### MEMORANDUM

DATE:

March 5, 2019

TO:

Zoning Review Office

FROM:

Office of Administrative Hearings

RE:

Case No. 2019-0198-A - Appeal Period Expired

The appeal period for the above-referenced case expired on March 4, 2019. 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.'

/dlw

c: / Case File

Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE \* (1824 Ridge Road)

BEFORE THE

8<sup>th</sup> Election District

OFFICE OF ADMINISTRATIVE

2<sup>nd</sup> Council District Erica D. Harvey

\* HEARINGS FOR

Petitioner

\* BALTIMORE COUNTY

CASE NO. 2019-0198-A

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Erica D. Harvey ("Petitioner"). The Petitioner is requesting Variance relief pursuant to § 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed two-story garage (accessory structure) with a height of 24 ft. in lieu of the maximum height of 15 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's Exhibit 1.

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

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on January 11, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("BCC"). 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 OBDER RECEIVED FOR EVIDEO

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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 § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Although the Department of Planning did not make any recommendations related to the proposed detached garage's height and usage, I will impose conditions that the garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this <u>1</u><sup>st</sup> day of **February**, **2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.3 of the Baltimore County Zoning Regulations ("BCZR"), to permit a proposed two-story garage (accessory structure) with a height of 24 ft. in lieu of the maximum height of 15 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioner may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioner is hereby made aware that proceeding at this time is at her 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, Petitioner would be required to return the subject property to its original condition.
- 2. Petitioner or subsequent owners shall not convert the garage into a dwelling unit or apartment. The proposed garage shall not contain any sleeping quarters, living area, and kitchen or bathroom facilities.
- 3. The proposed garage shall not be used for commercial purposes.

ORDER	RECEIVED FOR FILING
Date	2-1-19
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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:dlw

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### **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 Hearings for Address 1824 Ridge Poad	or Baltimore County for the property located at:
Deed Reference 37388   297 Owner(s) Printed Name(s) EVICA DANCE HAVVA	10 Digit Tax Account # 0 8 1 9 0 3 5 8 6 9
(SELECT THE HEARING(S) BY MARKING $\underline{\mathbf{X}}$ AT THE APPROPRIES	PRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)
For Administrative Variances, the Affidavit on the re	everse of this Petition form must be completed and notarized.
The undersigned, who own and occupy the property situate in attached hereto and made a part hereof, hereby petition for a	
1. X ADMINISTRATIVE VARIANCE from Section(s)  of the zoning regulations of Baltimore County, to the zoning Is	
County Code: (indicate type of work in this space: i.e., to raze of the Baltimore County Code, to the development law of Baltimore to be posted and advertised as prescribed by the zoning regulation of the space to pay expenses of above petition(s), advertising, posting, etc. at Baltimore County adopted pursuant to the zoning law for Baltimore County.	timore County.
	Owner(s)/Petitioner(s):  EVICA DANCE HAVVAM  Name #1 - Type or Print  Signature #1  Signature #2  1824 RIAM ROAD RUSTEVSTOWN MD  Mailing Address  City State  21136 , 443-506-6128 , ESCANCA COMCUST. I  Zip Code Telephone # Email Address
Attorney for Owner(s)/Petitioner(s):	Representative to be contacted:
Name- Type or Print	Bernadete Moskunas/Site Rite Surveyingly
Name-Type or Print  Signature  Mailing Address City State  Zin Code Felephone # Fmail Address	Signature 200 E. JODDA ROAD RM 101 TOWSON MD Mailing Address J. City State
Zip Code Felephone # Email Address	21286, 410-828 9060, Stevitcinc@ aut. Cov Zip Code Telephone # Email Address
	re required, it is ordered by the Office of Administrative Hearings for Baltimore natter of this petition be set for a public hearing, advertised, and re-posted as
CASE NUMBER 2019 - 0198-A Filing Date 13	Estimated Posting Date 28,19 Reviewer Rev 5/5/2016

### 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 and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

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Print or Type Address of property	City	State	Zip Code				
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(If additional space for the petition reques	t or the above state	ment is needed, lal	oel and attach it to this Form)				
Signature of Owner (Affiant)		Signature of Owner	(Affiant)				
ERICA DANCE HARVEY							
Name- Print or Type		Name- Print or Type	9				
The following information is to	be completed by a N	lotary Public of the	State of Maryland				
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:							
and for the County aforesaid, personally app	peared:	2018, before	e me a Notary of Maryland, in				
Print name(s) here: ERICA DANCE	- HARVET						
the Affiant(s) herein, personally known or sa	tisfactorily identified	I to me as such Af	fiant(s).				
AS WITNESS my hand and Notaries Seal	5.1						
<u>.</u>	lotary Public		ne -				
N.	My Commission Exp	ires					

### 2019-0198-A

Administrative Variance from section 400.3 of the BCZR:

To permit a proposed 2 story garage (accessory structure) with a height of 24 feet in lieu of the maximum height of 15 feet

# ZONING PROPERTY DESCRIPTION FOR #1824 RIDGE ROAD "HARVEY PROPERTY"

Beginning at a point on the northwest side of Ridge Road which is 70 feet wide at a distance of 380 feet southeast of the centerline of Gent Road which is 60 feet wide. Being Lot #3, Block A in the subdivision of "Falls Estates" as recorded in the Baltimore county Plat Book #33, Folio #34, containing 1.07 acres, more or less. Located in the 8<sup>th</sup> Election District and 2<sup>nd</sup> Council District.



Michael V. Moskunas Professional Land Surveyor Reg. No. 21175 Site Rite Surveying, Inc. 200 E. Joppa Road Room 101 Towson, MD 21286 (410)828-9060

### **Debra Wiley**

From:

Marty Ogle <mert1114@aol.com> Monday, January 28, 2019 9:56 AM

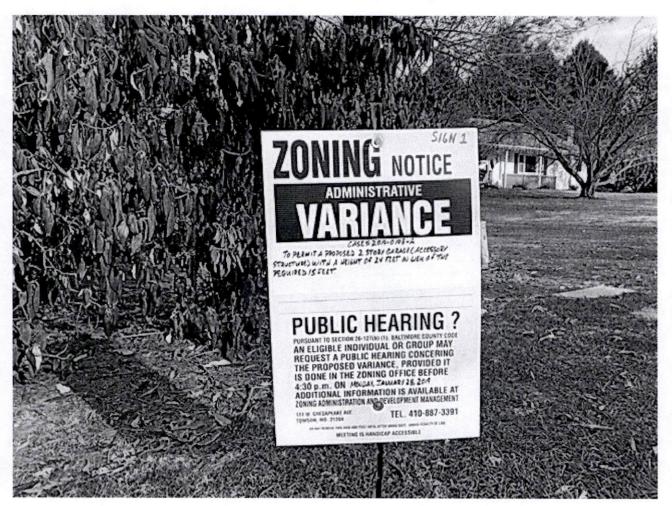
Sent: To:

Administrative Hearings

Subject:

1824 Ridge Rd.

These were taken this morning unable to print and sign them if any problems give me a call at 443-629-3411.



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OFFICE OF ADMINISTRATIVE HEARINGS



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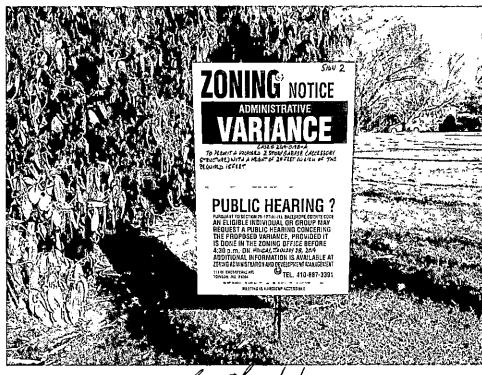
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Sent from my iPhone

## ERTIFICATE OF POSTING

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CASE NO. <u>2019-0198-A</u>
PETITIONER/DEVELOPER
ELIEA DANCE
HARUEY
DATE OF HEARING/CLOSING
1/28/19
BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:
LADIES AND GENTLEMAN:
THIS LETTER IS TO CERTIFY UNDER PENALTIES OF PERJURY THAT THE
NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT
1824 RIDGE ROAD
5/6N#2
THIS SIGN(S) POSTED ON follow 11, 2019  MONTH DAY, YEAR)
(MONTH, DAY, YEAR)
SINCERELY,
malm gle 1/11/19
SIGNATURE OF SIGN POSTER
MARTIN OGLE

MARTIN OGLE 9912 MAIDBROOK ROAD PARKVILLE, MD. 21234 443-629-3411



2010/19 1/11/19

## ERTIFICATE OF POSTING

CASE NO. 2019-0198-A
PETITIONER/DEVELOPER
ELIER DANCE
HARUEY
DATE OF HEARING/CLOSING
1/28/19
BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING ROOM 111
111 WEST CHESAPEAKE AVENUE
ATTENTION:
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NECESSARY SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON
THE PROPERTY LOCATED AT
1824 RIDGE ROAD
Show#1
THIS SIGN(S) POSTED ON
(MONTH, DAY, YEAR)
SINCERELY,
Jagadine Ste 1/11/19
SIGNATURE OF SIGN POSTER

MARTIN OGLE 9912 MAIDBROOK ROAD PARKVILLE, MD. 21234 443-629-3411



Malin St. 1/11/19

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### **JONING REVIEW OFFICE**

### ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0198 - A Address 1824 Ridge Road
Contact Person: Planner, Please Print Your Name  Phone Number: 410-887-3391
Filing Date: 1 2 19 Posting Date: 1 28 19
Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.
1. POSTING/COST: The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. <u>DEADLINE:</u> The closing date is the deadline for a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. POSSIBLE PUBLIC HEARING AND REPOSTING: In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), 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 2019- 0198 -A Address 1824 Ridel Road 21136
Petitioner's Name Erica Dance Harvey Telephone 43-506-6928
Posting Date: 1 13 19 Closing Date: 1/28 19
Wording for Sign: To Permit a proposed 25-fory garage Caccessory
structure) with a height of 29 lest in lieu of the
required 15 Leet.
Revised 6/30/2019
Revised 6/30/7019

# DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS. ZONING REVIEW OFFICE

### ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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: 209-0198-A
Property Address: 1824 Ridge Road
Property Description: Propurty located on the northwest side of Ridge Poad
380 feet south west of Gent Road
Legal Owners (Petitioners): Evica Havvu
Contract Purchaser/Lessee: $N/A$
PLEASE FORWARD ADVERTISING BILL TO:  Name:
Address: 1824 Ridge Road
Ruisturtowh, MD 21136
Telephone Number: 443-506-6928

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JOHN A. OLSZEWSKI, JR. County Executive

MICHAEL MOHLER, Director Department of Permits, Approvals & Inspections

January 29, 2019

Erica Dance Harvey 1824 Ridge Road Reisterstown, MD 21136

RE: Case Number: 2019-0198-A, Address: 1824 Ridge Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on January 2, 2019. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR/kl

Enclosures

People's Counsel Bernadette Moskunas, 200 E. Joppa Road, Rm. 101, Towson 21204



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

Date: 1/9/19

Ms. Kristen Lewis
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
111 West Chesapeake Avenue
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. 2019-0198-4

Administrative Variance Erica Dance Horsey 1824 Ridge 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

(AV) 1-28-19

### **BALTIMORE COUNTY, MARYLAND**

### **Inter-Office Correspondence**

RECEIVED

JAN 1 5 2018

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:

January 15, 2019

SUBJECT:

**DEPS** Comment for Zoning Item

# 2019-0198-A

Address

1824 Ridge Road

(Harvey Property)

Zoning Advisory Committee Meeting of January 14, 2019.

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

Reviewer:

Steve Ford

### BALTIMORE COUNTY, MARYLAND

### INTEROFFICE CORRESPONDENCE

TO:

Michael Mohler, Acting Director

Department of Permits, Approvals

FROM:

EFC for VKD Vishnu Desai, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For January 14, 2018

Item No. 2019-0192-A, 0193-A, 0194-A, 0195-A, 0196-A, 0197-A, 0198-A,

**DATE:** Feb 15, 2019

0199-A, 0200-SPH, 0201-A, 0202-SPH & 0203-A

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

VKD: cen cc: file

## CHECKLIST

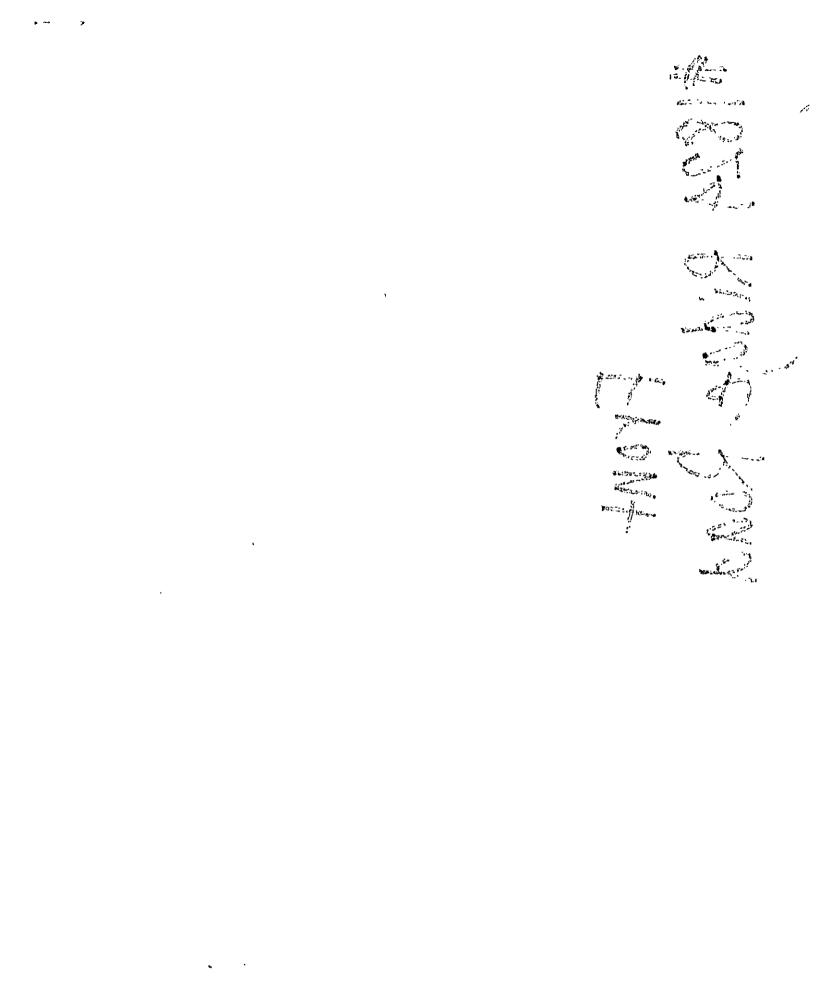
Comment Received	<u>Department</u>		Conditions/ Comments/ No Comment
1-15	DEPS (if not received, date e-mail sent	:)	NO
	FIRE DEPARTMENT		
	PLANNING (if not received, date e-mail sent	:	
1-9	No objection		
	TRAFFIC ENGINEERING		
	COMMUNITY ASSOCIATION	1	
-	ADJACENT PROPERTY OWN	VERS	
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PRIOR ZONING	(Case No		
NEWSPAPER ADV	ERTISEMENT Date:		
SIGN POSTING (1 <sup>s</sup>	Date:	1-11-19	by Ogle
SIGN POSTING (21	Date:	1-28-19	by Ogle
PEOPLE'S COUNSI	EL APPEARANCE YEEL COMMENT LETTER YEE		1 0
Comments, if any: _			7

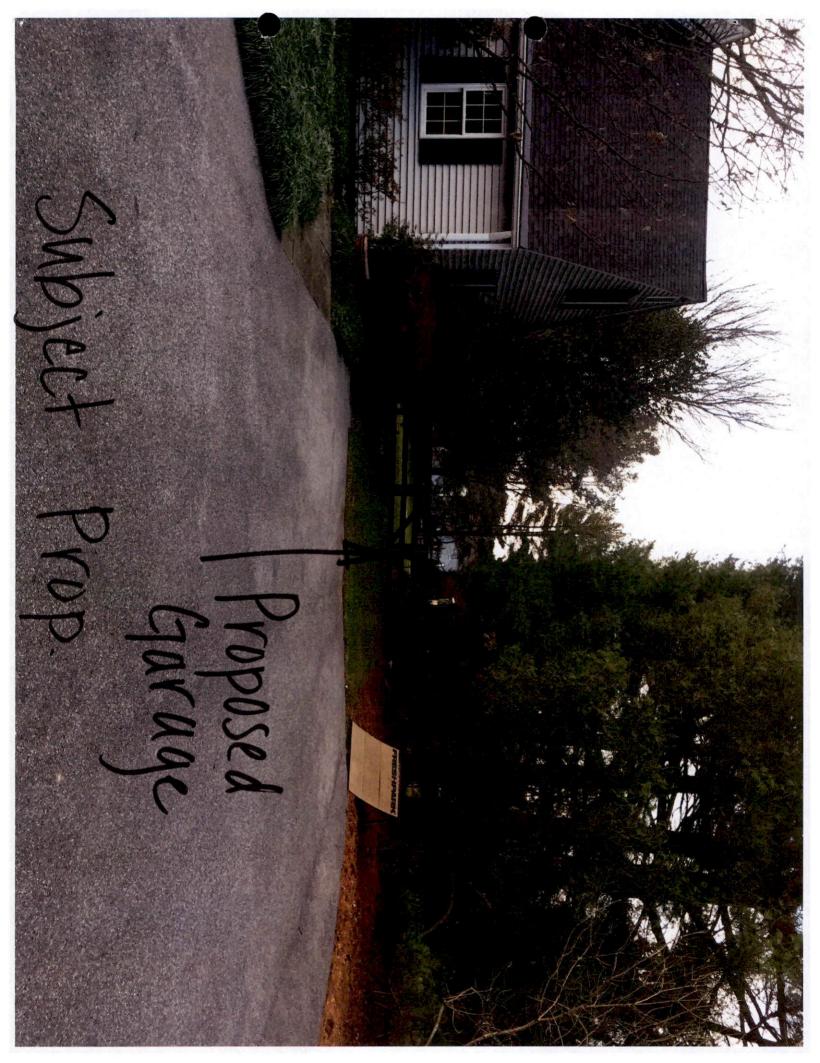
#### Real Property Data Search

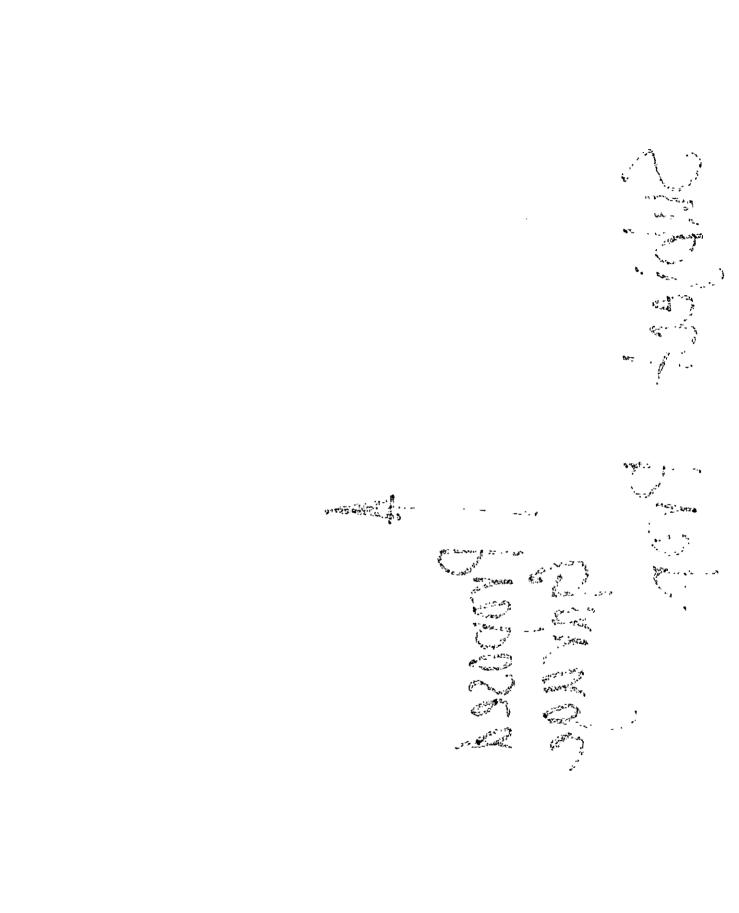
Search Result for BALTIMORE COUNTY

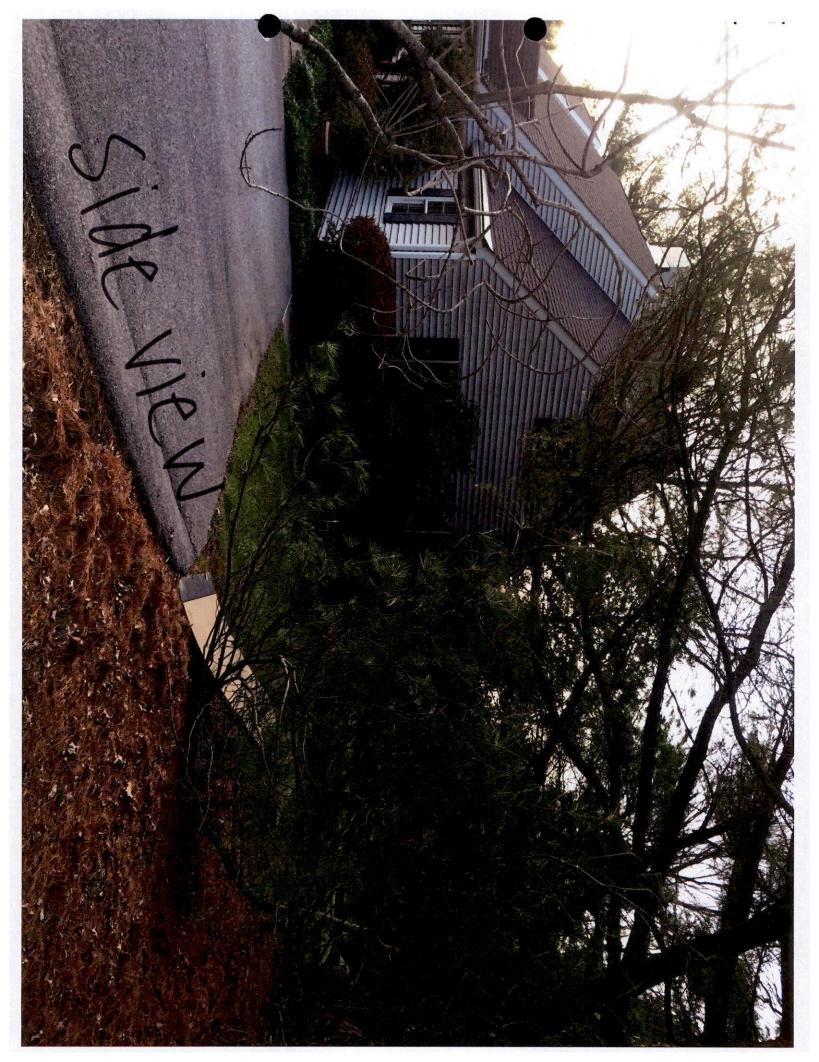
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Owner Na	ime:		HARVEY ERICA D		Use: Principal Residence:				ESIDENTIA	L /		
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**************************************		REISTERSTOWN 21136-5600		36-5600	Logal Boompasii.			1824 RIDGE RD FALLS ESTATES				
Map: 0050	Grid: 0003	Parcel: 0228	Sub District:	Subdivision: 0000	Section:	Block: A	Lot:	Assessment 2017	Year:	Plat No: Plat Ref:	0033/ 0034	
Special	Tax Areas					n: alorem: Class:			ı	NONE		
Primary Structure Built 1973 Above Grade Living 2,606 SF		Living Area	Finished Basement Area				roperty Land Area County Use 0700 AC 04					
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			Rase	Value	Value			Phase-in Asse	anmonto			
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Land:			176,	200	176,2			0110112010		01101120		
Improvements         221,400           Total:         397,600		400	255,600 431,800									
		397,600			420,400	420,400	431,800					
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					Transfer Int	formation						
Seller: HARVEY ROLAND S			1	Date: 04/13/2016			Price: \$0					
Type: NON-ARMS LENGTH OTHER			1	Deed1: /37388/ 00297			Deed2:					
Seller: RIEHL THOMAS G				Date: 10/15/199	6		Price: \$255,000					
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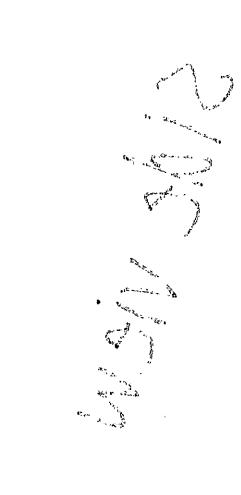
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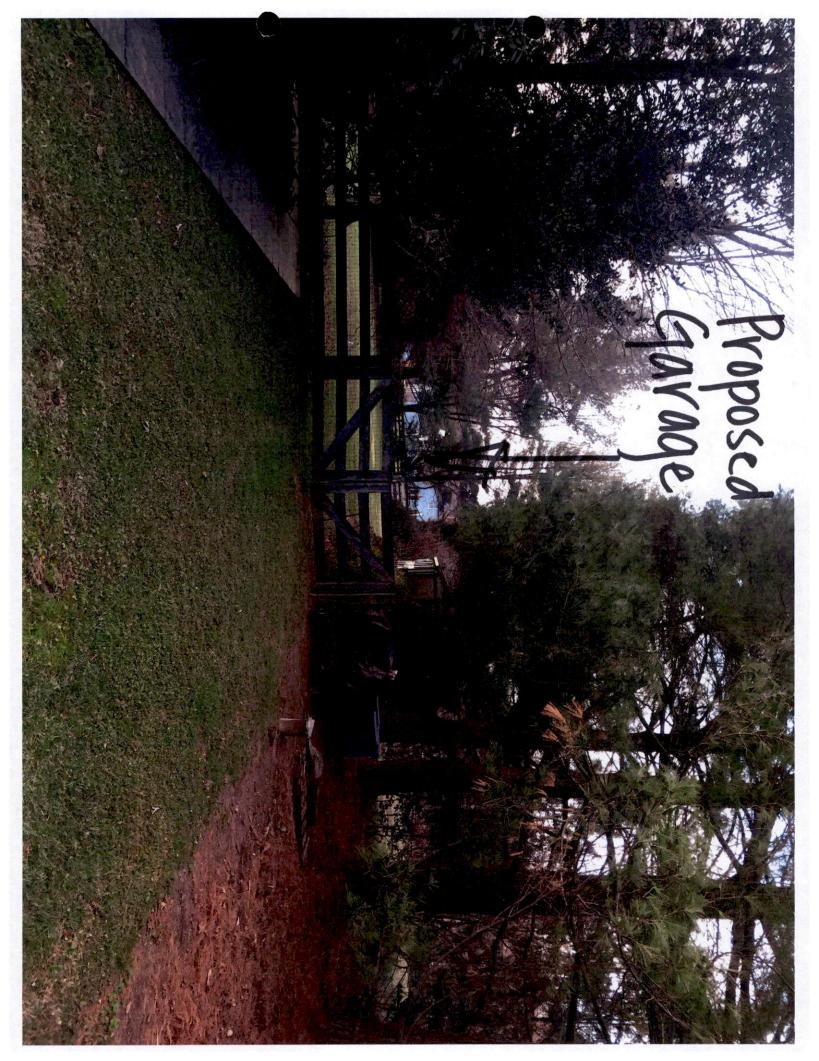




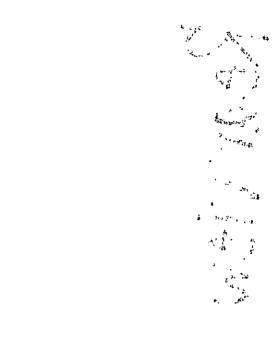


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## ZAC AGENDA

case Number: 2019-0197-A

Reviewer: Jason Seidelman

Existng Use: COMMERCIAL

**Proposed Use:** 

Type: VARIANCE

Legal Owner: Timonium Business Center, LLC Contract Purchaser: No Contract Purchaser was set.

Critical Area: No Flood Plain: No

Historic: No

Election Dist: 8

Council Dist: 3

Property Address: 56 W TIMONIUM RD

Location: S/w corner of intersection of Timonium Road and Greenspring Drive

Existing Zoning: BM-IM, ML-IM

Area: 9.7607 AC

**Proposed Zoning:** 

VARIANCE:

To allow on hundred percent of the erected sign area of a permitted joint identification to be devoted to changeable

copy in lieu of the maximum permitted 49%.

Attorney: David Karceski, 210 W. Pennsylvania Avenue, Ste. 500, Towson 21204

Prior Zoning Cases: 2012-0177-A

Concurrent Cases: None Violation Cases: None

Closing Date:

Miscellaneous Notes:

Case Number: 2019-0198-A

Reviewer: Gary Hucik

Existng Use: RESIDENTIAL

Proposed Use:

Type: ADMINISTRATIVE VARIANCE

Legal Owner: Erica Dance Harvey

Contract Purchaser: No Contract Purchaser was set.

Critical Area: Unknown Flood Plain: Unknown Historic: Unknown

Election Dist: 8 Council Dist: 2

Property Address: 1824 RIDGE RD

Location: Northwest side of Ridge Road, southeast 380 ft. to centerline of Gent Road

**Existing Zoning: RC5** 

Area: 1.07 AC

**Proposed Zoning:** 

ADMINISTRATIVE VARIANCE:

To permit a proposed 2 story garage (accessory structure) with a height of 24 ft. in lieu of the maximum height of 15

Attorney: Not Available Prior Zoning Cases: None Concurrent Cases: None Violation Cases: None Closing Date: 01/28/2019

Miscellaneous Notes:



## **Front Elevation**

SCALE: 3/16" = 1'-0"

**BUILDER:** 

Penn Dutch Structures 12025 Susquehanna Trail Glen Rock, PA 17327

PROJECT:

Erica Dance 1824 Ridge Road Reisterstown, MD 21136

FINAL	11/21/18	E.S.
		-

DRAWN BY:



CHITECTURAL DRAFTING JOHN ESH

717-442-5053 John@DraftingConceptsLLC.net

SCALE:

**AS NOTED** 

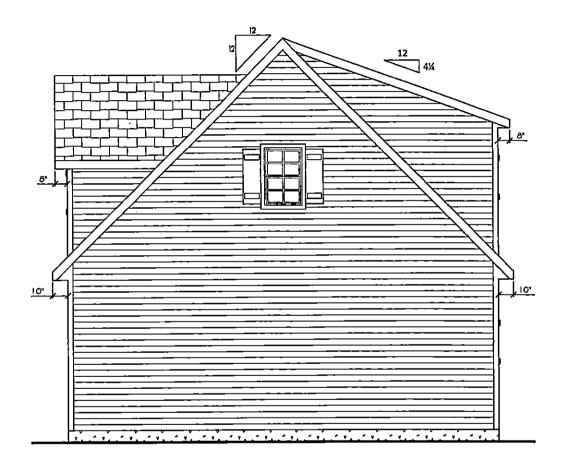
SHEET TITLE:

Front elevation

PROJECT NO.:

D709-18

7



## Right Elevation SCALE: 3/16" = 1'-0"

BUILDER:

**Penn Dutch Structures** 12025 Susquehanna Trail Glen Rock, PA 17327

PROJECT:

Erica Dance 1824 Ridge Road Reisterstown, MD 21136

FINAL	11/21/18	E.S.

DRAWN BY:



JOHN ESH

717-442-5053 John@DraftingConceptsLLC.net

SCALE:

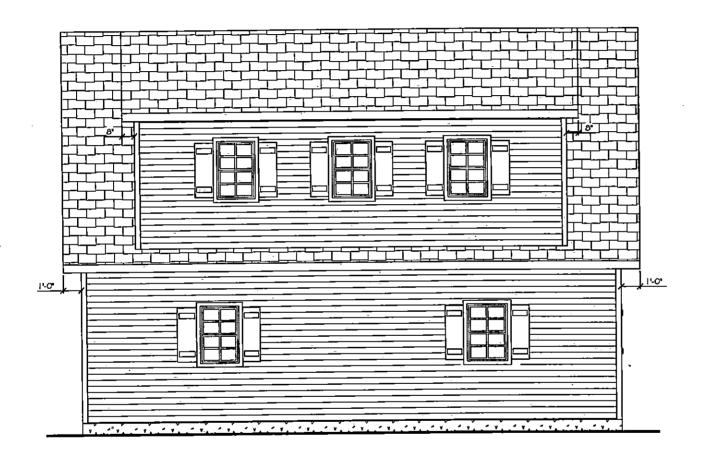
**AS NOTED** 

SHEET TITLE:

Right elevation

PROJECT NO.:

D709-18



**Rear Elevation** 

SCALE: 3/16" = 1'-0"

BUILDER:

Penn Dutch Structures 12025 Susquehanna Trail Glen Rock, PA 17327

PROJECT:

Erica Dance 1824 Ridge Road Reisterstown, MD 21136

FINAL	11/21/18	E.S.
		,

DRAWN BY:



ARCHITECTURAL DRAFTING

JOHN ESH

717-442-5053 John@DraftingConceptsU.C.net

SCALE:

AS NOTED

SHEET TITLE:

Rear elevation

PROJECT NO.:

D709-18

9



**Left Elevation** 

SCALE: 3/16" = 1'-0"

BUILDER:

**Penn Dutch Structures** 12025 Susquehanna Trail Glen Rock, PA 17327

PROJECT:

Erica Dance 1824 Ridge Road Reisterstown, MD 21136

FINAL	11/21/18	E.S.
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DRAWN BY:



JOHN ESH

717-442-5053 John@DraftingConceptsLLC.net

**SCALE:** 

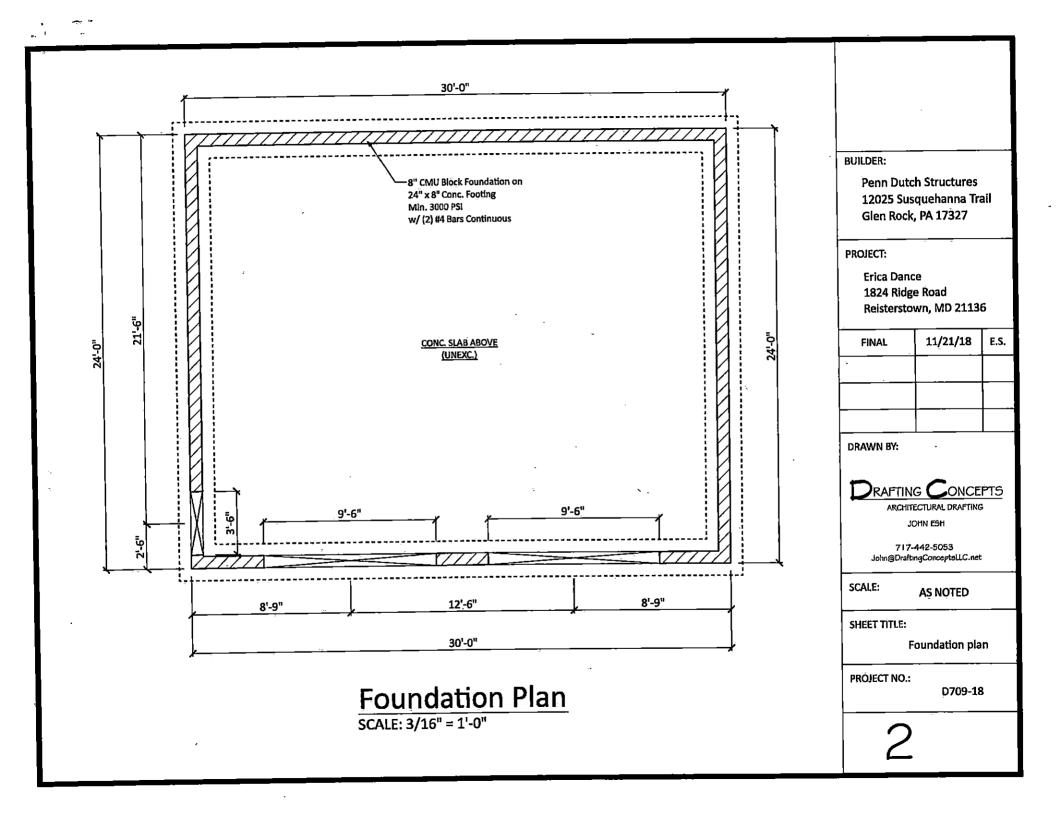
**AS NOTED** 

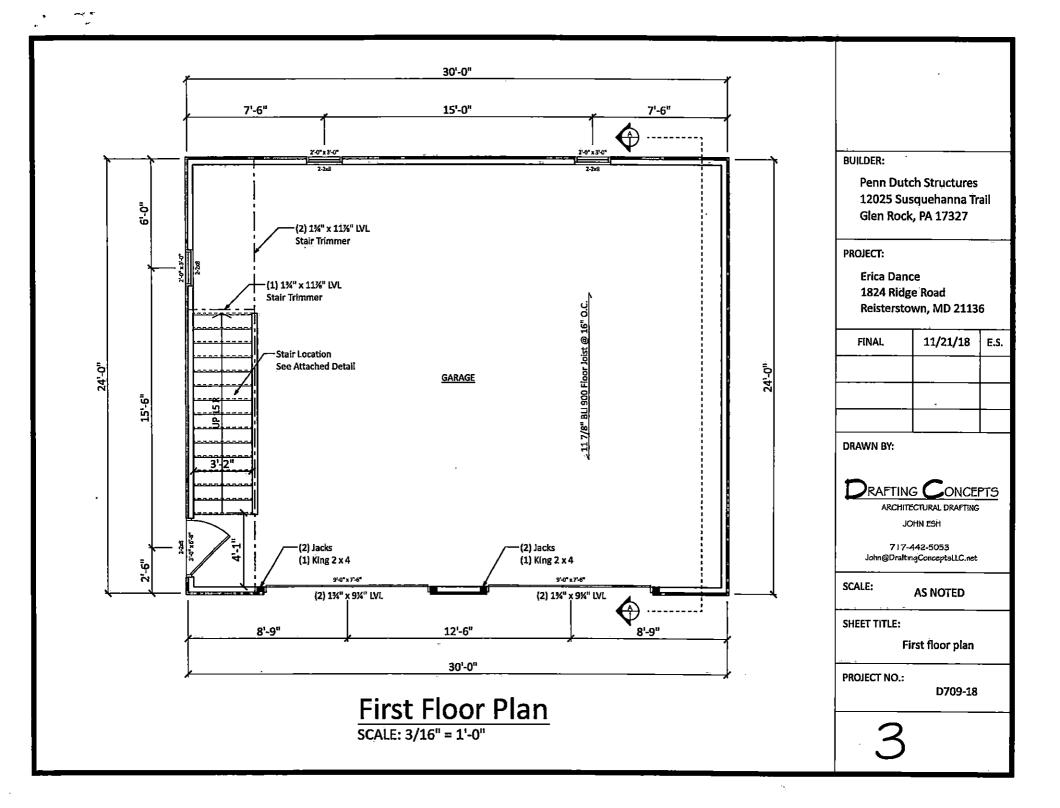
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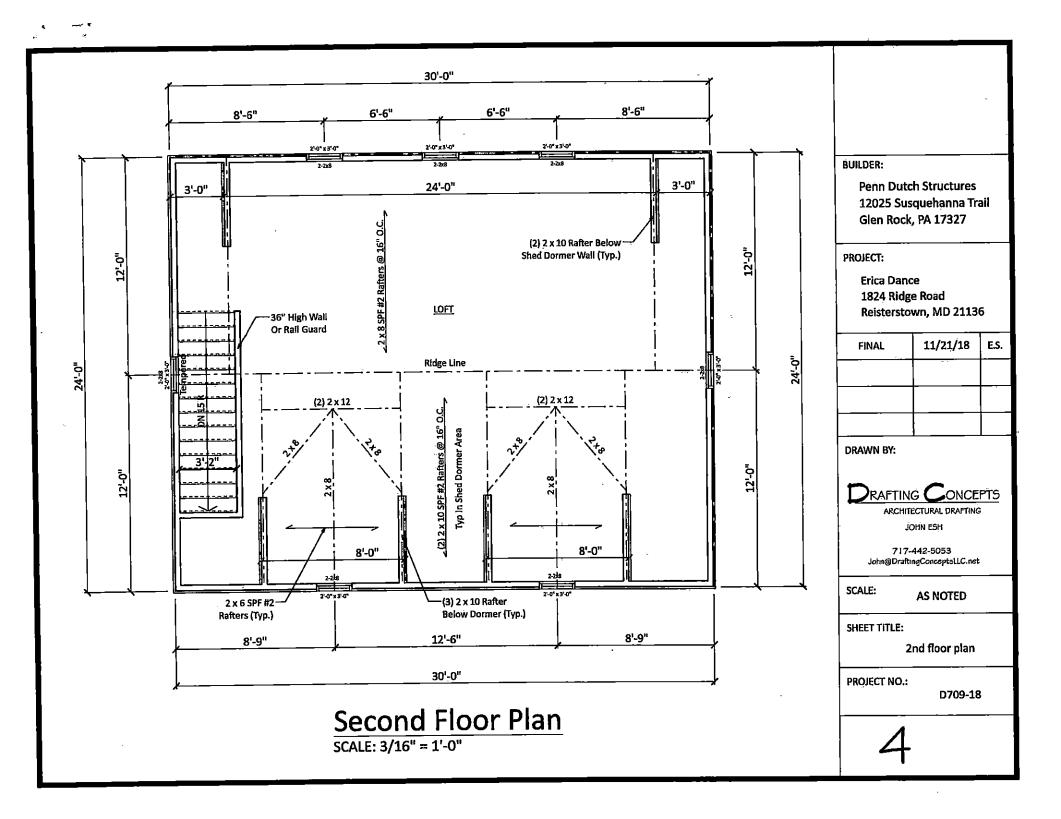
Left elevation

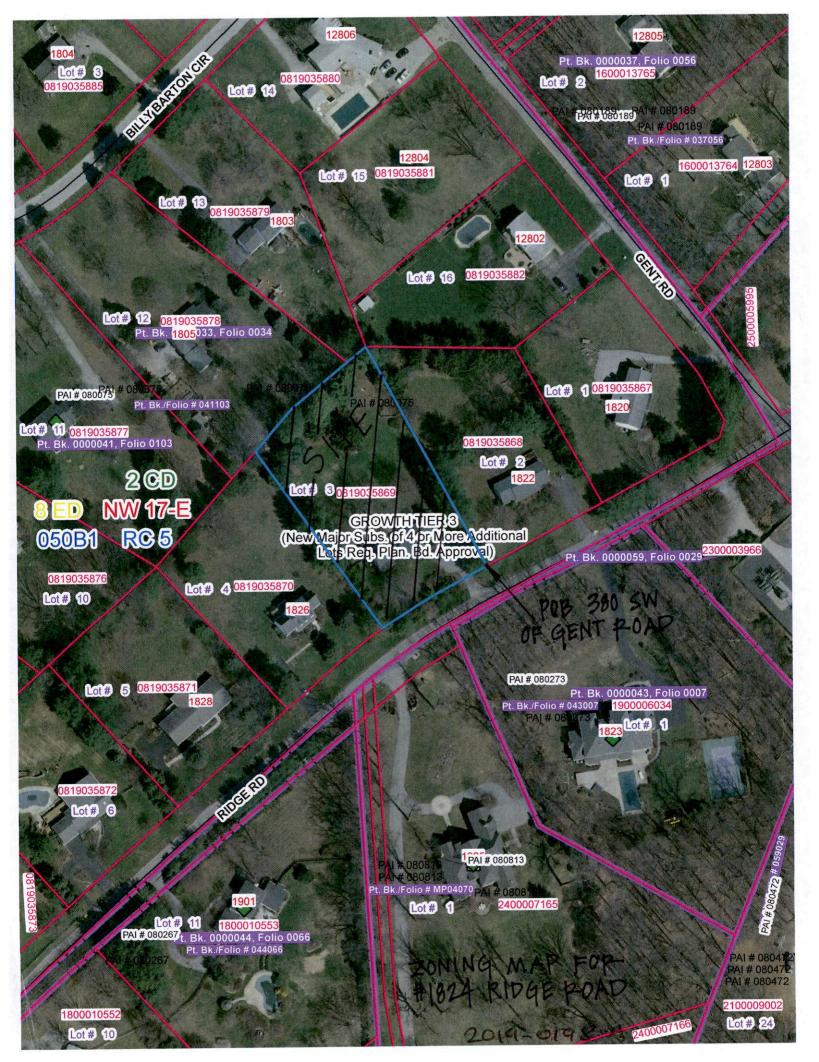
PROJECT NO .:

D709-18









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