

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Glyndon Meadow Road, 500 feet
S of the c/l of Hedgepocket Way
4th Election District
2nd Councilmanic District
(209 Glydon Meadow Road)

Kevin C. Keller and Lauren B. Kallins
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No. 2011-0211-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings as a Petition for Administrative Variance filed by the legal owners of the subject property, Kevin C. Keller and Lauren B. Kallins for property located at 209 Glydon Meadow Road. The variance request is from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow a setback from a lot line of 11.1 feet in lieu of the 50 feet required, and to amend the 2nd Amended Final Development Plan of Glyndon Meadows for Lot 9 only. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. Petitioners desire to construct a new garage attached to the left side of the existing dwelling. The septic reserve area is located in front of the center of the house and front lawn. The well area is in the back of the home and the topography there is not conducive to any construction. There is substantial landscaping (flagstone patio, fish pond, shrubs, and trees) on the right side of the dwelling that would be have to be removed. The property contains 6.25 acres and is served by private water and sewer.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. Comments were received from the Office of Planning dated February 1, 2011, which indicates that they do not oppose the request provided that elevations are submitted for review and approval prior to the application of building permit.

ORDER RECEIVED FOR FILING

Date 2-16-11

By JP

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on January 23, 2011 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 Administrative Law Judge, 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.

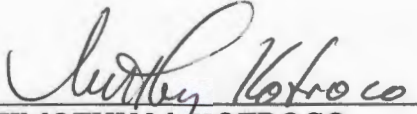
THEREFORE, IT IS ORDERED, by the Administrative Law Judge for Baltimore County, this 16th day of February, 2011 that a variance from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow a setback from a lot line of 11.1 feet in lieu of the 50 feet required, and to amend the 2nd Amended Final Development Plan of Glyndon Meadows for Lot 9 only Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations ("B.C.Z.R.") to allow a setback from a lot line of 11.1 feet in lieu of the 50 feet required, and to amend the 2nd Amended Final Development Plan of Glyndon Meadows for Lot 9 only be and is hereby GRANTED, subject to the following:

ORDER RECEIVED FOR FILING

Date 2-16-11
By [Signature] 2

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. Elevation drawings shall be submitted to the Office of Planning for review and approval prior to the application of building permit.

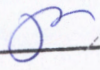
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK/pz

ORDER RECEIVED FOR FILING

Date 2-16-11

By 



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

February 16, 2011

KEVIN C. KELLER AND LAUREN B. KALLINS
209 GLYDON MEADOW ROAD
REISTERSTOWN MD 21136

Re: Petition for Administrative Variance
Case No. 2011-0211-A
Property: 209 Glydon Meadow Road

Dear Mr. Keller and Ms. Kallins:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted 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 with the Department of Permits, Applications and Inspections an appeal within thirty (30) days from the date of this Order. If you require additional information concerning filing an appeal, please contact our appeals clerk at 410-887-3391.

Sincerely,

A handwritten signature in black ink, reading "Timothy Kotroco", is written over a light blue horizontal line.

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 209 GLYNDON MEADOW RD
which is presently zoned RC5

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)

1A04.3(B)(2)(b) to allow a setback from a
lot line of 11.1 feet in lieu of the 50 feet
required; AND TO AMEND THE 2ND AMENDED FINAL
DEVELOPMENT PLAN OF GLYNDON MEADOWS FOR
LOT 9 ONLY.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

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

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Date 2-16-11
Address _____ Telephone No. _____
By [Signature]
City _____ State _____ Zip Code _____

Legal Owner(s):

KEVIN KELLER
Name - Type or Print _____
Signature [Signature]
Lauren Kallias
Name - Type or Print _____
Signature [Signature]
209 Glyndon Meadow Rd 410 526-0560
Address _____ Telephone No. _____
Reisterstown MD 21136
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. 2011-0211-A

Reviewed By ATSUI Date 1/12/2011
Estimated Posting Date 1/23/11 2/7/11

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2011-0211-A

TO PERMIT A SIDE ADDITION WITH A SIDE SETBACK OF 11 FEET
FROM A LOT LINE IN LIEU OF THE 50 FEET REQUIRED. TO AMEND
THE 2ND AMENDED FINAL DEVELOPMENT PLAN OF GLYNIDON MEADOWS
FOR LOT 9 ONLY. (209 GLYNIDON MEADOW RD)

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 2-7-11

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

TEL. 887-3391

NOTE: MEETING TIMES FOR PUBLIC HEARINGS IN THE ZONING OFFICE ARE 4:30 P.M. TO 5:00 P.M. ON THE SECOND MONDAY OF EACH MONTH.

MEETING IS HANDICAP ACCESSIBLE

CERTIFICATE OF POSTING

2011-0211-A

RE: Case No.: _____

Petitioner/Developer: _____

Kevin Keller

Feb 7, 2011

Date of Hearing/Closing: _____

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

Attn: Kristen 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: _____

209 Glyndon Meadow Road

January 23, 2011

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

Sincerely,



January 25, 2011

(Signature of Sign Poster)

(Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



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

State Highway
Administration

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

Maryland Department of Transportation

Date: 1/21/2011

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

RE: Baltimore County
Item No 2011-0211-A
209 GLYDON MEADOW RD
KELLER 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. 2011-0211-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
Access Management Division

SDF/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
and Inspections

DATE: February 1, 2011

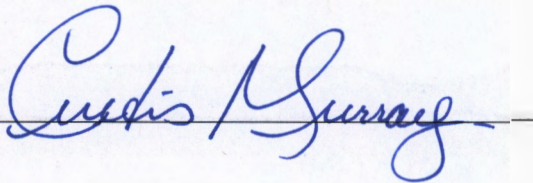
FROM: Jeff Mayhew
(Acting) Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 11-211- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request to allow a setback from a lot line of 11.1 feet in lieu of the 50 ft required; and to amend the 2nd amended final development plan of Glyndon Meadows Lot 9 only, provided that elevations are submitted to the Office of Planning prior to the application of building permit.

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

Prepared By:
CM/EL



RECEIVED

FEB 03 2011

ZONING COMMISSIONER

AV
2-7-11

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

FEB 04 2011

ZONING COMMISSIONER

TO: Office of Administrative Law

FROM: Dave Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: February 3, 2011

SUBJECT: Zoning Item # 11-211-A
Address 209 Glyndon Meadow Road
(Keller/Kallins Property)

Zoning Advisory Committee Meeting of January 18, 2011.

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

Reviewer: JWL Date: 2/3/11



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, Chief
Fire Department

January 14, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **January 18, 2011**

Item No.:

Administrative Variance: 2011-0207, 2011- 0210A, 2011-0211A



Special Hearing: 2011-0205-SPH, 2011- 0209-SPH

Variance: 2011-0208A, 2011-0212A

Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Special Hearing / Exception: 2011-0214-SPHX

Comments:

The site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code dated July 19, 2010 prior to occupancy or the beginning of operation.

Other Comments:

Special Hearing: 2011-0206-SPH - No comments were made due to the plans being missing from the zoning packet.

Don W. Muddiman, Acting Lieutenant
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 2011- 0211 -A Address 209 GLYNDON MEADOW RDContact Person: AARON TSUI Phone Number: 410-887-3391
Planner, Please Print Your NameFiling Date: 1/12/2011 Posting Date: 1/23/11 Closing Date: 2/7/11

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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 2011- 0211 -A Address 209 GLYNDON MEADOW RD
Petitioner's Name KEVIN KELLER Telephone 410-526-0560

Posting Date: _____ Closing Date: _____

Wording for Sign: To Permit A SIDE ADDITION WITH A SIDE SETBACK OF
11.1 FEET FROM A LOT LINE IN LIEU OF THE 50 FEET REQUIRED
TO AMEND THE 2ND AMENDED FINAL DEVELOPMENT PLAN
OF GLYNDON MEADOWS FOR LOT 9 ONLY.

WCR - Revised 7/7/08

1



2011-0211-A

2



2011-0211-A

3



2011-0211-A

4



2011-0211-A

5



2011-0211-A

6



2011-0211-A

7



2011-0211-A

8



2011-0211-A

9



2011-0211-A

10



2011-0211-A

11



2011-0211-A

12



2011-0211-A

13



2011-0211-A

14



2011-0211-A

15



2011-0211-A

16



2011-0211-A



Plan Sheet: 048C1

Note:
The zoning depicted in this application incorporates the actions associated with 2008 Comprehensive Zoning Map Process, zoning changes associated with an adopted Community Plan and Baltimore County Board of Appeals actions through December 31, 2008.

Legend

- | | | | | | |
|--|-----------|--|---------|--|------------|
| | Buildings | | Streams | | Vegetation |
| | Zoning | | Roads | | Rail Lines |

Baltimore County Office of Planning and Zoning Official Zoning Map

039A3	039B3	039C3	040A3	040B3
048A1	048B1	048C1	049A1	049B1
048A2	048B2	048C2	049A2	049B2

Scale

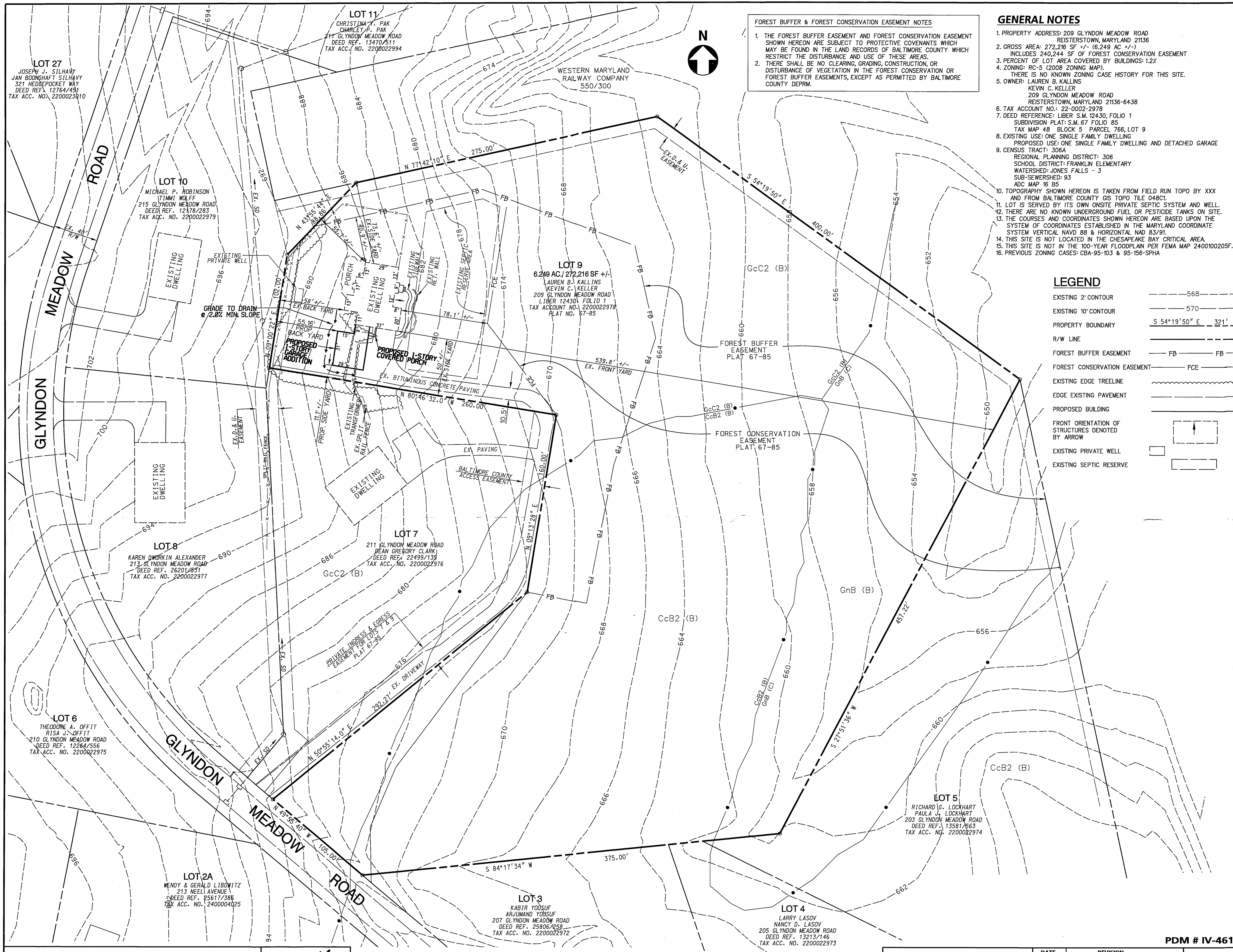
1" = 200'

0 100 200 400
Feet



2011-0211-A

Data Sources:
Planimetric Data - Baltimore County
OIT/GIS Services Unit
1:2400, from 1995/96 photography
Zoning - Baltimore County Office of Planning
1:2400, 2008



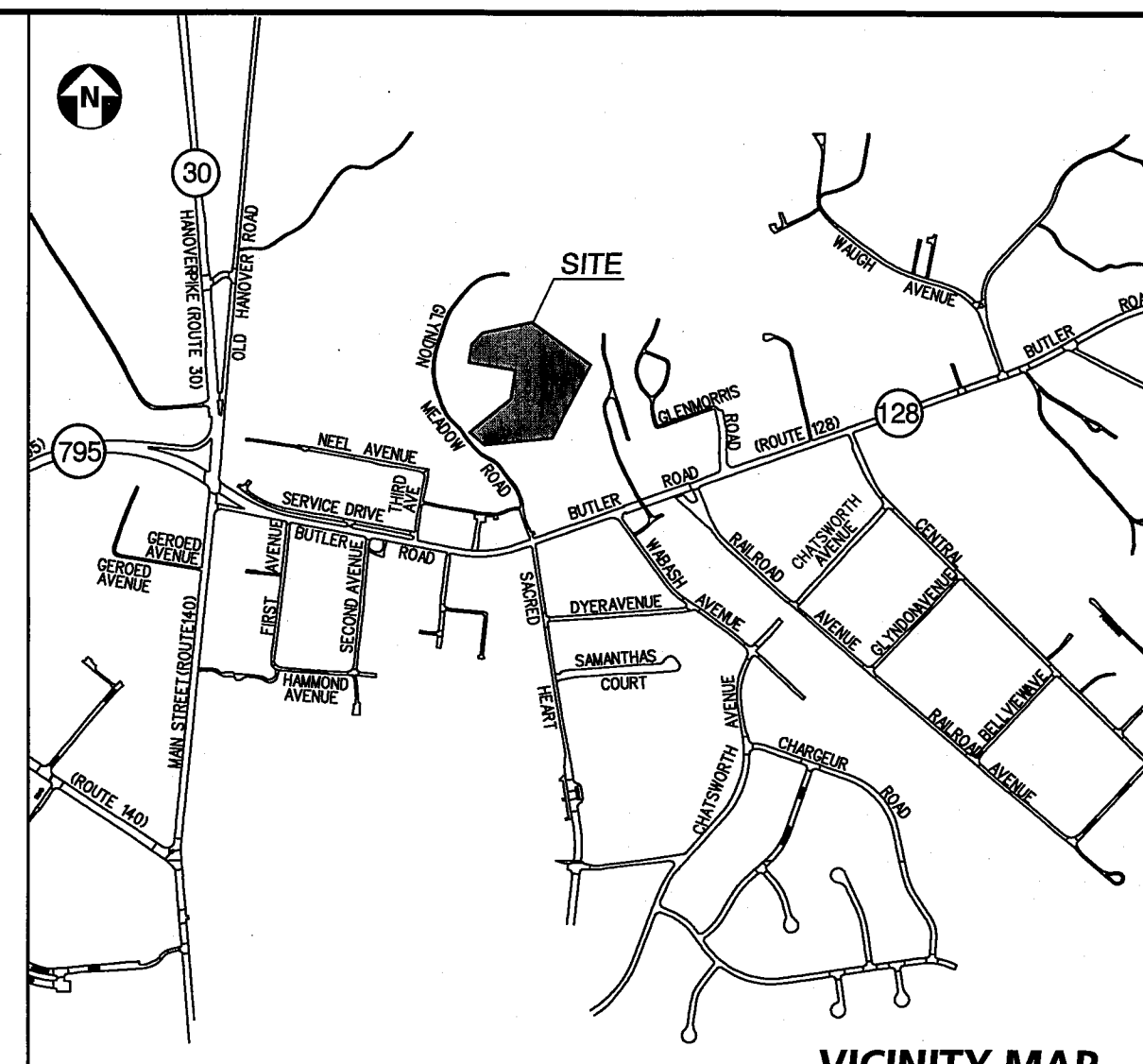
FOREST BUFFER & FOREST CONSERVATION EASEMENT NOTES

1. THE FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT SHOWN HEREON ARE SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY WHICH RESTRICT THE DISTURBANCE AND USE OF THESE AREAS.
2. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION OR FOREST BUFFER EASEMENTS, EXCEPT AS PERMITTED BY BALTIMORE COUNTY DEPRM.

- GENERAL NOTES**
1. PROPERTY ADDRESS: 209 GLYNDON MEADOW ROAD REISTERSTOWN, MARYLAND 21136
 2. GROSS AREA: 272,216 SF +/- (6.249 AC +/-)
 3. INCLUDES 240,244 SF OF FOREST CONSERVATION EASEMENT
 4. PERCENT OF LOT AREA COVERED BY BUILDINGS: 1.2%
 5. ZONING: RC-5 (2008 ZONING MAP)
 6. THERE IS NO KNOWN ZONING CASE HISTORY FOR THIS SITE.
 7. OWNER: LAUREN B. KALLINS
 8. TAX ACCOUNT NO.: 22-0002-2978
 9. DEED REFERENCE: LIBER S.M. 12430, FOLIO 1
 10. SUBDIVISION PLAT: S.M. 67 FOLIO 85
 11. TAX MAP 48 BLOCK 5 PARCEL 766, LOT 9
 12. EXISTING USE: ONE SINGLE FAMILY DWELLING
 13. PROPOSED USE: ONE SINGLE FAMILY DWELLING AND DETACHED GARAGE
 14. CENSUS TRACT: 306A
 15. REGIONAL PLANNING DISTRICT: 306
 16. SCHOOL DISTRICT: FRANKLIN ELEMENTARY
 17. WATERSHED: JONES FALLS - 3
 18. SUB-SEWERED: 93
 19. ADC MAP 16 B5
 20. TOPOGRAPHY SHOWN HEREON IS TAKEN FROM FIELD RUN TOPO BY XXX AND FROM BALTIMORE COUNTY GIS TOPO TILE 048C1
 21. LOT IS SERVED BY ITS OWN ONSITE PRIVATE SEPTIC SYSTEM AND WELL.
 22. THERE ARE NO KNOWN UNDERGROUND FUEL OR PESTICIDE TANKS ON SITE.
 23. THE COORDINATES AND COORDINATES SHOWN HEREON ARE BASED UPON THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM VERTICAL NAVD 88 & HORIZONTAL NAD 83/91
 24. THIS SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
 25. THIS SITE IS NOT IN THE 100-YEAR FLOODPLAIN PER FEMA MAP 2400100205F.
 26. PREVIOUS ZONING CASES: CBA-95-103 & 95-156-SPHA

LEGEND

EXISTING 2' CONTOUR	---
EXISTING 10' CONTOUR	---
PROPERTY BOUNDARY	---
R/W LINE	---
FOREST BUFFER EASEMENT	FB
FOREST CONSERVATION EASEMENT	FCE
EXISTING EDGE TREELINE	---
EDGE EXISTING PAVEMENT	---
PROPOSED BUILDING	---
FRONT ORIENTATION OF STRUCTURES DENOTED BY ARROW	---
EXISTING PRIVATE WELL	---
EXISTING SEPTIC RESERVE	---



Case No. CBA-95-103 Glyndon Meadows /ZADM IV-461 6
Case No. 95-156-SPHA Fumphy/Stoll - Owners; Southern Land Co. CP
Petitioner's Exhibit 1.

ORDER

IT IS THEREFORE THIS 17th day of February, 1995, by the County Board of Appeals of Baltimore County

ORDERED that the variance relief from Section 1A04.3.B.3 of the BCZR to approve setbacks less than 50 feet for dwellings for several individual lots within the proposed subdivision known as "Glyndon Meadows" and marked Petitioner's Exhibit 1 in the proceedings before this Board be and is hereby DENIED; and it is further

ORDERED that the Petition for Special Hearing requesting approval for the creation of eight R.C. 5 parcels under Section 1A04.E of the BCZR and identified as lots 36 through 41, and lots 1 and 2 on the Development Plan be and is hereby GRANTED; and it is further

ORDERED that the Development Plan marked as Petitioner's Exhibit 1 in these proceedings be and is hereby APPROVED, without approval of the requested variances on the individual lots as set out in Petitioner's Exhibit 1.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY
Michael B. Sauer
S. Diane Levers

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of December, 1994, that the development plan submitted in the within case as Developer/Petitioner's Exhibit No. 1, be and is hereby APPROVED in accordance with the terms and conditions as set forth herein; and,

IT IS FURTHER ORDERED that, pursuant to the Petition for Special Hearing, approval for the creation of 8 R.C.5 parcels totalling 2.88 acres (+/-), under Section 1A04.E of the BCZR, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that variances from Section 1A04.3.B.3 of the BCZR to approve setbacks less than 50 ft. for dwellings for a number of individual lots within the proposed subdivision, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Developer shall prepare and submit to Zoning Administration and Development Management (ZADM), within 10 days from the date of this Order, a development plan which reflects and incorporates the terms, conditions, and restrictions, if any, of this opinion and Order and/or the development plan comments.

Any appeal from this decision must be taken in accordance with Section 26-209 of the Baltimore County Code and the applicable provisions of law.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

MATISWARFIELD
Consulting Engineers

10540 York Road Suite M Hunt Valley, Maryland 21030
410.683.7004 PHONE 410.683.1798 FAX
www.matiswarfield.com



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO.: 21162
EXPIRATION DATE: 03-20-2012

PLAN
SCALE: 1"= 40'

OWNER:
LAUREN B. KALLINS
KEVIN C. KELLER
209 GLYNDON MEADOW ROAD
REISTERSTOWN, MARYLAND 21136-6438

DATE	REVISION

PDM # IV-461

KELLER PROPERTY
209 GLYNDON MEADOW ROAD
PLAN TO ACCOMPANY VARIANCE HEARING

DECEMBER 10, 2010
BALTIMORE COUNTY, MD
SCALE: AS SHOWN

4TH ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT

2011-0211-A