelmsford Court

Baltimore, Md, 21220

443-629-3411



ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 2010-0210-A

TO PERMIT AN ACCESSORY STRUCTURE
(GARAGE) WITH A HEIGHT OF 22 FEET IN
LIEU OF THE MAXIMUM PERMITTED 15-
FEET

PUBLIC HEARING ?

PURSUANT TO SECTION 20-12700.13, 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 MONDAY, MARCH 1, 2010

ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT

100000, BAL. 21001
TEL. 867-3381

NOTING IS PUBLIC ACCESS



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

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

March 01, 2010

Willia James & Wanda Denise McClain
8012 Norris Ln.
Dundalk, MD 21222

Dear: Willia James & Wanda Denise McClain

RE: Case Number 2010-0210-A, 8012 Norris Ln.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 03, 2010. 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

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: February 25, 2010

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

SUBJECT: Zoning Advisory Committee Meeting
For March 8, 2010
Item Nos. 2010-192, 209, 210, 211,
212, 214, 215, 216, 217 and 218

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-03082010 -NO COMMENTS.doc

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: FEB. 25, 2010

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

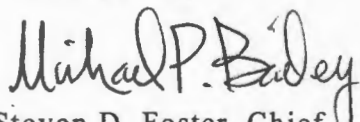
RE: Baltimore County
Item No. 2010-0210-A
8012 NORRIS LN.
McCLAIN PROPERTY
ADMIN. VARIANCE -

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. 2010-0210-A.

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

Very truly yours,


Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 18, 2010

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

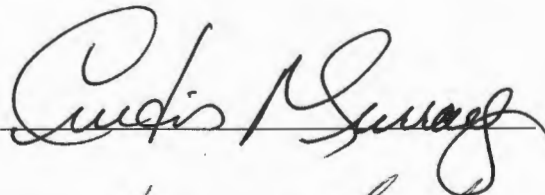
SUBJECT: 10-210 – Administrative Variance

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 22 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

For further information concerning the matters stated herein, please contact John Alexander at 410-887-3480.

Prepared by:



Section Chief:



AFK/LL: CM

AV
3-1-10

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 12 2010

ZONING COMMISSIONER

TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination
DATE: April 12, 2010
SUBJECT: Zoning Item # 10-210-A
Address 8012 Norris Lane
(McClain Property))

Zoning Advisory Committee Meeting of February 22, 2010.

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

Reviewer: JWL

Date: 4/12/10

Patricia Zook - Cases 2010-0209-A and 2010-0210-A - comments needed

From: Patricia Zook
To: Murray, Curtis
Date: 3/11/2010 2:12 PM
Subject: Cases 2010-0209-A and 2010-0210-A - comments needed
CC: Bostwick, Thomas

Hello Curtis -

The below administrative variance cases need Planning comments:

CASE NUMBER: 2010-0209-A

306 Kaufman Road

Location: N side of Kaufman Road; 350 feet E of Bentley Road.

7th Election District, 3rd Councilmanic District

Legal Owner(s): Stephen W. and Catherine S. Carroll

Closing Date: 3/1/2010

ADMINISTRATIVE VARIANCE To permit a proposed addition (sunroom) with a lot line setback of 42 feet in lieu of the minimum required 50 feet, and if necessary (if Kaufman Road is realigned), a street centerline setback of 72 feet in lieu of the minimum 75 feet.

CASE NUMBER: 2010-0210-A

8012 Norris Lane

Location: NW side of Norris Lane; 225.44 feet NE of the c/l of North Point Road.

15th Election District, 7th Councilmanic District

Legal Owner(s): Willie J. McClain Jr. and Wanda McClain

Closing Date: 3/1/2010

ADMINISTRATIVE VARIANCE To permit an accessory structure (garage) with a height of 22 feet in lieu of the maximum permitted 15 feet.

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

2010-0210-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw1.1d)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 15 Account Number - 1520000180

Owner Information

Owner Name: MCCLAIN WILLIE J, JR
 MCCLAIN WANDA
Use: RESIDENTIAL
Principal Residence: YES
Mailing Address: 8012 NORRIS LN
 BALTIMORE MD 21222-1612
Deed Reference: 1) /23505/ 292
 2)

Location & Structure Information

Premises Address 8012 NORRIS LN
Legal Description LTS 35,36
 8012 NORRIS LN
 COTTAGE GROVE PARK

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
103	6	583					35	3	Plat Ref: 6/ 170

Special Tax Areas
 Town
 Ad Valorem
 Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2006	2,372 SF	6,250.00 SF	04

Stories	Basement	Type	Exterior
2	NO	STANDARD UNIT	SIDING

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2009	07/01/2009	07/01/2010
Land	32,060	62,060		
Improvements:	181,030	246,550		
Total:	213,090	308,610	244,930	276,770
Preferential Land:	0	0	0	0

Transfer Information

Seller: MCCLAIN WANDA	Date: 03/09/2006	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /23505/ 292	Deed2:
Seller: TAYLOR CLARENCE W	Date: 10/09/2003	Price: \$0
Type: NOT ARMS-LENGTH	Deed1: /18935/ 306	Deed2: /18935/ 303
Seller: CREIGHTON BISHOP L	Date: 10/08/1948	Price: \$0
Type: NOT ARMS-LENGTH	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2009	07/01/2010
County	000	0	0
State	000	0	0
Municipal	000	0	0

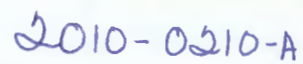
Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *









2010-0210-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

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

PROPERTY ADDRESS 8012 NORRIS LANE

SUBDIVISION NAME COTTAGE GROVE PARK

PLATBOOK # WPC 6 FOLIO # 170 LOT # 35/36 SECTION #

OWNER WILLIE + WANDA McCLAIN

