

IN RE: PETITION FOR ADMIN. VARIANCE *
(1008 Hilton Avenue)
1st Election District *
1st Council District *
Elliot and Rachel Balis *
Petitioners *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2015-0061-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as a Petition for Administrative Variance filed by the legal owners of the property, Elliot and Rachel Balis. The Petitioners are requesting Variance relief from § 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed detached accessory structure (garage) to have a height of 25 ft. in lieu of the maximum allowed 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 25, 2014, 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 (B.C.C.). 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

ORDER RECEIVED FOR FILING

Date 10-15-14

By [Signature]

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.

Although the Department of Planning did not make any recommendations related to the proposed garage height and usage, I will impose conditions that the garage 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.

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, this 15th day of October, 2014, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking Variance relief from § 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed detached accessory structure (garage) to have a height of 25 ft. in lieu of the maximum allowed 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for their appropriate permits 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

ORDER RECEIVED FOR FILING


Date 10-15-14

2

By DW

2. The Petitioners or subsequent owners shall not convert the subject garage into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The garage 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.



JOHN E. BEVRUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 10-15-14

By [Signature]



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

October 15, 2014

Elliot and Rachel Balis
1008 Hilton Avenue
Baltimore, Maryland 21228

RE: Petition for Administrative Variance
Case No. 2015-0061-A
Property: 1008 Hilton Avenue

Dear Mr. and Mrs. Balis:

Enclosed please find a copy of the decision rendered in the above-captioned matter

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the typed name.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE - OR - ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Law of Baltimore County for the property located at:

Address 1008 Hilton Ave which is presently zoned DR2

Deed Reference 122140/00487 10 Digit Tax Account # 2400003413

Property Owner(s) Printed Name(s) Elliot + Rachel Balis

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

Administrative Variances require that the Affidavit on the reverse of this Petition Form be completed / notarized.

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

1. **X** ADMINISTRATIVE VARIANCE from section(s) 400.3 - to permit a proposed detached accessory structure (garage) to have a height of 25 feet in lieu of the maximum allowed 15 feet of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. _____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Sections 32-4-107(b), 32-4-223.(8), and Section 32-4-416(a)(2): (indicate type of work in this space to raze, alter or construct addition to building)

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 petition(s), 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.

Legal Owner(s) Affirmation: I / we do so 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 / these Petition(s).

Contract Purchaser/Lessee:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Legal Owners:

Elliot Balis / Rachel Balis
Name #1 - Type or Print Name #2 - Type or Print

[Signature] / [Signature]
Signature #1 Signature #2

1008 Hilton Ave Catonsville MD
Mailing Address City State

21228 410 744 5418 rbalis@humanscale.co
Zip Code Telephone # Email Address

Attorney for Petitioner:

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

Name - Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

ORDER RECEIVED FOR FILING
Date 10-15-14
By [Signature]

A PUBLIC HEARING having formally demanded and/or found to be required, it is ordered by the Office of Administrative Law, 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.

Administrative Law Judge of Baltimore County

CASE NUMBER 2015-0061-A Filing Date 9, 19, 14 Estimated Posting Date 9, 29, 14 Reviewer [Signature]

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury to the Administrative Law Judge of Baltimore County, the following: That the information herein given is within the personal knowledge of the Affiant(s) and that the 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 property is not under an active zoning violation citation and Affiant(s) is/are the resident home owner(s) of this residential lot, or is/are the contract purchaser(s) of this residential lot, who will, upon purchase, reside at the existing dwelling on said property located at:

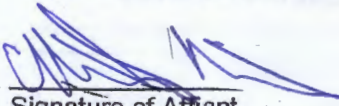
Address: 1008 Hilton Ave Catonsville MD 21228
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts which I/we base the request for an Administrative Variance at the above address. **(Clearly state practical difficulty or hardship here)**

I am asking for a variance to the height restriction in Baltimore county to be able to construct a garage that is roughly 25 feet tall. The reasons for the variance request are as follows:

- With recent car break ins and bike thefts in our neighborhood, we need to be able to lock up both cars as well as our bikes which we cannot do unless we have an additional floor in the garage
- Our current house is an 90 year old dutch colonial house and we would like to match the existing style with the garage
- With 3 children and no attic space in the house, we need the additional storage space for sports equipment, storage, etc...
- Our lot is a flag lot, and although there is no building behind us now, we want to ensure privacy in case a house is built in the future

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)



Signature of Affiant

Elliot Batis

Name- Print or Type

Signature of Affiant

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

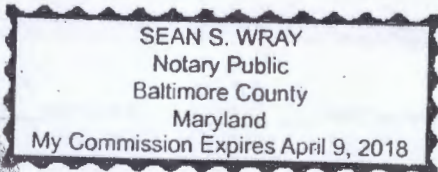
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

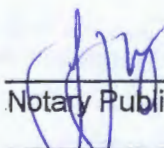
I HEREBY CERTIFY, this 16th day of September, 2014, before me a Notary of Maryland, in and for the County aforesaid, personally appeared

Elliot Batis

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

AS WITNESS my hand and Notaries Seal




Notary Public
April 9, 2018
My Commission Expires

ZONING DESCRIPTION FOR 1008 HILTON AVENUE

Beginning at a point on the west side of Hilton Avenue, which has a 60-foot right-of-way, at the distance of 300 feet south of the centerline of the nearest improved intersecting street Franklin Tree Court, which has a 50-foot right-of-way. Being lot #1 in the subdivision of Unitas Property as recorded in Baltimore County Plat Book #75, Folio #36, containing 36,154 square feet. Located in the 1st Election District, 1st Councilmanic District.

Item #0061

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

No. **116263**
 Date: **9/19/14**

PAID RECEIPT

BUSINESS ACTIVITY TIME
 9/19/2014 9/19/2014 11:53:52
 REG MGD2 WALKIN JOHN TEE
 RECEIPT # 092422 9/19/2014 OFLW
 Dept 5 520 ZONING VERIFICATION
 CE NO. 116263
 Recpt tot 175.00
 175.00 CK 1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/	Sub Rev/	Obj	Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150						875.00

Total: 875.00

Rec From: _____
 For: zoning hearing - case # 2015-0061-A

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

**CASHIER'S
 VALIDATION**

Bruce E. Doak Consulting, LLC

3801 Baker Schoolhouse Road
Freeland, MD 21053
o 443-900-5535 m 410-419-4906
bdoak@bruceedoakconsulting.com

CERTIFICATE OF POSTING

September 26, 2014

Re:

Case Number: 2015- 0061-A

Petitioner / Developer: Elliot & Rachel Balis

Closing date: October 13, 2014

Baltimore County Department of Permits, Approvals & Inspections
County Office Building
111 West Chesapeake Avenue, Room 111
111 West Chesapeake Avenue Towson, MD 21204

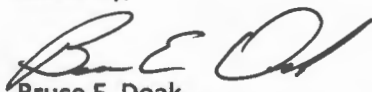
Attention: Kristen Lewis

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 **1008 Hilton Avenue**.

The sign(s) were posted on **September 25, 2014**.

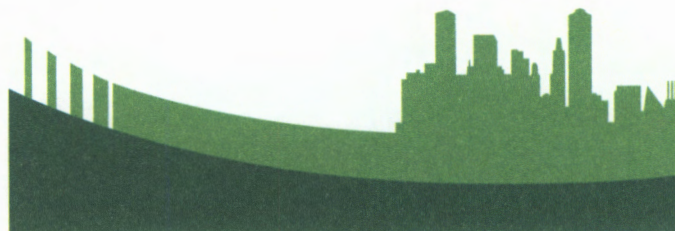
Sincerely,



Bruce E. Doak

MD Property Line Surveyor #531

See the attached sheet(s) for the photos of the posted sign(s)



Land Use Expert and Surveyor



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2015- 0061 -A Address 1008 Hilton Ave

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9/19/14 Posting Date: 9/28/14 Closing Date: 10/13/14

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 2015- 0061 -A Address 1008 Hilton Ave

Petitioner's Name Elliot + Rachel Balis Telephone 410 744 5418

Posting Date: 9/28/14 Closing Date: 10/13/14

Wording for Sign: to permit a proposed detached accessory structure (garage) to have a height of 25 feet in lieu of the maximum allowed 15 feet

Revised 7/18/14

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

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: 2015-0061-A

Petitioner: Elliott Balis

Address or Location: 1008 Hilton Ave Catonsville MD 21228

PLEASE FORWARD ADVERTISING BILL TO:

Name: Elliott Balis

Address: 1008 Hilton Ave

Catonsville MD 21228

Telephone Number: (410) 744 5418



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
*Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections*

October 14, 2014

Elliott & Rachel Balis
1008 Hilton Avenue
Catonsville MD 21228

RE: Case Number: 2015-0061 A, Address: 1008 Hilton Avenue

Dear Mr. & Ms Balis:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 19, 2014. 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel



State Highway Administration

Maryland Department of Transportation

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

James T. Smith, Jr., Secretary | Melinda B. Peters, Administrator

Date: 9/29/14

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

RE: Baltimore County
Item No. 2015-0061-A -
Administrative Variance
Elliott & Rachel Balis
1008 Hillman Avenue.

Dear Ms. Lewis:

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. 2015-0061-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us).

Sincerely,

Handwritten signature of Steven D. Foster
Steven D. Foster, Chief/
Development Manager
Access Management Division

SDF/raz

My telephone number/toll-free number is
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: October 1, 2014

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

SUBJECT: Zoning Advisory Committee Meeting
For October 6, 2014
Item No. 2015-0061, 0062, 0063, 0064, 0065, 0066, 0067 and 0068

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

DAK:CEN
cc:file

G:\DevPlanRevZAC -No Comments\ZAC10062014 -.doc

.0/10 14
10 0

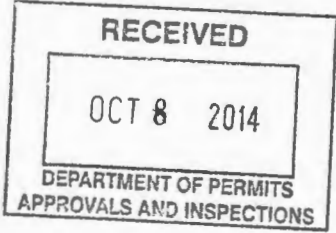
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

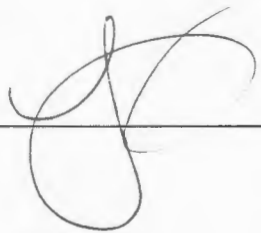
DATE: October 7, 2014

FROM: Andrea Van Arsdale
Director, Department of Planning



SUBJECT: Zoning Advisory Petition(s) for
Item No: 2015-059, 2015-061, 2015-064 and 2015-066

The Department of Planning has reviewed the above referenced zoning item(s) and has no comments. For further questions or additional information concerning the matters stated herein, please contact Lloyd T. Moxley at 410-887-3482.

Prepared By:  _____
LTM/ka

c: John Beverungen, ALJ
Peter Max Zimmerman

M E M O R A N D U M

DATE: November 24, 2014
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0061-A – Appeal Period Expired

The appeal period for the above-referenced case expired on November 14, 2014. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: ✓ Case File
Office of Administrative Hearings

Real Property Data Search (w4) Guide to searching the database

Search Result for BALTIMORE COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Account Identifier: District - 01 Account Number - 2400003413

Owner Information

Owner Name:	BALIS ELLIOT BALIS RACHEL	Use:	RESIDENTIAL
Mailing Address:	1008 HILTON AVE BALTIMORE MD 21228-8523	Principal Residence:	YES
		Deed Reference:	122140/ 00487

Location & Structure Information

Premises Address: 1008 HILTON AVE 0-0000 **Legal Description:** .8248 AC
1008 HILTON AVE WS
UNITAS PROPERTY

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0107	0006	0001		0000			1	2013	0075/ 0036

Special Tax Areas: **Town:** NONE
Ad Valorem:
Tax Class:

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1927	2,600 SF	573 SF	36,154 SF	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2	YES	STANDARD UNIT	SIDING	2 full	1 Detached	

Value Information

	Base Value	Value As of 01/01/2013	Phase-In Assessments	
			As of 07/01/2014	As of 07/01/2015
Land:	176,500	134,500		
Improvements	281,100	299,900		
Total:	457,600	434,400	434,400	434,400
Preferential Land:	0			0

Transfer Information

Seller: REYNOLDS CHRIS	Date: 06/29/2005	Price: \$529,900
Type: ARMS LENGTH IMPROVED	Deed1: 122140/ 00487	Deed2:
Seller: UNITAS EDWARD J	Date: 09/22/2004	Price: \$460,000
Type: ARMS LENGTH IMPROVED	Deed1: 120725/ 00142	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

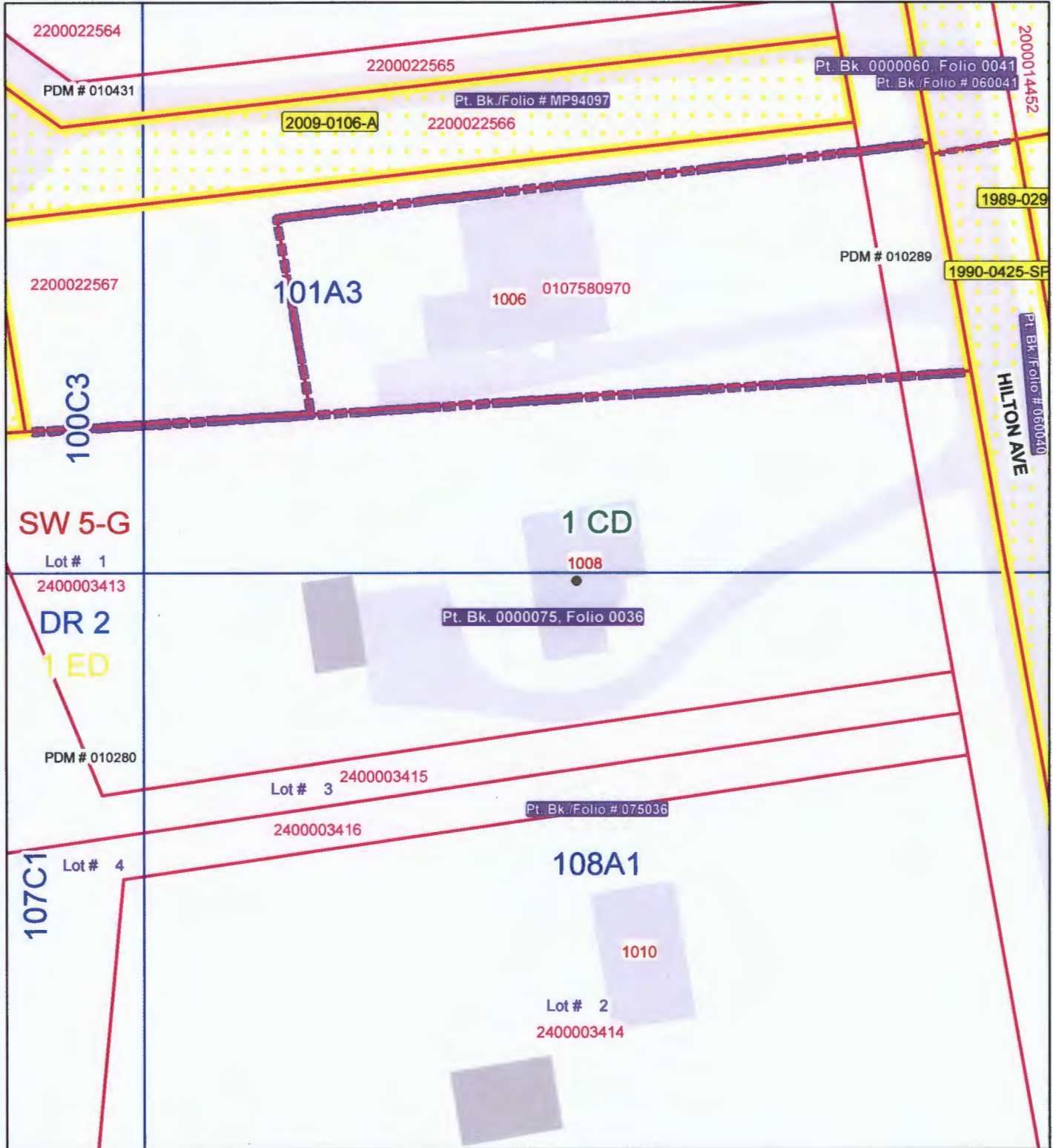
Partial Exempt Assessments:	Class	07/01/2014	07/01/2015
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Tax Exempt: **Special Tax Recapture:**
Exempt Class: NONE

Homestead Application Information

Homestead Application Status: Approved 03/28/2014

1008 Hilton Avenue



Publication Date: 9/19/2014



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot



0 12.5 25 50 75 100 Feet

1 inch = 50 feet

Item #0061



On the right is the current existing garage that will be torn down. The 2 cars reflect where the new garage is positioned



This is another angle reflecting the new position of the garage, the left edge of the driveway reflects the property line that the new garage will be 5 feet off of



This is a view from the side/front of the house. As you can see we would like to have the new garage fit the character and style of the home by building a dutch colonial barn style garage that is 2 stories



Picture of the front of the house



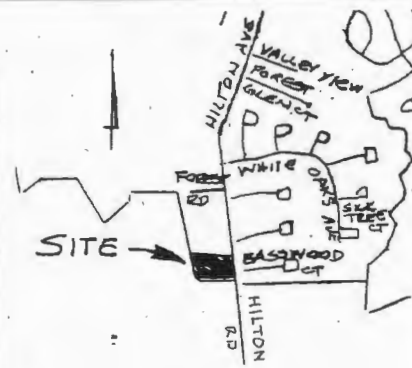
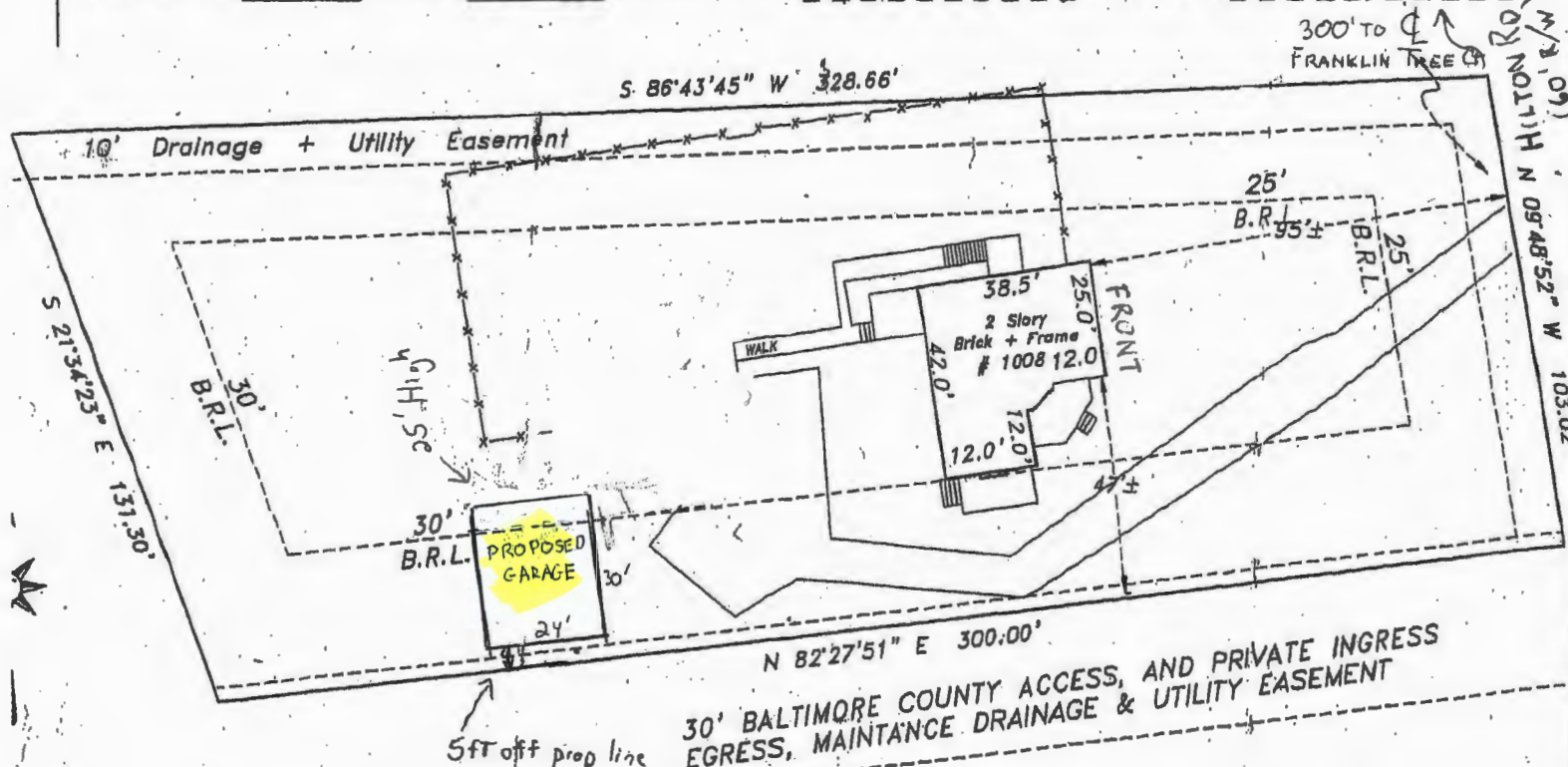
Street View, New garage would be behind house on left corner

ZONING HEARING PLAN FOR VARIANCE X FOR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)

ADDRESS 1008 Hilton Ave Catonsville OWNER(S) NAME(S) Elliot + Rachel Bals

SUBDIVISION NAME Unitas Property LOT # 1 BLOCK # _____ SECTION # _____

PLAT BOOK # 0075 FOLIO # 0036 10 DIGIT TAX # 24000034L3 DEED REF. # 22140/00487



MAP IS NOT TO SCALE

ZONING MAP # 100C3/107C1

SITE ZONED DR2

ELECTION DISTRICT 1

COUNCIL DISTRICT 1

LOT AREA ACREAGE .82

OR SQUARE FEET 36,154

HISTORIC? No

IN CBCA? No

IN FLOOD PLAIN? NO

UTILITIES? MARK WITH X

WATER IS: PUBLIC X PRIVATE _____

SEWER IS: PUBLIC X PRIVATE _____

PRIOR HEARING? No

IF SO GIVE CASE NUMBER AND ORDER RESULT BELOW

Scale:	1" = 40'
Date:	6-16-05
Field By:	H.B.
Drawn By:	H.B.
Drawing #	1572GNS

PLAN DRAWN BY _____ DATE _____ SCALE: 1 INCH = 40 FEET

#2015-0061-A

Pt. 4

[Handwritten signature]