

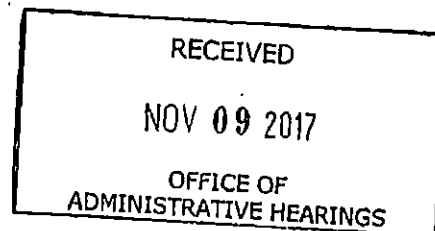
Christopher D. Mudd

T 410.494.6365
F 410.821.0147
cdmudd@Venable.com

November 9, 2017

Via Hand Delivery and Email

Hon. John E. Beverungen
Office of Administrative Hearings
Jefferson Building, First Floor
105 W. Chesapeake Avenue
Towson, MD 21204



Re: Case No. 2018-0076-SPH
Withdrawal of Petition

Dear Honorable Judge Beverungen:

I am writing on behalf of the Owners/Petitioners in the above-referenced case to withdraw the Petition for Special Hearing, without prejudice. This matter was set in for a hearing on November 30, 2017, and the Owners/Petitioners are voluntarily withdrawing the Petition, without prejudice, in accordance with Rule F of the Rules of Practice and Procedure Before the Zoning Commissioner. I have copied Ms. Kristen Lewis on this letter and I ask that she please remove the hearing from your schedule.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in dark ink, appearing to be "CDM", written over the printed name.

Christopher D. Mudd

CDM:DZ

cc: Arnold Jablon (via email)
Kristen Lewis (via email)

TO: PATUXENT PUBLISHING COMPANY
Thursday, November 9, 2017 Issue - Jeffersonian

Please forward billing to:

Barbara Lukasevich

410-494-6200

Venable, LLP

210 W. Pennsylvania Avenue, Ste. 500

Towson, MD 21204

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: 2018-0076-SPH

2800 Monkton Road

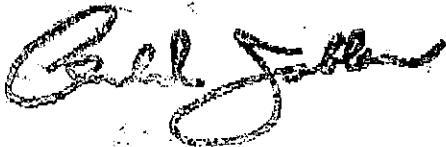
NE/s of Monkton Road at the corner of the NW/s of Markoe Road

10th Election District – 3rd Councilmanic District

Legal Owners: Raymond & Sandra Frank

Special Hearing to allow non-commercial, private properties on the subject property.

Hearing: Thursday, November 30, 2017 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.



KEVIN KAMENETZ
County Executive

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

September 29, 2017

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: 2018-0076-SPH

2800 Monkton Road

NE/s of Monkton Road at the corner of the NW/s of Markoe Road

10th Election District – 3rd Councilmanic District

Legal Owners: Raymond & Sandra Frank

Special Hearing to allow non-commercial, private properties on the subject property.

Hearing: Thursday, November 30, 2017 at 1:30 p.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:kl

C: Christopher Mudd, 210 W. Pennsylvania Avenue, Towson 21204
Mr. & Mrs. Frank, 2800 Monkton Road, Baltimore 21111

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, NOVEMBER 10, 2017 .**
- (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.



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 2800 Monkton Road which is presently zoned RC-2
 Deed References: 15235/712 10 Digit Tax Account # 1 0 1 0 0 9 5 0 6 0
 Property Owner(s) Printed Name(s) Raymond V. Frank and Sandra P. Frank

(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. **X** 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 Attachments To Petition
2. _____ a **Special Exception** under the Zoning Regulations of Baltimore County to use the herein described property for
3. _____ a **Variance** from Section(s)

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)

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 _____

Attorney for Petitioner:

Christopher D. Mudd, Esq.

Name- Type or Print _____

Signature _____

210 W. Pennsylvania Avenue Towson Maryland

Mailing Address _____ City _____ State _____

21204 / 410-494-6365 / cdmudd@venable.com

Zip Code _____ Telephone # _____ Email Address _____

Legal Owners (Petitioners):

Raymond V. Frank / Sandra P. Frank

Name #1 – Type or Print _____ Name #2 – Type or Print _____

See Attachments To Petition

Signature #1 _____ Signature #2 _____

2800 Monkton Road Baltimore County Maryland

Mailing Address _____ City _____ State _____

21111 / 443-829-2142 / sfrank59@yahoo.com

Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Christopher D. Mudd, Esq.

Name – Type or Print _____

Signature _____

210 W. Pennsylvania Avenue Towson Maryland

Mailing Address _____ City _____ State _____

21204 / 410-494-6365 / cdmudd@venable.com

Zip Code _____ Telephone # _____ Email Address _____

CASE NUMBER 2018-0076-SPH Filing Date 9/8/17 Do Not Schedule Dates: _____ Reviewer JP per AJ

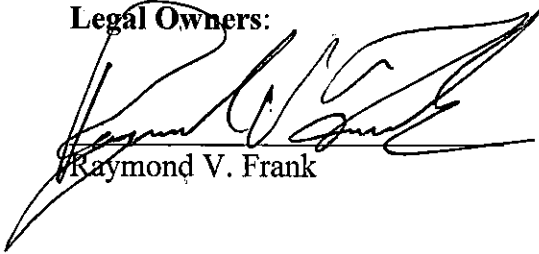
DROP OFF/NO REVIEW

PETITION FOR SPECIAL HEARING
2800 Monkton Road

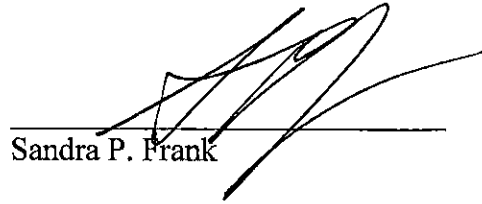
Special Hearing to allow non-commercial, private parties on the subject property.

PETITION FOR SPECIAL HEARING
2800 Monkton Road

Legal Owners:



Raymond V. Frank



Sandra P. Frank

MARTIN

MARTIN
&
PHILLIPS

PHILLIPS

&

DESIGN ASSOCIATES, INC.

LAND PLANNING, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, DEVELOPMENT CONSULTING, ZONING
222 BOSLEY AVENUE, SUITE B1, TOWSON, MARYLAND 21204

ZONING DESCRIPTION

May 30, 2017

2800 Monkton Road
Monkton, MD 21111-1717

Beginning for the description of a 92.325 acre tract identified as Parcel 0113 Tax Map 0029, at a point at the centerline intersections of Monkton Road and Markoe Road thence N 45° 34' 23" W 84.71 feet more or less to a Point of Beginning at the southeastern most corner of the subject property thence the following courses:

- 1) N55° 21' 15"W, 925.60', thence to a curve on Monkton Road having a
- 2) Radius of 1325.00' with a chord bearing of N69° 32' 01"W, and a length of 649.14', thence,
- 3) N83° 42' 47"W, 85.24', thence
- 4) N27° 41' 25"E, 790.04', thence
- 5) N35° 48' 49"E, 1659.19, thence
- 6) N61° 22' 58"E, 472.92', thence
- 7) S33° 52' 55" E, 563.55', thence
- 8) S40° 54' 52"E, 196.16, thence
- 9) S42° 31' 03"E, 236.68', thence to a curve fillet on Markoe Road having a
- 10) Radius of 60.00' with a chord bearing of S12° 12' 04"E, and a length of 60.57', thence
- 11) S 20° 19' 32"W, 428.93', thence
- 12) S 20 35' 00"W, 882.99', thence
- 13) S 21° 46' 21"W, 444.41', thence
- 14) S 23° 13' 52"W, 573.97', thence to a curve fillet on Monkton Road having
- a
- 15) Radius of 60.00' with a chord bearing of S73° 56' 19"E, and a length of 92.87', thence back to the point of beginning.

Containing 4,021,677 Square Feet or 92.325 Acres of Land more or less.

The above bearings are based on the Maryland State Coordinate System (NAD83/91).
NOTE: THE ABOVE DESCRIPTION IS FOR ZONING PURPOSES ONLY AND IS NOT TO BE USED FOR CONTRACTS, CONVEYANCES OR AGREEMENTS.

TELEPHONE: 410.321.8444, TOLL FREE: 866.395.8595
FAX: 410.321.1175



DROP OFF/NO REVIEW 2018-006-SPH

MARTIN

MARTIN
&
PHILLIPS

PHILLIPS

&

DESIGN ASSOCIATES, INC.

LAND PLANNING, CIVIL ENGINEERING, LANDSCAPE ARCHITECTURE, DEVELOPMENT CONSULTING, ZONING
222 BOSLEY AVENUE, SUITE B1, TOWSON, MARYLAND 21204

ZONING DESCRIPTION

May 30, 2017

2800 Monkton Road
Monkton, MD 21111-1717

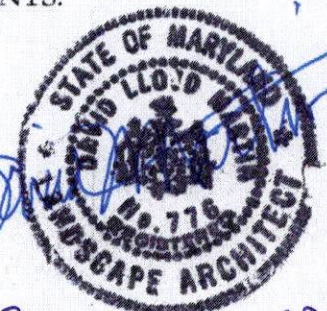
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TELEPHONE: 410.321.8444, TOLL FREE: 866.395.8595
FAX: 410.321.1175



DROP OFF/NO REVIEW

2018-0076-SPH

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

NO 157193

Date: 9/8/2017

Fund	Dept	Unit	Sub Unit	Rev	Sub	Dept Obj	BS Acct	Amount
				Source/	Rev/			
001	806	0000		6150				500.00

Total: 500.00

Rec From: Venable, LLC

For: Special Hearing - 2800 Monkton Road
2018-0076-SPH (FRANK)

DISTRIBUTION

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

PAID RECEIPT

BUSINESS - ACCTVL TIME IRM
 9/11/2017 9/08/2017 11:41:38 I
 REG WSD WALTON LJR
 RECEIPT # 747063 9/08/2017 OFLH
 Dept 5 52B ZONING VERIFICATION
 CR NO. 157193

Receipt Tot 4500.00
 4500.00 CK 4.00 CA
 Baltimore County, Maryland

**CASHIER'S
 VALIDATION**

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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:

Case Number: 2018-0076-SPH (DROP OFF/NO REVIEW)
Property Address: 2800 Monkton Road
Property Description: NE/s of Monkton Road, @ corner of NW/s of Markoe Road
Legal Owners (Petitioners): Raymond V. Frank + Sandra P. Frank
Contract Purchaser/Lessee: N/A

PLEASE FORWARD ADVERTISING BILL TO:

Name: Barbara Lukasevich
Company/Firm (if applicable): Venable LLP
Address: 210 W. Pennsylvania Ave.
Sle. 500
Towson, MD 21204
Telephone Number: (410) 444-6200

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

FROM: *VPS*
Vishnu Desai, Supervisor
Bureau of Development Plans Review

DATE: September 27, 2017

SUBJECT: Zoning Advisory Committee Meeting
For September 18, 2017
Item No. 2018-0073-A, 0075 and 0076-SPH

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

* * * * *

VKD: CEN
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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: September 21, 2017

SUBJECT: DEPS Comment for Zoning Item # 2018-0076-SPH
Address 2800 Monkton Road
(Frank Property)

Zoning Advisory Committee Meeting of **September 18 2017**.

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

Reviewer: Steve Ford Date: 9-21-2017

MDOT
MARYLAND DEPARTMENT
OF TRANSPORTATION
STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

Date: 9/13/17

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

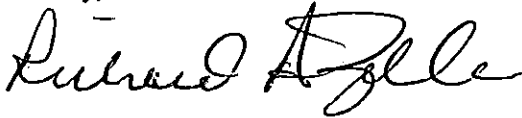
Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2018-0076-SPH

*Special Hearing
Raymond V. & Sandra P. Frank.
2800 Monkton Road.*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

WW/RAZ

RE: PETITION FOR SPECIAL HEARING * BEFORE THE OFFICE
2800 Monkton Road; NE/S of Monkton Road *
At the corner of NW/S Markoe Road * OF ADMINISTRATIVE
10th Election & 3rd Councilmanic Districts *
Legal Owner(s): Raymond & Sandra Frank * HEARINGS FOR
Petitioner(s) * BALTIMORE COUNTY
* 2018-076-SPH

* * * * *

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.

RECEIVED

SEP 14 2017

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

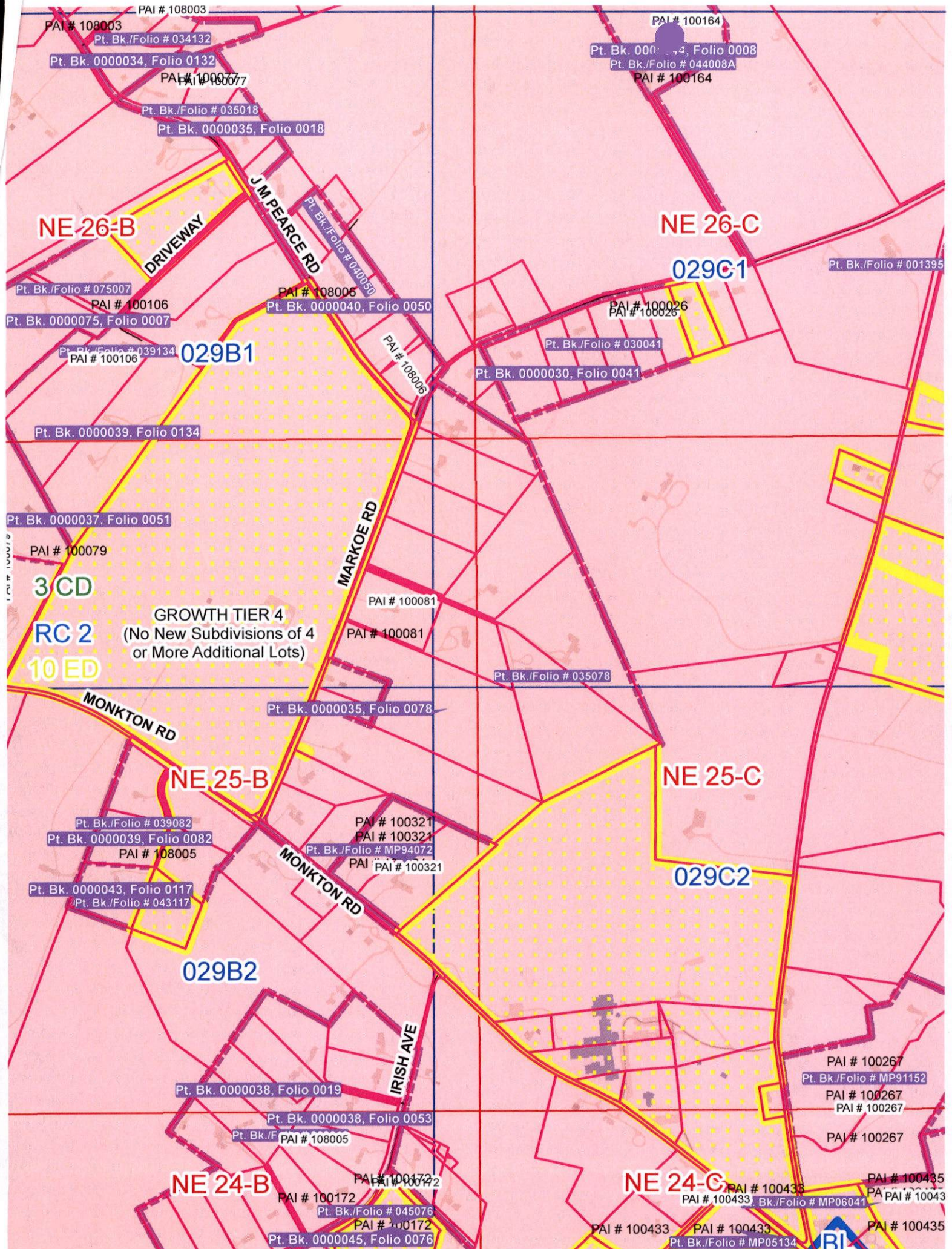
CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of September, 2017, a copy of the foregoing Entry of Appearance was mailed to Christopher Mudd, Esquire, 210 W. Pennsylvania Avenue, Suite 500, Towson, Maryland 21204, Attorney for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



PAI # 108003
Pt. Bk./Folio # 034132

Pt. Bk. 0000034, Folio 0132

PAI # 100077

Pt. Bk./Folio # 035018

Pt. Bk. 0000035, Folio 0018

PAI # 100164
Pt. Bk. 0000004, Folio 0008
Pt. Bk./Folio # 044008A
PAI # 100164

NE 26-B

DRIVEWAY

J.M. PEARCE RD

NE 26-C

029C1

Pt. Bk./Folio # 001395

Pt. Bk./Folio # 075007
PAI # 100106
Pt. Bk. 0000075, Folio 0007

PAI # 108006
Pt. Bk. 0000040, Folio 0050

PAI # 100026
PAI # 100026

Pt. Bk./Folio # 039134
PAI # 100106

029B1

Pt. Bk./Folio # 030041
Pt. Bk. 0000030, Folio 0041

Pt. Bk. 0000039, Folio 0134

Pt. Bk. 0000037, Folio 0051

PAI # 100079

3CD

RC 2

10 ED

GROWTH TIER 4
(No New Subdivisions of 4
or More Additional Lots)

MARKOE RD

PAI # 100081

PAI # 100081

Pt. Bk./Folio # 035078

Pt. Bk. 0000035, Folio 0078

MONKTON RD

NE 25-B

NE 25-C

Pt. Bk./Folio # 039082
Pt. Bk. 0000039, Folio 0082
PAI # 108005

PAI # 100321
PAI # 100321
Pt. Bk./Folio # MP94072
PAI # 100321

Pt. Bk. 0000043, Folio 0117
Pt. Bk./Folio # 043117

MONKTON RD

029C2

029B2

Pt. Bk. 0000038, Folio 0019

Pt. Bk. 0000038, Folio 0053

Pt. Bk./Folio # 043005
PAI # 108005

IRISH AVE

NE 24-B

NE 24-C

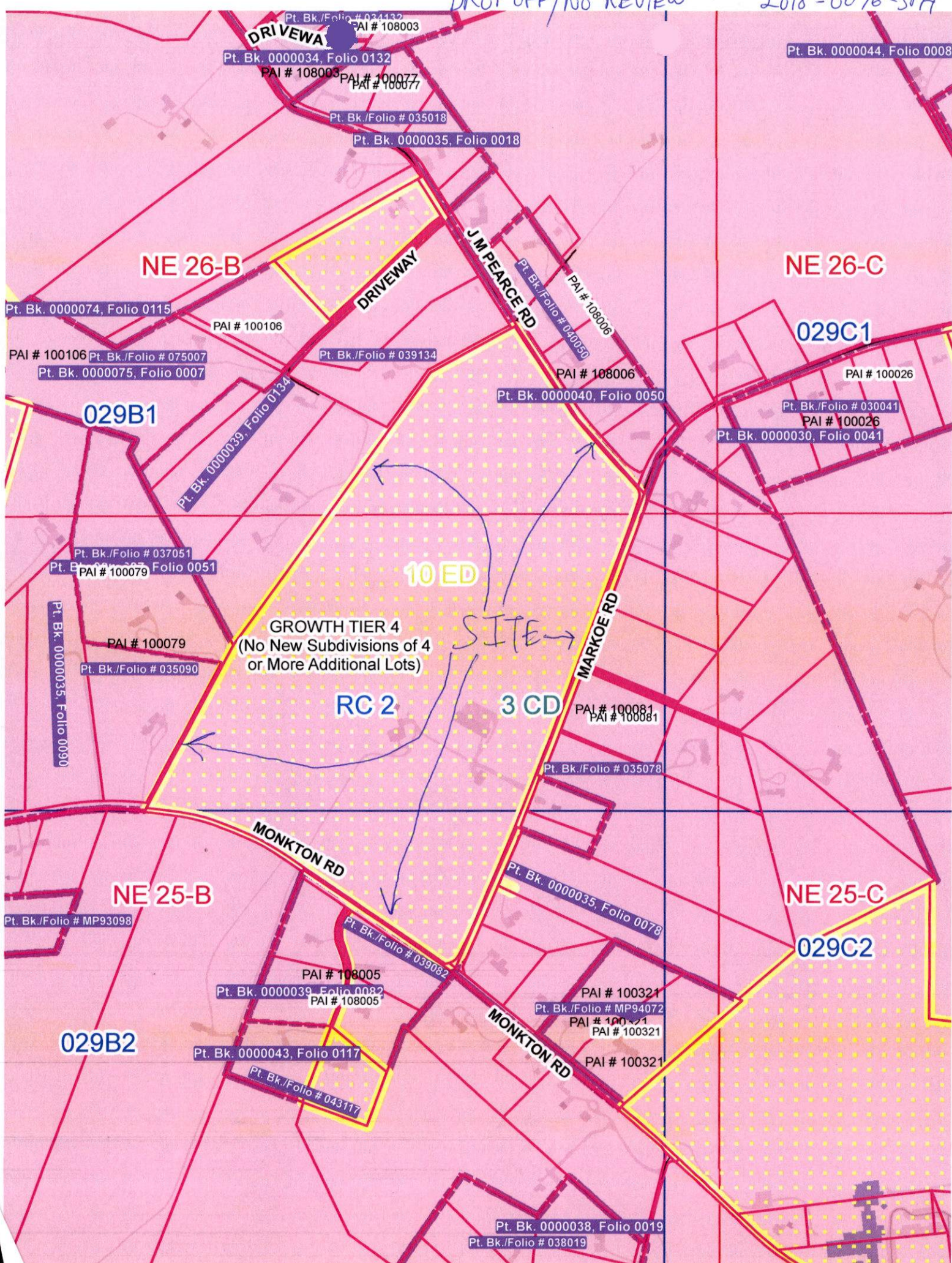
PAI # 100172
PAI # 100172
Pt. Bk./Folio # 045076
PAI # 100172
Pt. Bk. 0000045, Folio 0076

PAI # 100435
PAI # 100435
Pt. Bk./Folio # MP06041
PAI # 100435
PAI # 100435
Pt. Bk./Folio # MP05134
PAI # 100435
PAI # 100435
PAI # 100435
PAI # 100435

PAI # 100267
Pt. Bk./Folio # MP91152
PAI # 100267
PAI # 100267
PAI # 100267

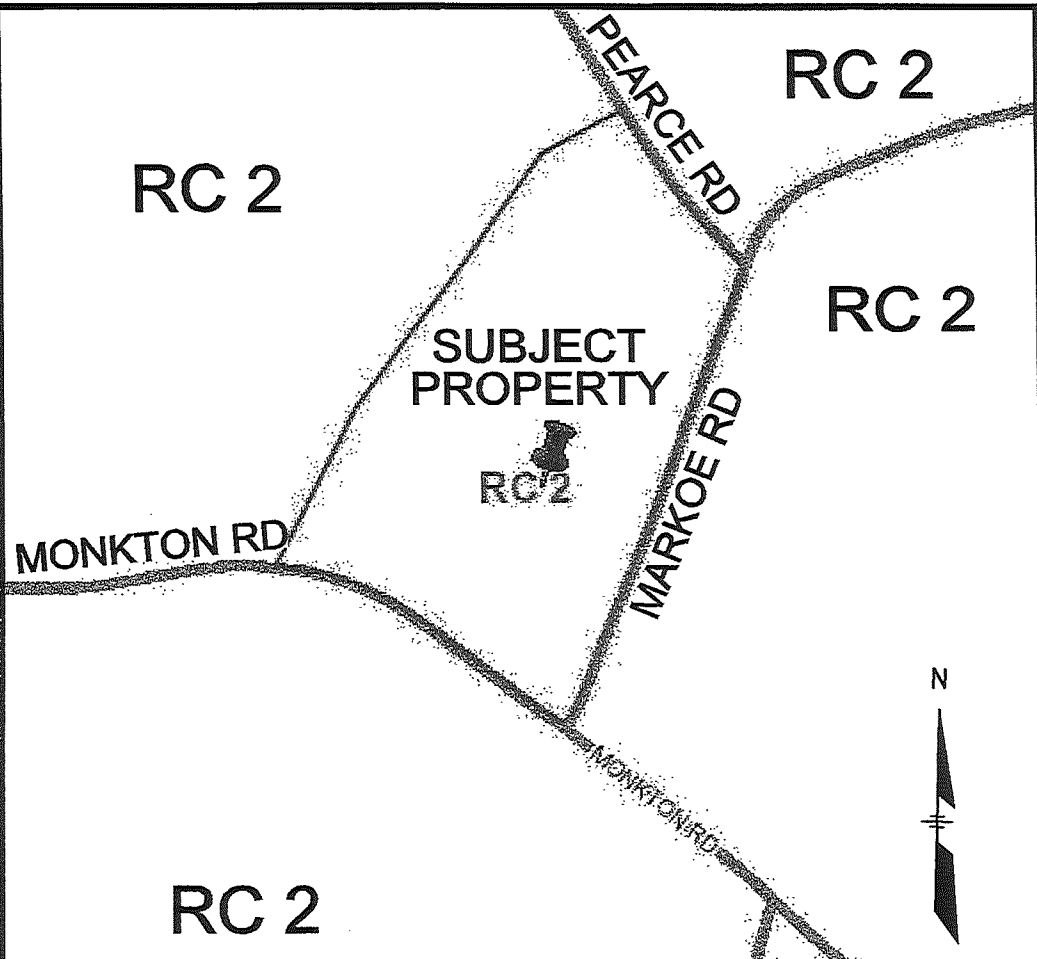
DROP OFF/NO REVIEW

2018-0076-SFH

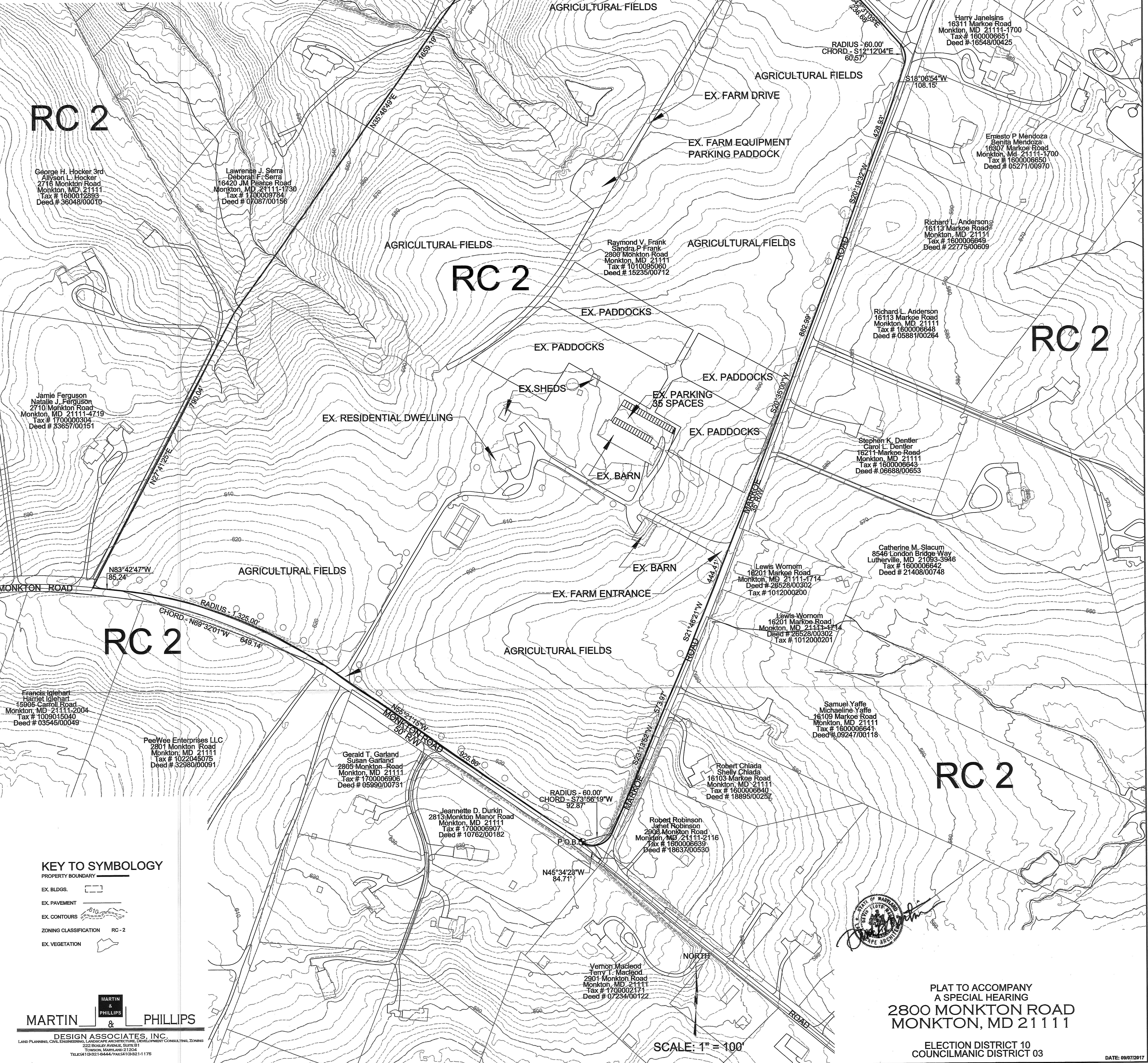


NOTES:

SITE DATA:
OWNERS: RAYMOND V. FRANK
SANDRA P. FRANK
PARCEL ADDRESS: 2800 MONKTON ROAD,
MONKTON, MD 21111
PETITIONER: RAYMOND V. FRANK
SANDRA P. FRANK
2800 MONKTON ROAD
MONKTON, MD 21111
TAX ACCOUNT ID - 10-10095060
TAX MAP: 0029, GRID 0010, PARCEL 0113
ELECTION DISTRICT: 06
COUNCILMANIC DISTRICT: 03
GIS TILE/ZONING: 029B1
PROPERTY AREA: 92.325 ACRES (4,021,677 S.F.)
PROPERTY ZONED: RC-2
EXISTING USE: FARM
PROPOSED USE: FARM
THIS PROPERTY IS SUBJECT TO A CONSERVATION
EASEMENT.
35 PARKING SPACES ARE MARKED ON THE EXISTING
PAVED AREA AS SHOWN ADJACENT TO THE EX. BARN.
PREVIOUS ZONING CASE:
#2017-0327-X
THERE IS A 100 YEAR FLOODPLAIN ON OR IMMEDIATELY
ADJACENT TO THIS PROPERTY. (30 AC. DRAINAGE AREA)
THE PROPERTY IS LOCATED WITHIN THE NATIONAL
REGISTER HISTORIC DISTRICT OF "MY LADIES
MANOR".
THE PROPERTY IS NOT LOCATED IN THE CHESAPEAKE
BAY CRITICAL AREA.
THIS PROPERTY IS NOT LOCATED WITHIN A TRAFFIC
DEFICIENT AREA BASED ON THE 2017 BASIC SERVICES
TRANSPORTATION MAP.
THIS PROPERTY IS NOT SERVED BY PUBLIC UTILITIES.
MONKTON ROAD, MARKOE ROAD AND J.M. PEARCE
ROAD ARE PUBLIC ROADS.
THE PROPERTY IS ACCESSED BY THE EXISTING FARM
ENTRANCES ON MONKTON ROAD & MARKOE ROAD.
THERE ARE NO PROPOSED LAND DEVELOPMENT
IMPROVEMENTS SUCH AS GRADING, ROADS,
OR BUILDINGS.



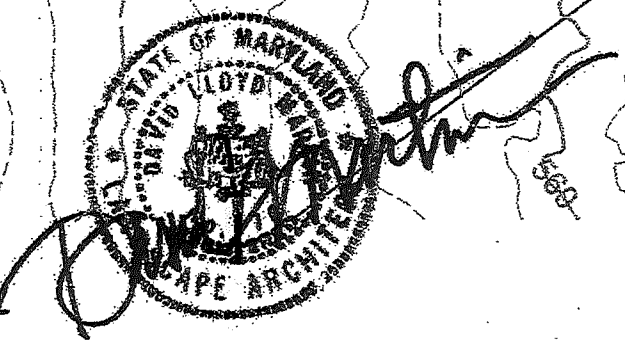
VICINITY MAP
SCALE: 1" = 1000'



KEY TO SYMBOLOGY

- PROPERTY BOUNDARY
- EX. BLDGS.
- EX. PAVEMENT
- EX. CONTOURS
- ZONING CLASSIFICATION RC-2
- EX. VEGETATION

MARTIN & PHILLIPS
DESIGN ASSOCIATES, INC.
LAND PLANNING, CIVIL ENGINEERING, ARCHITECTURE, ENVIRONMENTAL CONSULTING, ZONING
222 BOWLEY AVENUE, SUITE B1
TOWSON, MARYLAND 21204
TEL: 410-932-1644 / FAX: 410-932-1175



PLAT TO ACCOMPANY
A SPECIAL HEARING
2800 MONKTON ROAD
MONKTON, MD 21111

ELECTION DISTRICT 10
COUNCILMANIC DISTRICT 03

DATE: 09/07/2017

DROP OFF/NO REVIEW 2018-0076-SPH