

**IN RE: PETITIONS FOR SPECIAL
EXCEPTION AND VARIANCE
(9736 Harford Road)
9th Election District
3rd Council District
Raphael J. & Mary Louise Santini,
Legal Owners
Petitioners**

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* Case No. 2015-0220-XA

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) as Petitions for Special Exception and Variance filed for property located at 9736 Harford Road. The Petitions were filed on behalf of Ralph J. & Mary Louise Santini, the legal owners of the subject property. The Petitioners seek special exception relief per Baltimore County Zoning Regulations (B.C.Z.R.) §204.3.B.2.a to approve Class B office building additions to an existing office building and all accessory uses related thereto. The petition for variance seeks the following relief: (1) to permit 0% amenity open space in lieu of the 7% required for the existing, accessory off-street parking area; (2) to permit the existing landscaped buffer in lieu of the required additional screening or fencing for the dumpster and existing parking areas which may abut any residential zone to remain without modification or enlargement; and (3) to permit the existing 15 ft. drive aisle to remain in lieu of the 20 ft. required. The subject property and requested relief are more fully described on the site plan which was marked as Petitioners' Exhibit 1.

Appearing at the hearing in support of the petitions was Raphael Santini and professional engineer Rick Richardson. Howard L. Alderman, Jr., Esq. represented the Petitioner. Two area residents (Meg O'Hare and Ruth Baisden) attended the hearing and opposed the requests. The Petition was advertised and posted as required by the B.C.Z.R. Zoning Advisory Committee

ORDER RECEIVED FOR FILING

Date 6/4/15
By Sen

(ZAC) comments were received from the Bureau of Development Plans Review (DPR) and the Department of Planning (DOP).

The subject property is approximately 0.65 acres and is zoned RO. The Petitioner has operated a law office at the site for over 20 years, and proposes to expand the office. To do so requires zoning relief, as discussed below.

SPECIAL EXCEPTION

Under Maryland law, a special exception use enjoys a presumption that it is in the interest of the general welfare, and therefore, valid. Schultz v. Pritts, 291 Md. 1 (1981). The Schultz standard was revisited in People's Counsel v. Loyola College, 406 Md. 54 (2008), where the court emphasized that a special exception is properly denied only when there are facts and circumstances showing that the adverse impacts of the use at the particular location in question would be above and beyond those inherently associated with the special exception use.

While the Protestants stated the proposed building would be too large for the site and the neighborhood, and that the larger office could lead to traffic problems, there is nothing to indicate that these concerns are not inherent in the operation of a law office adjacent to a residential zone. All special exception uses are presumed to have certain adverse impacts upon a community. But those uses (here, a law office) are also presumptively proper, and it is only when a protestant can show the use would have certain "non-inherent" adverse impacts upon the locality that a petition for special exception will be denied. I do not believe such a showing was made in this case, and the petition will be granted. Protestants expressed concern that at some point in the future a subsequent owner/lessee could operate a different type of business within the parameters of the special exception for a Class B office building. I agree this is a valid concern, and a condition will be included in the Order below to address this issue.

ORDER RECEIVED FOR FILING

Date 6/4/15
By Sen

VARIANCES

To obtain variance relief requires a showing that:

- (1) The property is unique; and
- (2) If variance relief is denied, Petitioner will experience a practical difficulty or hardship.

Trinity Assembly of God v. People's Counsel, 407 Md. 53, 80 (2008).

Petitioner has met this test. The small lot is the only R.O. zoned property in the vicinity. As such the property is unique. If the B.C.Z.R. were strictly interpreted Petitioner would suffer a practical difficulty, in that he would be unable to expand his law office at this location, where he has practiced for over 20 years. Finally, I find that the variances can be granted in harmony with the spirit and intent of the B.C.Z.R., and in such manner as to grant relief without injury to the public health, safety, and general welfare. This is demonstrated by the ZAC comments of the reviewing County agencies, neither of which opposed the requests.

The Bureau of DPR did however indicate that a landscape and lighting plan are required, and such a condition will be included in the Order below. As such, variance request #2 (pertaining to the landscape and parking area buffers) will not be granted, and Petitioner shall be required to install plantings and/or vegetative screening at the site as determined in the sole discretion of the County's landscape architect.

THEREFORE, IT IS ORDERED by the Administrative Law Judge for Baltimore County, this 4th day of June, 2015, that the Petition for Special Exception under B.C.Z.R. § 204.3.B.2.a to approve Class B office building additions to an existing office building and all accessory uses related thereto, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the Petition for Variance from B.C.Z.R. as follows: (1) to permit 0% amenity open space in lieu of the 7% required for the existing, accessory off-street

ORDER RECEIVED FOR FILING

Date 6/4/15
 By Sen

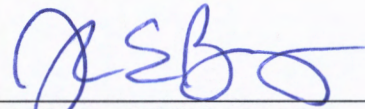
parking area; and (2) to permit the existing 15 ft. drive aisle to remain in lieu of the 20 ft. required, be and is hereby GRANTED.

IT IS FURTHER ORDERED that the Petition for Variance to permit the existing landscaped buffer in lieu of the required additional screening or fencing for the dumpster and existing parking areas which may abut any residential zone to remain without modification or enlargement, be and is hereby DENIED.

The relief granted herein shall be subject to and conditioned upon the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.
2. Petitioners must submit for approval by Baltimore County landscape and lighting plans for the site.
3. No additional signage is permitted on the subject property.
4. The special exception for a Class B office building granted herein shall be limited to the operation of a law office only. Any other use of the Class B office building on the subject property must be approved following a public hearing.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB/sln

ORDER RECEIVED FOR FILING

Date 6/4/15

By sln



KEVIN KAMENETZ
County Executive

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

June 4, 2015

Howard L. Alderman, Jr., Esq.
Levin & Gann, P.A.
502 Washington Avenue
Suite 800
Towson, Maryland 21204

RE: Petitions for Special Exception and Variance
Property: 9736 Harford Road
Case No.: 2015-0220-XA

Dear Mr. Alderman:

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:sln
Enclosure

c: Meg O'Hare, 3012 Summit Avenue, Baltimore, Maryland 21234
Ruth Baisden, 7706 Oak Avenue, Baltimore, Maryland 21234



PETITION FOR ZONING HEARING(S)

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 9736 HARFORD ROAD which is presently zoned RO
Deed References: 8251/653 10 Digit Tax Account # 17-00-005708 & 20-00-008187
Property Owner(s) Printed Name(s) RAPHAEL J. & MARY LOUISE SANTINI

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

The undersigned legal owner(s) of the property situate in Baltimore County and which is described in the description and plan attached hereto and made a part hereof, hereby petition for:

1. a **Special Hearing** under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

~~SEE ATTACHED~~

2. xx a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for

see attached

3. xx a **Variance** from Section(s)

SEE ATTACHED

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (Indicate below your hardship or practical difficulty or indicate below "TO BE PRESENTED AT HEARING". If you need additional space, you may add an attachment to this petition)

TO BE PRESENTED AT HEARING

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:

N/A
Name- Type or Print
Signature
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

ORDER RECEIVED FOR FILING
4/14/15
ben

Legal Owners (Petitioners):

Raphael J. Santini , Mary Louise Santini
Name #1 - Type or Print Name #2 - Type or Print
By: * [Signature] , * [Signature]
Signature #1 Signature #2
9736 Harford Road Baltimore MD
Mailing Address City State
21234 , 410-665-9433 , rjsantini@comcast.net
Zip Code Telephone # Email Address

Attorney for Petitioner:

Howard L. Alderman, Jr., Esq. / Levin & Gann, PA
Name- Type or Print
[Signature]
Signature
502 Washington Avenue, STE 800 Towson MD
Mailing Address City State
21204 , 4103210600 , halderman@levinggann.com
Zip Code Telephone # Email Address

Representative to be contacted:

Patrick C. Richardson, Jr., PE Richardson Engineering, LLC
Name - Type or Print
Signature
30 E. Padonia Road, Suite 500 Timonium MD
Mailing Address City State
21093 , 410-560-1502 , rick@richardsonengineering.net
Zip Code Telephone # Email Address

CASE NUMBER 2015-0220-XA Filing Date 4/16/15 Do Not Schedule Dates: _____ Reviewer [Signature]

Attachment 1

CASE NO: 2015-0220-XA

Address: 9736 Harford Road
Legal Owners: Raphael J. & Mary Louise Santini
Present Zoning: RO

PETITION FOR SPECIAL EXCEPTION

REQUESTED RELIEF:

Approval: i) pursuant to BCZR § 204.3.E.2 ^{of a} Special Exception in the RO zone for Class B office building additions to an existing office building and all accessory uses related thereto; and ii) such additional relief as the nature of this case may require.

PETITION FOR VARIANCE

REQUESTED RELIEF:

A Variance from: i) BCZR § 204.4.C.6, to permit 0% amenity open space in lieu of the 7% required for the existing, accessory off-street parking area; ii) BCZR § 204.4.C.9.a., b. & c.(1) to permit the existing landscaped buffer, in lieu of the required additional screening or fencing for the dumpster and existing parking areas which abut any residential zone, to remain without modification or enlargement; and iii) BCZR § 409.4.A to permit the existing 15' drive aisle to remain in lieu of the 20' required; and for such additional relief as the nature of this case may require for approval of the existing and proposed improvements shown on the plan which accompanied this Petition.

For Additional Information Contact:

Howard L. Alderman, Jr., Esquire
Levin & Gann, P.A.
Nottingham Centre
502 Washington Centre
8th Floor
Towson, Maryland 21204

(410) 321-0600
Fax: (410) 296-2801

halderman@LevinGann.com

Item #0220

30 E. Padonia Road, Suite 500
Timonium, Maryland 21093

410-560-1502, fax 443-901-1208

**ZONING DESCRIPTION FOR
9736 HARFORD ROAD
9TH ELECTION DISTRICT
3RD COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND**

BEGINNING FOR THE SAME at a point on the West side of Harford Road (60' ultimate width R.O.W.) at a distance of 89 feet south of the centerline intersection of Harford Road and Edwards Avenue, thence (1) North 46 degrees 13 minutes 30 seconds West 200.00 feet, (2) North 36 degrees 29 minutes 30 seconds East 125.00 feet; (3) South 46 degrees 13 minutes 30 seconds East 200.00 feet, thence along the western right of way of Harford Road, (4) South 36 degrees 29 minutes 30 seconds ~~East~~^{West} 125.00 feet to the point of beginning;

Containing a net area of 24,798 square feet, or 0.57 acres of land, more or less.



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 NUMBER 16597,
EXPIRATION DATE: 08-15-2015.

Item # 0220

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

No. 123598

Date: 4/6/15

PAID RECEIPT

BUSINESS ACTUAL TIME DWG
 4/06/2015 4/06/2015 11:19:22 2
 REC. MGR: WALKIN, JENA JEE
 RECEIPT # 917399 4/06/2015 BFLR
 5 528 ZONING VERIFICATION
 123598
 Recpt Tot \$1,000.00
 \$1,000.00 EX 1.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	906	0000		6.150				51000

Total: \$1000

Rec From:

For: Zoning hearing - case # 2015-0220-AX

DISTRIBUTION

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

**CASHIER'S
 VALIDATION**

CERTIFICATE OF POSTING

2015-0220-XA

RE: Case No.: _____

Petitioner/Developer: _____

Raphael & Mary Louise Santani

June 1, 2015

Date of Hearing/Closing: _____

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

Attn: 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: _____

9736 Harford Rd

May 12, 2015

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

Sincerely,

 **May 12, 2015**

(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

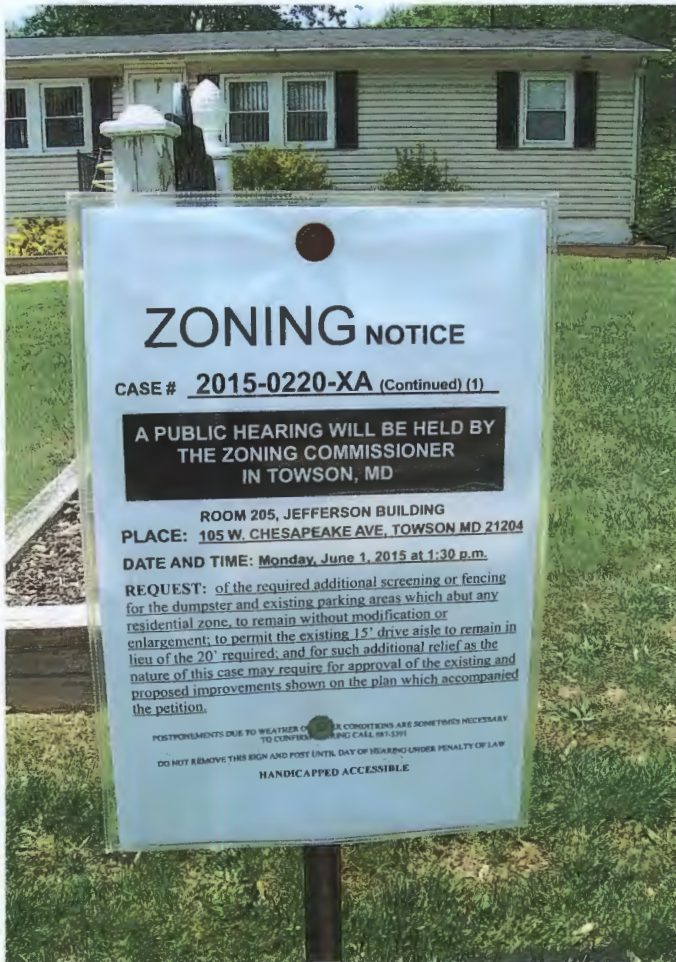
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)





501 N. Calvert St., P.O. Box 1377
Baltimore, Maryland 21278-0001
tel: 410/332-6000
800/829-8000

WE HEREBY CERTIFY, that the annexed advertisement of Order No 3267829

Sold To:

Raphael Santini - CU00441699
9736 Harford Rd
Parkville, MD 21234-2142

Bill To:

Raphael Santini - CU00441699
9736 Harford Rd
Parkville, MD 21234-2142

Was published in "Jeffersonian", "Bi-Weekly", a newspaper printed and published in Baltimore County on the following dates:

May 12, 2015

The Baltimore Sun Media Group

By S. Wilkinson
Legal Advertising

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2015-0220-XA
9736 Harford Road
W/s Harford Road, 89 ft. s/of centerline of Edwards Avenue
9th Election District - 3rd Councilmanic District
Legal Owner(s) Raphael & Mary Louise Santini

Special Exception for the approval of a Special Exception in the RO zone for Class B office building additions to an existing office building and all accessory uses related thereto, and such additional relief as the nature of this case may require.

Variance to permit 0% amenity open space in lieu of the 7% required for the existing, accessory off-street parking area; to permit the existing landscaped buffer, in lieu of the required additional screening or fencing for the dumpster and existing parking areas which abut any residential zone, to remain without modification or enlargement; to permit the existing 15' drive aisle to remain in lieu of the 20' required; and for such additional relief as the nature of this case may require for approval of the existing and proposed improvements shown on the plan which accompanied the petition.

Hearing: Monday, June 1, 2015 at 1:30 p.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 5/674 May 12

3267829



THE BALTIMORE SUN MEDIA GROUP

Baltimore, Maryland 21278-0001

May 21, 2015

THIS IS TO CERTIFY, that the annexed advertisement was published in the following newspaper published in Baltimore County, Maryland, ONE TIME, said publication appearing on May 12, 2015

The Jeffersonian

THE BALTIMORE SUN MEDIA GROUP

By: Susan Wilkinson

Susan Wilkinson

NOTICE OF ZONING HEARING

The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2015-0220-XA

9736 Harford Road

W/S Harford Road, 89 ft. s/of centerline of Edwards

Avenue

9th Election District - 3rd Councilmanic District

Legal Owners) Raphael & Mary Louise Serrini

Special Exception for the approval of a Special Exception in the RO zone for Class B office building additions to an existing office building and all accessory uses related thereto, and such additional relief as the nature of this case may require.

Variance to permit 0% amenity open space in lieu of the 7% required for the existing, accessory off-street parking area; to permit the existing landscaped buffer, in lieu of the required additional screening or fencing for the dumpster and existing parking areas which abut any residential zone, to remain without modification or enlargement; to permit the existing 15' drive aisle to remain in lieu of the 20' required; and for such additional relief as the nature of this case may require for approval of the existing and proposed improvements shown on the plan which accompanied the petition.

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ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

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JT 5/674 May 12

3267829

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: 2015-0220-XA

Petitioner: RAPHAEL SANTINI

Address or Location: 9736 HARFORD RD

PLEASE FORWARD ADVERTISING BILL TO:

Name: RAPHAEL SANTINI

Address: 9736 HARFORD RD

BALT. MD 21234

Telephone Number: 410-665-9433



KEVIN KAMENETZ
County Executive
April 23, 2015

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

NOTICE OF ZONING HEARING

The Administrative Law Judges of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0220-XA

9736 Harford Road

W/s Harford Road, 89 ft. s/of centerline of Edwards Avenue

9th Election District – 3rd Councilmanic District

Legal Owners: Raphael & Mary Louise Santini

Special Exception for the approval of a Special Exception in the RO zone for Class B office building additions to an existing office building and all accessory uses related thereto, and such additional relief as the nature of this case may require. **Variance** to permit 0% amenity open space in lieu of the 7% required for the existing, accessory off-street parking area; to permit the existing landscaped buffer, in lieu of the required additional screening or fencing for the dumpster and existing parking areas which abut any residential zone, to remain without modification or enlargement; to permit the existing 15' drive aisle to remain in lieu of the 20' required; and for such additional relief as the nature of this case may require for approval of the existing and proposed improvements shown on the plan which accompanied the petition.

Hearing: Monday, June 1, 2015 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

Arnold Jablon
Director

AJ:kl

C: Howard Alderman, Jr., 502 Washington Ave., Ste. 800, Towson 21204
Mr. & Mrs. Santini, 9736 Harford Road, Baltimore 21234
Patrick Richardson, 30 E. Padonia Road, Ste. 500, Timonium 21093

- NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, MAY 12, 2015**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 12, 2015 Issue - Jeffersonian

Please forward billing to:
Raphael Santini
9736 Harford Road
Baltimore, MD 21234

410-665-9433

NOTICE OF ZONING HEARING

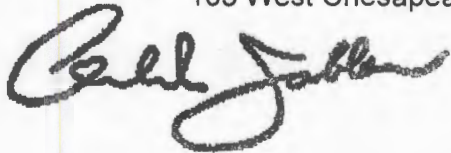
The Administrative Law Judge of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2015-0220-XA

9736 Harford Road
W/s Harford Road, 89 ft. s/of centerline of Edwards Avenue
9th Election District – 3rd Councilmanic District
Legal Owners: Raphael & Mary Louise Santini

Special Exception for the approval of a Special Exception in the RO zone for Class B office building additions to an existing office building and all accessory uses related thereto, and such additional relief as the nature of this case may require. **Variance** to permit 0% amenity open space in lieu of the 7% required for the existing, accessory off-street parking area; to permit the existing landscaped buffer, in lieu of the required additional screening or fencing for the dumpster and existing parking areas which abut any residential zone, to remain without modification or enlargement; to permit the existing 15' drive aisle to remain in lieu of the 20' required; and for such additional relief as the nature of this case may require for approval of the existing and proposed improvements shown on the plan which accompanied the petition.

Hearing: Monday, June 1, 2015 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE OFFICE
 AND VARIANCE * OF ADMINSTRATIVE
 9736 Harford Road; W/S Harford Road, * HEARINGS FOR
 89' S of c/line Edwards Avenue * BALTIMORE COUNTY
 9th Election & 3rd Councilmanic Districts *
 Legal Owner(s): Raphael & Mary Louise Santini *
 Petitioner(s) *
 * 2015-220-XA

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People’s Counsel for Baltimore County as an interested party in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People’s Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
 People’s Counsel for Baltimore County

Carole S Demilio

CAROLE S. DEMILIO
 Deputy People’s Counsel
 Jefferson Building, Room 204
 105 West Chesapeake Avenue
 Towson, MD 21204
 (410) 887-2188

RECEIVED
APR 22 2015

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 22nd day of April, 2015, a copy of the foregoing Entry of Appearance was mailed to Patrick Richardson, Jr., PE, Richardson Engineering, LLC, 30 E. Padonia Road, Suite 500, Timonium, Maryland 21093 and Howard Alderman, Esquire, Levin & Gann, P.A., 502 Washington Avenue, Suite 800, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
 People’s Counsel for Baltimore County

M E M O R A N D U M

DATE: July 7, 2015
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2015-0220-XA – Appeal Period Expired

The appeal period for the above-referenced case expired on July 6, 2015. 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

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
4/27/15	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	C
5/15/15	DEPS (if not received, date e-mail sent _____)	N/C
	FIRE DEPARTMENT	
6-1-15	PLANNING (if not received, date e-mail sent _____)	C
4/29/15	STATE HIGHWAY ADMINISTRATION	mooby
	TRAFFIC ENGINEERING	
	COMMUNITY ASSOCIATION	
	ADJACENT PROPERTY OWNERS	

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. 89-0223-X)

NEWSPAPER ADVERTISEMENT Date: 5/12/15

SIGN POSTING Date: 5/12/15 by SSG Black

PEOPLE'S COUNSEL APPEARANCE Yes No

PEOPLE'S COUNSEL COMMENT LETTER Yes No

Comments, if any: _____

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 28, 2015

FROM: Andrea Van Arsdale
Director, Department of Planning

RECEIVED

SUBJECT: 9736 Harford Road

JUN 01 2015

INFORMATION:

Item Number: 15-220

OFFICE OF ADMINISTRATIVE HEARINGS

Petitioner: Raphael and Mary Louise Santini

Zoning: RO

Requested Action: Special Exception, Variance

SUMMARY OF RECOMMENDATIONS:

The Department of Planning has reviewed the Petition for Special Exception to use the property for Class B Office Building and the Petition for Variance to permit 0% amenity open space, the existing buffer and a 15' drive aisle in lieu of the required 7%, additional screening and 20' respectively. A compatibility report and architectural elevations for the proposed addition were provided to the Department of Planning.

The Department has no objections to the request conditioned upon the following:

1. Foundation plantings are to be provided along the Harford Road frontage.
2. Any additional signage should be residential in character, similar to what currently exists.

For further information concerning the matters stated here in, please contact Krystle Patchak at 410-887-3480.

Division Chief: Kathy Schlabach
AVA/KS
cc: Krystle Patchak

PLEASE PRINT CLEARLY

CASE NAME

CASE NUMBER 2015-0220-XA

DATE 06/01/2015

CITIZEN'S SIGN - IN SHEET

NAME

ADDRESS

CITY, STATE, ZIP

E - MAIL

NAME	ADDRESS	CITY, STATE, ZIP	E - MAIL
Carney Improvement Assn-Meg O'Hare	3012 Summit Ave	Baltimore MD 21234	carney carneycna@gmail.com
Greater Parkville Community Council	Ruth Baisden, 7706 Oak Ave, MD	21234	ruthbaisden@yahoo.com

please send copy of order

Real Property Data Search (w1)

Guide to searching the database

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Account Identifier:		District - 09 Account Number - 2000008187							
Owner Information									
Owner Name:	SANTINI RAPHAEL J SANTINI MARY LOUISE M			Use:	COMMERCIAL NO				
Mailing Address:	12 LONGKNOLL WAY KINGSVILLE MD 21087-1366			Principal Residence:	NO				
				Deed Reference:	/08251/ 00653				
Location & Structure Information									
Premises Address:		9736 HARFORD RD 0-0000		Legal Description:	NWS HARFORD RD .240 AC 1550 S SUMMIT AV				
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0071	0010	1382		0000				2014	Plat Ref:
Special Tax Areas:				Town:	NONE				
				Ad Valorem:					
				Tax Class:					
Primary Structure Built	Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use		
	10,454 SF				10,454 SF		06		
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
Value Information									
	Base Value		Value As of 01/01/2014		Phase-in Assessments As of 07/01/2014		As of 07/01/2015		
Land:	111,700		111,600						
Improvements	0		0						
Total:	111,700		111,600		111,600		111,600		
Preferential Land:	0						0		
Transfer Information									
Seller: SANTINI RAPHAEL JOSEPH				Date: 08/17/1989		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /08251/ 00653		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class	07/01/2014		07/01/2015				
County:		000	0.00		0.00				
State:		000	0.00		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: No Application									

Baltimore County

[New Search \(http://sdat.resiusa.org/RealProperty\)](http://sdat.resiusa.org/RealProperty)

District: **09** Account Number: **2000008187**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (<http://www.plats.net>).

Property maps provided courtesy of the Maryland Department of Planning ©2011.

For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml (<http://www.mdp.state.md.us/OurProducts/OurProducts.shtml>).



[\(http://msweb05.mdp.state.md.us/webse/e/imo:sp/\)](http://msweb05.mdp.state.md.us/webse/e/imo:sp/)

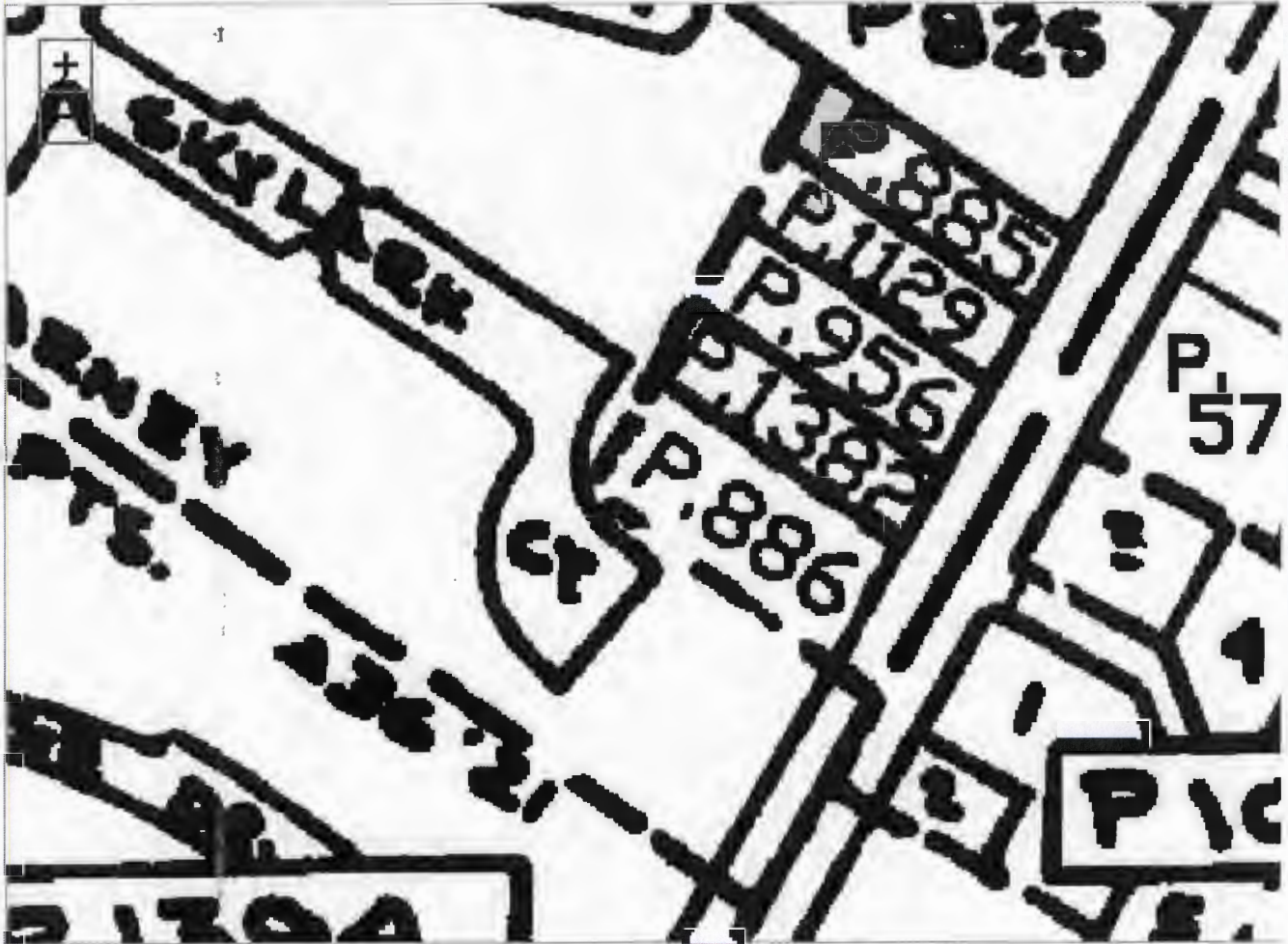
Loading... Please Wait. Loading... Please Wait.
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Real Property Data Search (w1)		Guide to searching the database	
Search Result for BALTIMORE COUNTY			
View Map	View GroundRent Redemption	View GroundRent Registration	
Account Identifier:	District - 09 Account Number - 1700005708		
Owner Information			
Owner Name:	SANTINI RAPHAEL J SANTINI MARY LOUISE M	Use:	COMMERCIAL NO
Mailing Address:	12 LONGKNOLL WAY KINGSVILLE MD 21087-1366	Principal Residence:	NO
		Deed Reference:	/08251/ 00653
Location & Structure Information			
Premises Address:	9736 HARFORD RD 0-0000	Legal Description:	NWS HARFORD RD .285 AC 1600 S SUMMIT AV
Map:	Grid:	Parcel:	Sub District:
0071	0010	0886	0000
Subdivision:	Section:	Block:	Lot:
0000			
Assessment Year:	Plat No:	Plat Ref:	
2014			
Special Tax Areas:	Town:	NONE	
	Ad Valorem:		
	Tax Class:		
Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area
1975	920		12,414 SF
County Use			06
Stories	Basement	Type	Exterior
		OFFICE BUILDING	Full/Half Bath
			Garage
			Last Major Renovation
Value Information			
	Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2014
Land:	157,400	157,400	As of 07/01/2015
Improvements	80,500	94,600	
Total:	237,900	252,000	242,600
Preferential Land:	0		247,300
			0
Transfer Information			
Seller:	SANTINI RAPHAEL JOSEPH	Date:	08/17/1989
Type:	NON-ARMS LENGTH OTHER	Deed1:	/08251/ 00653
		Price:	\$0
		Deed2:	
Seller:		Date:	
Type:		Deed1:	
		Price:	
		Deed2:	
Seller:		Date:	
Type:		Deed1:	
		Price:	
		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: No Application			

Baltimore County

New Search (<http://sdat.resiusa.org/RealProperty>)

District: **09** Account Number: **1700005708**



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(<http://imsweb05.mdp.state.md.us/website/mosp/>)

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KEVIN KAMENETZ
County Executive

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

May 21, 2015

Raphael J & Mary Louise Santini
9736 Harford Road
Baltimore MD 21234

RE: Case Number: 2015-0220 XA, Address: 9736 Harford Road

Dear Mr. & Ms. Santini:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 6, 2015. 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: jaw

Enclosures

c: People's Counsel
Howard L Alderman Jr., Esquire, 502 Washington Avenue, Suite 800, Towson MD 21204
Patrick C Richardson Jr., PE Richardson Engineering LLC, 30 E Padonia Road, Suite 500,
Timonium MD 21093

Larry Hogan, Governor
Boyd Rutherford, Lt. Governor



Pete K. Rahn, Secretary

Date: 4/29/15

Ms. Kristen Lewis
Baltimore County Department of
Permits, Approvals & Inspections
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 2015-0220-XA
Special Exception Variance
Raphael J. & Mary Louise
Santini
9736 Hartford Road.
MD 147

Dear Ms. Lewis:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 4/27/15. A field inspection and internal review reveals that an entrance onto MD 147 consistent with current State Highway Administration guidelines is not required. Therefore, SHA has no objection to approval for Variance, Case Number 2015-0220XA.

Should you have any questions regarding this matter feel free to contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may email him at (rzeller@sha.state.md.us). Thank you for your attention.

Sincerely,

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

SDF/raz

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

RECEIVED

MAY 15 2015

OFFICE OF ADMINISTRATIVE HEARINGS



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: May 15, 2015

SUBJECT: DEPS Comment for Zoning Item # 2015-0220-XA
Address 9736 Harford Road
(Santini Property)

Zoning Advisory Committee Meeting of April 20, 2015.

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

Reviewer: *Jeff Livingston – Development Coordination*

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: April 27, 2015

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 27, 2015
Item No. 2015-0220

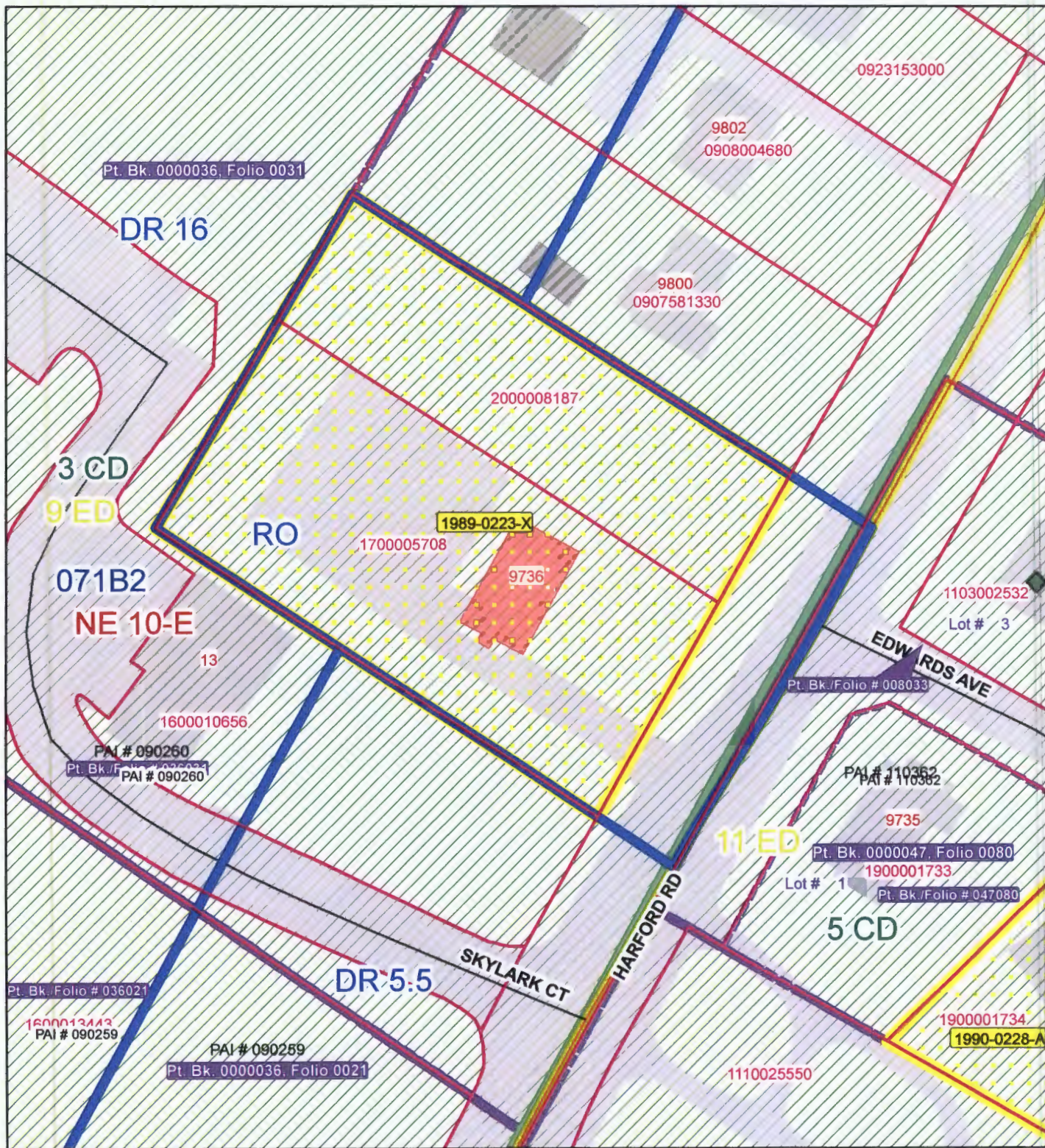
The Bureau of Development Plans Review has reviewed the subject zoning item and we have the following comments.

With proper signage, we see no reason why the 15ft drive aisle can't remain.
A landscape plan and a lighting plan are also required.

* * * * *

DAK: CEN
cc:file

9736 Harford Road



Publication Date: 4/3/2015



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 #0220



9736

ZONING
NOTICE
TO THE PUBLIC
DATE: 5/27/2015
TIME: 10:00 AM
LOCATION: 9736
SUBJECT: ZONING

ZONING
NOTICE
TO THE PUBLIC
DATE: 5/27/2015
TIME: 10:00 AM
LOCATION: 9736
SUBJECT: ZONING

ALL-STATE LEGAL
PETITIONER'S
EXHIBIT
2

5/29/2015



LAW OFFICES
OF
RAPHAEL J. SANTINI, P.A.



ALL-STATE LEGAL®
PETITIONER'S
EXHIBIT

5/29/2015



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PETITIONER'S
EXHIBIT

5/29/2015



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EXHIBIT

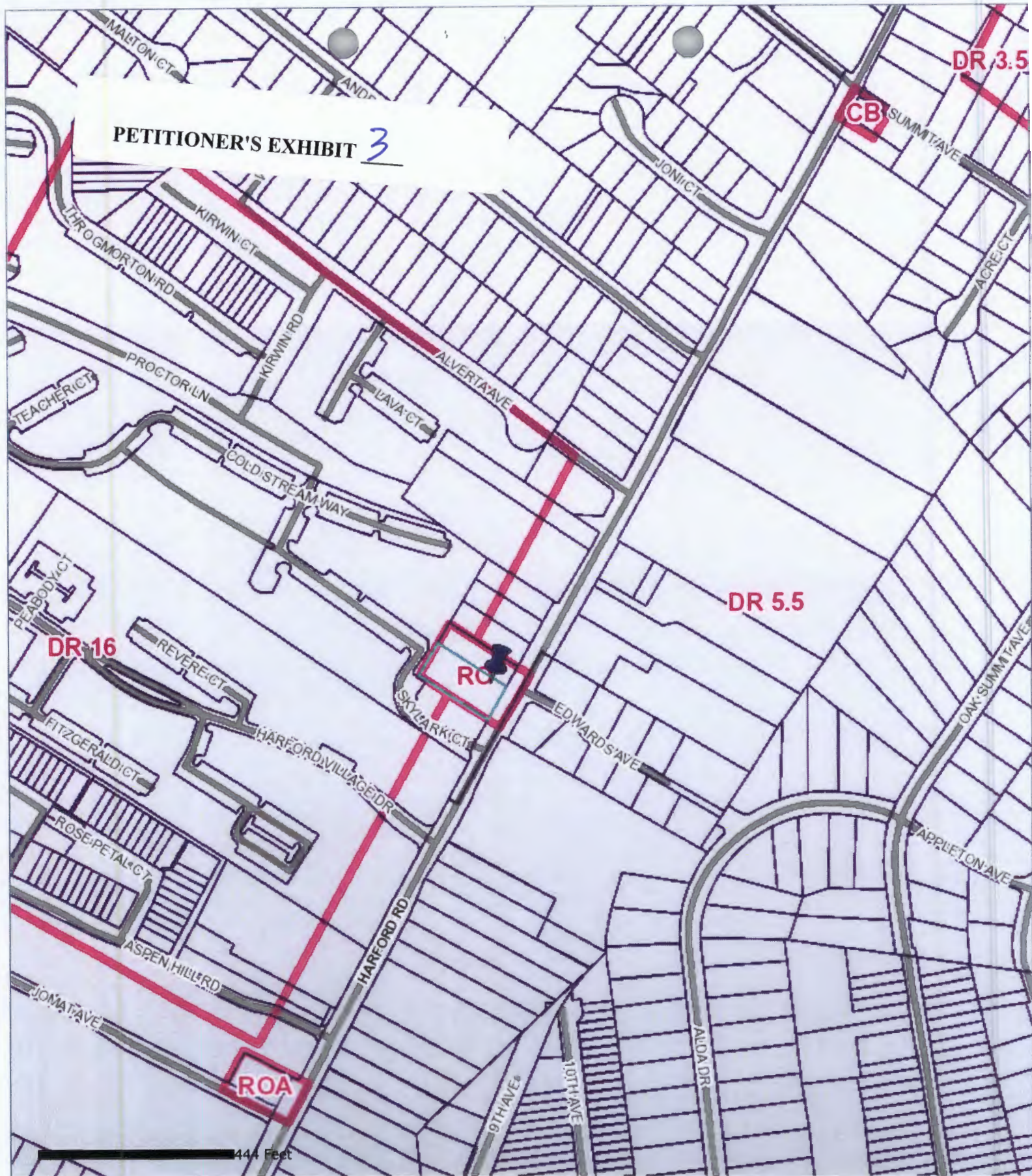
5/29/2015



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PETITIONER'S
EXHIBIT

5/29/2015

PETITIONER'S EXHIBIT 3



444 Feet



9736 Harford Road

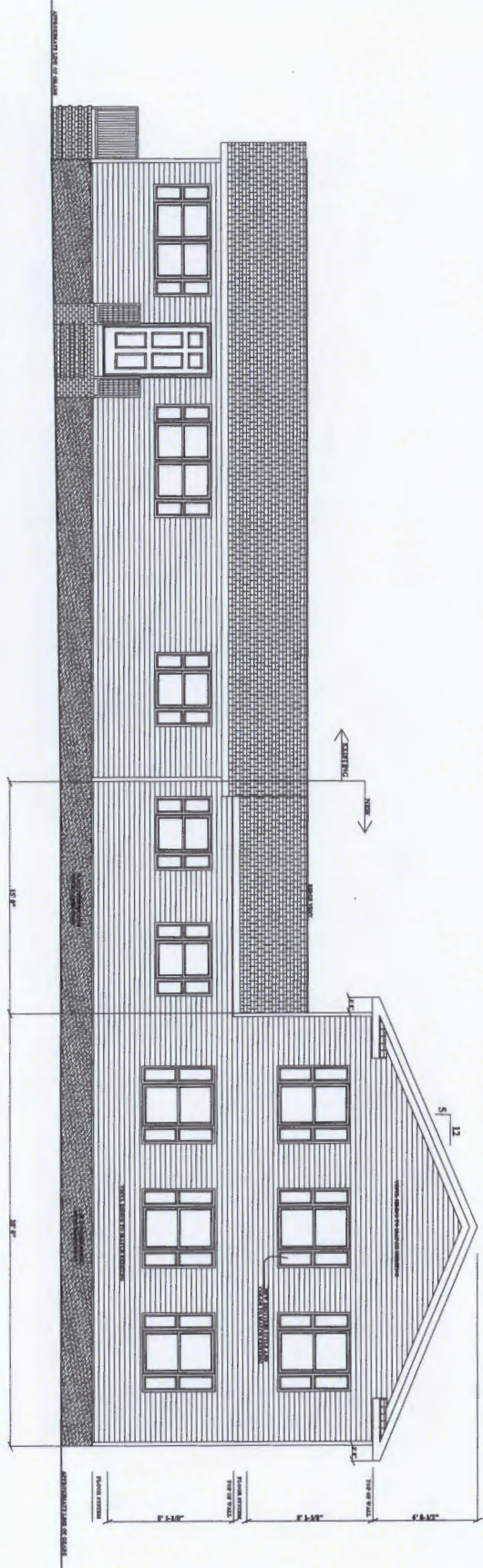
Created By
Baltimore County
My Neighborhood



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FRONT ELEVATION



PETITIONER'S EXHIBIT

F

<p>A-1</p>	<p>SHEET NO.</p>	<p>FRONT ELEVATION</p>	<p>DRAWN: R. BREDFLOW</p>	<p>SCALE: N.T.S.</p>	<p>DATE: 5/25/15</p>	<p>RB HOME DESIGNS</p>	<p>THE CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED AT SITE FOR INFORMATION THAT PERTAINS SOLELY TO THE FABRICATION PROCESSES OR TO THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION OF THE WORK OF ALL TRADES.</p>	<p>LAW OFFICE OF RAPHAEL SANTINI 9736 HARFORD RD PARKVILLE MD</p>	<p>RB HOME DESIGN, LLC 2061 D MOUNT HOREB RD STREET MD 21154 RBHOMEDSIGN@HOTMAIL.COM 410-351-5115</p>	<p>REVISIONS BY</p> <table border="1"> <tr> <td>5/25/15</td> <td>RB</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	5/25/15	RB						
5/25/15	RB																	

RESOLUTION
Carney Improvement Association

Resolved that at meeting of the Carney Improvement Association held on January 21, 2015, it was decided by the Association that the responsibility for action and review of all zoning matters for the period beginning January 21, 2015 to December 31, 2015 placed in the Board of Directors consisting of the following members:

- Meg O'Hare, President
- Romi Shah Vice President
- John Ryan Treasurer
- Marilyn Ryan Corresponding Secretary
- Joanne Krause Recording Secretary
- Jim Cousler Sergeant-at-Arms
- Shirley Briggeman Director
- Pat Crum Director

AS WITNESS our hands this 21 day of January, 2015

ATTEST:

Meg O'Hare

Meg O'Hare
PRESIDENT

Marilyn Ryan

Marilyn Ryan
SECRETARY

PROTESTANT' S

EXHIBIT NO. 1

CARNEY IMPROVEMENT ASSOCIATION, INC.
P.O. BOX 28282
CARNEY, MD 21234-8282

Meg O'Hare	President
Romi Shah	Vice President
JoAnne Krause	Recording Secretary
Marilyn Ryan	Corresponding Secretary
John Ryan	Treasurer
Jim Cousler	Sergeant-at-Arms
Shirley Briggeman	Director
Pat Crum	Director

May 20, 2015

Resolution of the Carney Improvement Association in opposition to:

Petition for Special Exception-Petition for Variance
9736 Harford Road-Case #2015-0220-XA
Requested by Raphael J. and Mary Louise Santini

The Board of Directors of the Carney Improvement (CIA) has taken the position to oppose the Petition for Special Exception, Petition for Variance for 9736 Harford Road-Case #2015-0220-XA. The owners are asking for 3 variances and we oppose all of them. Following are the requests and our reason for opposition:

1. *Variance for Baltimore County Zoning Regulation (BCZR) 204.C.6 states Amenity open space of the interior of the parking lot, not including setback and buffer area requirements, shall be pervious land area in association with plantings.* The owners are asking for 0% amenity open space in lieu of 7% required for existing accessory off-street parking area. The CIA is opposed to this variance being granted because the older community of Carney is severely deficient in open space.
2. Variance for BCRZ 204.C.6.a, b. & c (1).
 - BCRZ 204.C.6.a states *All Parking and dumpster areas which abut a residential zone shall be screened by an opaque fence, wall or berm in association with plantings.*
 - BCRZ 204.C.6.b states *The minimum screening height shall be 5 feet.*

PROTESTANT' S

EXHIBIT NO. 7

- BCRZ 204.C.6.c states *The following buffers, which should not be encroached upon by aboveground storm water management, parking or dumpster areas but which may be broken by the entranceway, shall be provided: (1) Property lines which abut any property which is essentially residentially zoned, residentially used or which abut any residential street must have a twenty foot landscape buffer.*

The CIA is opposed to granting these variances because we think that the owners do not have sufficient land to build this building. If the owners had sufficient land they could meet the very necessary requirements of the Baltimore County Zoning Regulations. We also are opposed to placing this building in a completely residential area.

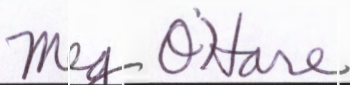
Furthermore, the proposed Class B building is replacing the current residential house with a commercial building that is 2 buildings in reality. This is not allowed by Baltimore County Zoning Regulations in Section 204.4.C.8 which states: *The office building shall be the only principal building on the lot on which it is situated and shall not be attached to another building.*

Therefore, the CIA opposes any change in zoning to the current RO. If this commercial building were to be built, we envision such a building would not match the adjoining residences, would have very little landscaping and open space that would encroach on adjoining residential land.

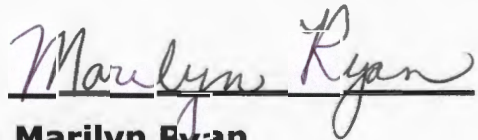
An additional important reason to deny the requested variances is the severe traffic congestion on Harford Road where 9736 Harford Road is located because Harford Road carries traffic from areas surrounding Carney including traffic from Harford County.

AS WITNESS our hands this 20 day of May, 2015

ATTEST:



Meg O'Hare
PRESIDENT



Marilyn Ryan
SECRETARY

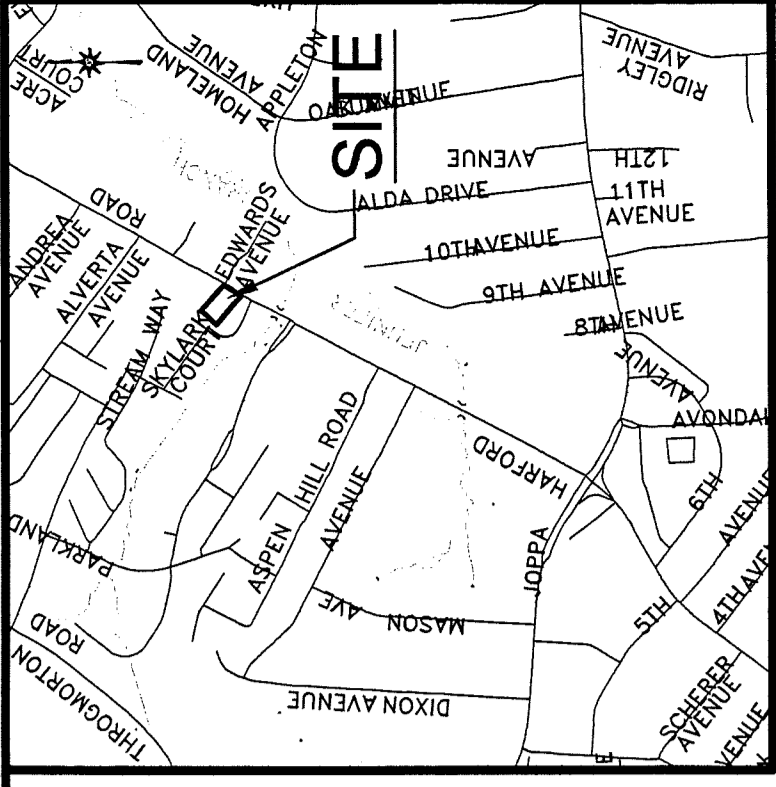
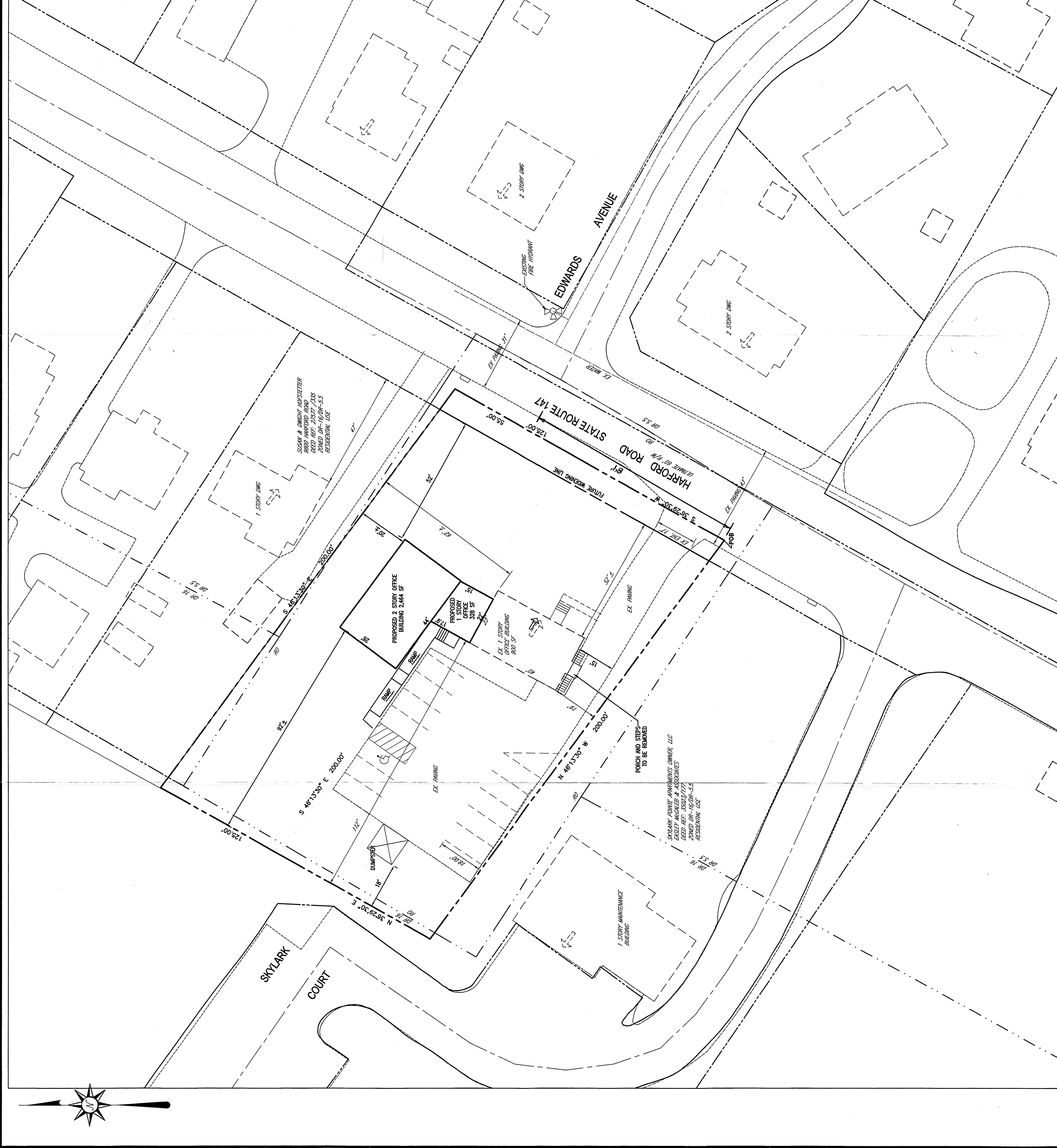
Case No.: 2015-0220-XA

Exhibit Sheet

Petitioner/Developer DW T-1-15

Protestant Den. 6/4/15

No. 1	Plan	Resolution - Carney Improv - Ass'n
No. 2	photos	Letter May 20, 2015 re: opposition of Carney Improv - Ass'n
No. 3	Zoning map	
No. 4	Elevation drawing	
No. 5		
No. 6		
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



LOCATION MAP
1" = 1000'

GENERAL NOTES:

1. OWNER/DEVELOPER: RAPHAEL J. SANTINI
MARY LOUISE M. SANTINI
1000 HARFORD ROAD
ANNE ARUNDEL COUNTY, MD 21087-1366
PHONE: 410-560-1502 FAX: 410-560-1503
 2. TOTAL SITE AREA: NET: 24,788 Sq.Ft. or 0.57 Ac.±
GROSS: 28,548 Sq.Ft. or 0.65 Ac.±
 3. UTILITIES: PUBLIC WATER & SEWER
 4. PROPOSED BUILDING: 2,792 SF OFFICE
TOTAL BUILDING AREA: 3,712 SF
 5. DEED REF: 8251/853
 6. TAX ACCOUNT #1700005708 & 2000008187
 7. ZONING DISTRICT: J1d
 8. ZONING MAP: (PER 1"-200' ZONING MAP 71B2)
 9. TAX MAP #71, GRID 10 PARCELS: 886&1382
 10. PREVIOUS ZONING CASE: 1989-223-X, PETITION FOR SPECIAL EXCEPTION FROM ZONING MAP #71, GRID 10 PARCELS: 886&1382
 11. PREVIOUS ZONING CASE: A PRIVATE RESIDENCE TO BE USED FOR A LAW OFFICE GRANTED ON DECEMBER 16, 1988
- WITH THE FOLLOWING CONDITION:
ONLY ONE OTHER PERSON EMPLOYED ON THE SITE AND THE SPECIAL EXCEPTION IS TO BE USED FOR A LAW OFFICE TO BE USED FOR A LAW OFFICE GRANTED ON DECEMBER 16, 1988
11. BUILDING HEIGHT: NOT TO EXCEED 35' HIGH.
 12. PARKING CALCULATIONS:
REQUIRED: OFFICE 3,712 @ 3.3 SPACES / 1000 SF = 13 SPACES
PROVIDED: 13 SPACES
 13. THE SITE IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
 14. NO 100 YR FLOODPLAINS ON SITE
 15. REGIONAL PLANNING DISTRICT: 316
 16. WATERSHED: LITTLE GUNPOWDER FALLS
 17. THERE ARE NO KNOWN HAZARDOUS MATERIALS ON SITE
 18. ANY SIGNS ARE TO CONFORM TO THE BCZR SECTION 450
 19. PERMITTED: 0.33
 20. SETBACKS FOR REQUIRED PROVIDED
 21. FRONT 25' SIDE 20' REAR 30' 96'
 22. BASIC SERVICES MAP (2014) WATER DEFICIENT (Y/N) N SEWER DEFICIENT (Y/N) N TRANSPORTATION N (D LOS)

#2015-0220-XA
RJM

Richardson Engineering, LLC

30 East Podocia Road, Suite 500
Timonium, Maryland 21093
Phone: 410-560-1502 Fax: 443-901-1208

PETITIONER'S EXHIBIT 1

PLAN TO ACCOMPANY ZONING PETITION
FOR

LAW OFFICES OF
RAPHAEL SANTINI
9736 HARFORD ROAD



9TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND
REVISIONS DRAWN BY: PCR CHECKED BY: PCR SCALE: 1" = 20'

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL