

ADJOINING PROPERTY OWNERS FOR 6157 PINE AVENUE

Wayne Siquefield
6158 Pine Avenue
Elkridge, MD 21075-5605
(38.002)

DC & RB Inc.
A Body Corporate
P.O. Box 8595
Elkridge, MD 21075-8595
(38.002)

"
"

Requested Zoning

Search Street:

PINE AVE

Next

Property Information:

Amendment No.: 38.002

Current Zoning: CE-CLI

Requested Zoning: M-1

Tax Account ID.: 1401157892

Map: 38

Grid: 8

Parcel: 790

Lot:

Acres: 0.947

Address: 6157 PINE AVE

City/State/Zip: ELKRIDGE, MD 21075

Owner:

Name: DC & RB INC

Email:

Phone:

Mailing Address: PO BOX 8595

City/State/Zip: ELKRIDGE, MD 21075

Representative:

Name: Ronald Miles

Email: milesrs@aol.com

Phone: 4106271677

Mailing Address: 6056 Hunt Club Road

City/State/Zip: Elkridge, Maryland 21075

Decision:

Planning Board Decision:

Planning Board Vote:

Council Decision:

Council Vote:

DIV. OF PUBLIC SERVICE & ZONING
 DEC - 7 2012
 RECEIVED

Zoning Map Amendment Request Form

Howard County
Comprehensive Zoning
 Department of Planning and Zoning

[Handwritten/Typed Version]
 Before filling out this form, please read the
 Instructions section at the end of the form.

A. Property Information (Please print or type)

1	Address / Street (Only)	6157	PINE AVE.
2	Tax Map Number	38	Grid 0008
3	Parcel(s)	0790	
4	Lot(s)	N/A	
5	Tax Account Data:	District 01	Account # 157892

6	Size of Property:	Acres .947	Square feet 41,251
---	-------------------	------------	--------------------

7	The Property is currently zoned:	CE-CU ✓
	I request that the Property be rezoned to:	M-1

B. Owner Information

8	Owner Name	DC & RB Inc.
9	Mailing street address or Post Office Box	P.O. Box 8595
	City, State	ELKRIDGE, MD.
	ZIP Code	21075
	Telephone (Main)	410-627-1677
	Telephone (Secondary)	
10	E-Mail	milesrs@aol.com

RECEIVED
 DEC - 7 2012
 DIV. OF PUBLIC SERVICE & ZONING

C. Representative Information

11	Name	RONALD MILES
	Mailing street address or Post Office Box	6056 HUNT CLUB RD.
	City, State	ELKRIDGE, MD
	ZIP	21075
	Telephone (Main)	410-627-1677
	Telephone (Secondary)	
	E-Mail	milesr@s.adl.com
12	Association with Owner	PART-OWNER

D. Alternate Contact [If Any]

	Name	DENNIS MILES
	Telephone	443-889-2262
	E-Mail	

E. Explanation of the Basis / Justification for the Requested Rezoning

13 THIS PROPERTY WAS PURCHASED IN NOV. 1996 WITH THE M1 ZONING. ALL PROPERTY SURROUNDING THIS PROPERTY IS COMMERCIAL, TRUCKING CO, TRUCK REPAIR FACILITY, AUTO REPAIR FACILITY. AFTER CHANGE IN ZONING, PROPERTY VALUE HAS DECREASED. PROPERTY HAS BEEN FOR SALE OVER 6 YEARS, CAN NOT SELL BECAUSE OF NEW ZONING AND REGULATIONS, RESTRICTIONS.

F. List of Attachments/Exhibits

14

G. Signatures

15

Owner
Date

Ronald Miles

12-5-12

Owner (2)
Date

DENNIS MILES

12-6-12

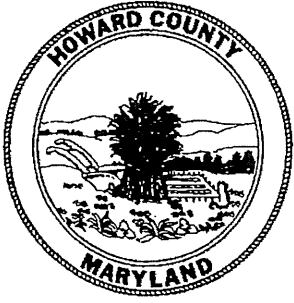
Additional owner signatures? **X** the box to the left and attach a separate signature page.

16

Representative Signature
Date

DPZ Use Only	Amendment No. <i>38,002</i>
Notes	





Howard County Council

George Howard Building
3490 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

Jennifer Terrasa, Chairperson
District 3
Mary Kay Sigaty, Vice Chairperson
District 4
Courtney Watson
District 1
Calvin Ball
District 2
Greg Fox
District 5

March 11, 2013

DC & RB Inc.
P.O. Box 8595
Elkridge, MD 21075

Dear Sir or Madam:

You are receiving this letter because you filed a Zoning Map Amendment Request Form/Howard County Comprehensive Zoning Plan or a Zoning Regulation Amendment Request Form/Howard County Comprehensive Plan.

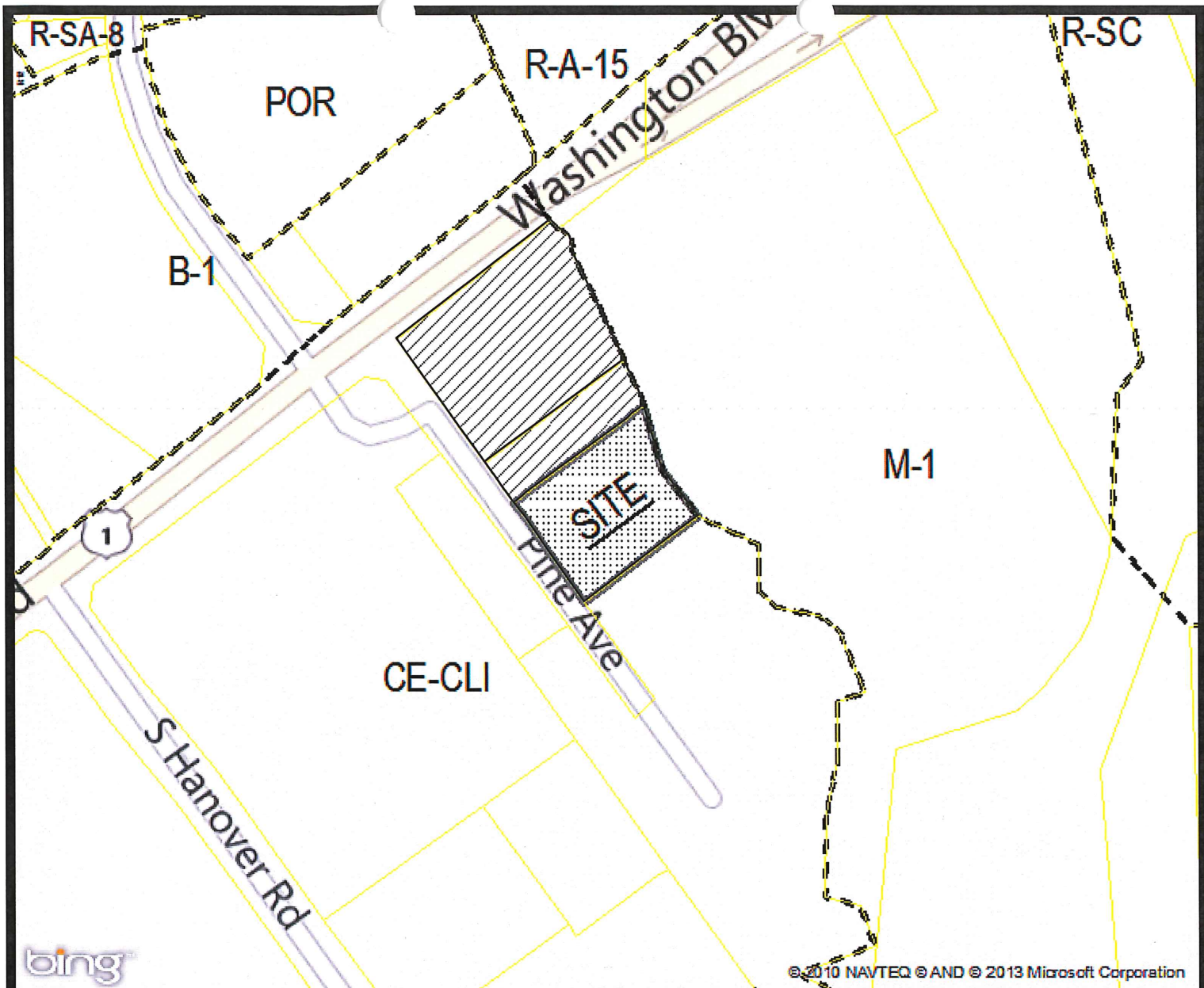
Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits and disclosures when the Form proposes to "increase the density of the land of the applicant."

The Commission directed me to notify applicants of their obligation to file the affidavit and disclosure. The obligation is set forth in Md. Code Ann., St. Gov't, Sec. 15-849(b), which provides in part, **"the affidavit or disclosure shall be filed at least 30 calendar days prior to any consideration of the application by an elected official."**

Accordingly, I am enclosing for your use the approved affidavit packet. Completed forms may be mailed to the Administrative Assistant to the Zoning Board at 3430 Court House Drive, Ellicott City, MD 21043.

Very truly yours,

Stephen M. LeGendre
Administrator



bing

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Zoning Map General Plan Amendment: 38.002 Tax ID: 1401157892
 Current Zoning: CE-CLI Council District: 1
 Tax Map: 38 Grid: 8 Parcel: 790 Lot: N/A
 Address: 6157 PINE AVE

ADJOINING PROPERTY OWNERS FOR 6475 WASHINGTON BOULEVARD

James Alban III
P.O. Box 9595
Baltimore, MD 21237-0595
(38.009) (38.008)

DC & RB Inc.
A Body Corporate
P.O. Box 8595
Elkridge, MD 21075-8595
(38.002) (38.009)
(38.008)

Wayne Sinquefield
6158 Pine Avenue
Elkridge, MD 21075-5605
(38.002) (38.009)
(38.008)

Bevard Farm Corporation
Papavasillis Nickoloas a Et Al
P.O. Box 417
Ellicott City, MD 21041-0417
(38.008)

Pjax Inc.
2850 kramer Road
Gibsonia, PA 15044-9670
(38.008)

"
"

Requested Zoning

Search Street:

WASHINGTON BLVD

Property Information:

Amendment No.: 38.008

Current Zoning: CE-CLI

Requested Zoning: M-1

Tax Account ID.: 1401173839

Map: 38

Grid: 8

Parcel: 303

Lot:

Acres: 1.65

Address: 6475 WASHINGTON BLVD

City/State/Zip: ELKRIDGE, MD 21075

Owner:

Name: PhilEnterprises, LLC. Filipe Dias

Email: filipe.bat.dias@hotmail.com

Phone: 301-674-5122

Mailing Address: P.O. Box 303

City/State/Zip: Laurel, MD 20725

Representative:

Name: Michael Zeller

Email: michaelvzeller@gmail.com

Phone: 410-713-1593

Mailing Address: 6410 Waterloo road

City/State/Zip: Columbia, MD 21045

Decision:

Planning Board Decision:

Planning Board Vote:

Council Decision:

Council Vote:

RECEIVED

DEC 14 2012

Zoning Map Amendment Request Form

DIV. OF PUBLIC SERVICE & ZONING

Howard County Comprehensive Zoning Plan Department of Planning and Zoning

[Word 2007 Version]
Before filling out this form, please read the
Instructions section at the end of the form.

A. Property Information

1	Address / Street (Only)	6475 WASHINGTON BOULEVARD	✓
2	Tax Map Number	#38	Grid 0008 ✓
3	Parcel(s)	0303	✓
4	Lot(s)	"N/A"	
5	Tax Account Data:	District 01	Account # 173839

6 Size of Property: Acres 1.659 Square feet

7 The Property is currently zoned: "CE-CLI" ✓
I request that the Property be rezoned to: "M1"

B. Owner Information

8	Owner Name	PHIL ENTERPRISES, LLC. FILIPE DIAS
9	Mailing street address or Post Office Box	P.O. BOX 303
	City, State	LAUREL, MARYLAND
	ZIP Code	20725
	Telephone (Main)	301-674-5122 FILIPE DIAS
	Telephone (Secondary)	301-604-0202 FILIPE DIAS
	Fax	301-604-0027
10	E-Mail	FILIPE.BAT.DIAS@HOTMAIL.COM

*SDAT is incorrect
Mr. Dias purchased
NOV 30, 2012
(see email)*

C. Representative Information

11	Name	MICHAEL ZELLER
	Mailing street address or Post Office Box	6410 WATERLOO ROAD
	City, State	COLUMBIA, MARYLAND
	ZIP	21045
	Telephone (Main)	410-713-1593

*Rec. #
149454*

C. Representative Information

Telephone (Secondary) 301-604-0202 MICHAEL ZELLER
 Fax 301-604-0027
 E-Mail MICHAELVZELLER@GMAIL.COM

12 Association with Owner DESIGNATED REPRESENTATIVE

D. Alternate Contact [If Any]

Name
 Telephone
 E-Mail

E. Explanation of the Basis / Justification for the Requested Rezoning

13 Owner respectfully requests the noted zoning changes from CE/CLI to M1 for the fore mentioned property. Our intent for the zoning changes seeks to create sustainability in our framework for developing our property. This change will allow our current businesses (tenants) the flexibility to grow and adapt to meet demands as time and market conditions in the community change. The current zoning is very narrow and limits their growth potential. We had discussion with the tenants about the possibility of this zoning change and they are committed as we are to invest in making the property a viable showcase for the community. The zoning change would give us confidence and security to making these investments as opposed to a non-conforming use status which we currently hold. We are already operating these businesses; we just need the security to make them better. We are looking long term in being a major contributor to creating jobs, opportunities and generating revenue for the community and our county. As your are aware our primary businesses are in the automotive industry. Recently we successfully petitioned on behalf of one of our tenants for the Non-Conformity usage and that such approval stated that "Although the Nonconforming Use Confirmation request was only made for the relatively small area of the Site, it appears clear that the same confirmation could be made for the entire Property" This references "In the matter of Michael Zeller-Aspark Motors, LLC, Petitioner, NCU Case No. 10-004 (see attached copy). However please note, as property investors, we are committed into the successful development of the property, thus making sure that our current tenants are protected by giving them the rights to further develop their businesses and at the same time that we have the opportunities and rights to develop new types of businesses to meet the future needs for the communities/counties demands which would be protected by the granting of the M1 Zoning.

F. List of Attachments/Exhibits


14 1. "IN THE MATTER OF MICHAEL ZELLER-ASPARK MOTORS, LLC, PETITIONER"

G. Signatures

15 Owner FILIPPE DIAS Owner (2)

 Date 12/14/2012 Date

Additional owner signatures? **X** the box to the left and attach a separate signature page.

16 Representative Signature 
 Date 12/14/2012

DPZ Use Only	Amendment No. <u>38.008</u>
Notes	<u>act 12/18/12</u>

1 IN THE MATTER OF * BEFORE THE DIRECTOR OF
 2 MICHAEL ZELLER - * DEPARTMENT OF PLANNING & ZONING
 3 ASPARK MOTORS, LLC, * NCU CASE NO. 10-004
 4 PETITIONER * (6475 WASHINGTON BOULEVARD)

5 DECISION AND ORDER

6 On January 4, 2011, the Designee for the Director of the Department of Planning and Zoning
 7 conducted a public hearing to consider the petition of Michael Zeller - Aspark Motors, LLC, for
 8 confirmation of a nonconforming use for a motor vehicle sales and service facility, as authorized under
 9 Section 100.H. and Section 129.D. of the Zoning Regulations. The notice of the hearing was posted on the
 10 subject property in accordance with all applicable regulations. The Petitioner was present. Also present
 11 representing the Petitioner was Ronnie Miles. There was no testimony in opposition to the petition.

12 Prior to the introduction of testimony, the following items were incorporated into the record:

- 13 1. The Howard County Zoning Regulations.
- 14 2. The Subdivision and Land Development Regulations.
- 15 3. The Administrative Procedures Act of the Howard County Code.
- 16 4. The 1948, 1954, 1961, 1977, 1985 and 1993 Howard County Zoning Regulations.
- 17 5. The Land Use map records of the Department of Planning and Zoning.
- 18 6. The aerial photograph records of the Department of Planning and Zoning.

19 During the hearing the following items were introduced as exhibits:

- 20 1. Petition and Nonconforming Use Plan submitted by Petitioner.
- 21 2. Documentation submitted by the Petitioner. A Table of Contents for Exhibits and Documentation
 22 which describes Exhibit A through Exhibit V was submitted with the petition.
- 23 3. Aerial photograph of the subject site submitted by the Department of Planning and Zoning.

24 Testimony in favor of the petition was presented by Michael Zeller. Mr. Zeller stated that the site
 25 has been owned since the 1960s by the Miles. He explained that the site was zoned M-1 prior to the 2004
 26 Comprehensive Zoning Plan and was being used for the current business. Mr. Zeller confirmed that in
 27 addition to vehicle sales, some types of vehicle servicing activities also take place in association with the
 28

1 feet to the southeast of this large building is a three-bay garage that is approximately 30 feet by 48
2 feet. At the northwest corner of the large building is a smaller building approximately 20 feet by 30
3 feet. Although not depicted on the plan, the most recent aerial photograph shows two or three
4 smaller accessory buildings on the site. The area of the Property to the south of the Site is a vehicle
5 storage area, apparently used by a towing service business according to Exhibit T, and the other
6 buildings and areas on the Property are used for vehicle various vehicle service activities and for
7 vehicle parking, storage, and circulation.

8 5. To the northwest of the Property, across US 1, is Parcel 953 which is zoned B-1. This property is
9 improved with a small retail center development. The adjoining property to the northeast is Parcel
10 221 which is zoned M-1 and is the site of the large Alban Power Systems facility. Parcel 769
11 adjoins the southeast rear of the Property and is also zoned CE-CLI. The southwest half of Parcel
12 769 is improved by a house, although it is unknown if it is being used as a dwelling, but the
13 remainder of the parcel to the northeast appears to be used as a motor vehicle storage lot. To the

14 southwest of the Property is Parcel 813, which is zoned CE-CLI and is the site of a truck terminal.
15 6. The Site was zoned M-1 by the 1961 Comprehensive Zoning Plan and this M-1 zoning was
16 retained for the Site and the Property in the 1977, 1985 and 1993 Comprehensive Zoning Plans.
17 The Site, and the rest of the Property, was rezoned to CE-CLI by the 2004 CZP.

18 7. A March 6, 1975 letter about the Property submitted as Exhibit D indicates that the Property was
19 formerly used as a "Milk Bar and Sandwich Shop" and was then used as a used car lot, and
20 confirmed that at the time of the 1975 letter, was still being used as a used car lot and garage. These
21 statements coincide with the Land Use Map of 1961 which coded the Property as C-2, or "Eating
22 Establishment" and appear to coincide with the Land Use Map of 1981 which coded the Property
23 as 21-12, or "Motor Vehicle Sales, Repair and Services". The 21-12 code for the Property
24 continued on the 1982, 1996, and 2003 Land Use Maps.

25 8. Exhibit C and C-1, a 1964 letter from the State Roads Commission about the Property, confirms
26 that the entire Property was in use at that time for motor vehicle sales and servicing.

27 9. The January 8, 1981 Technical Staff Report for BA 80-35V, which concerned the Parcel 221,
28 Alban Tractor property that adjoins the northeast side of the Property, states "To the west is a

1 stream and the lot of a used auto and auto storage business.”

- 2 10. Exhibit F, an approved 1992 MVA application for a Vehicle Dealer's License for Nick's Auto
3 Sales Inc. on the Property, and Exhibit G, a 1992 commercial lease for the Property with Nick's
4 Auto Sales as the Lessee, confirm that the Property was being used for that purpose at that time.
5 11. Exhibit H, which lists the Personal Property Tax records listing for the Property from 1993 to 2005,
6 shows each year as having Nick's Auto Sales Inc. as the "owner".
7 12. The remainder of the extensive documentation all substantiate the existence of a motor vehicle
8 sales and service use on the Property prior to the 2004 CZP when it was zoned M-1, and that this
9 same type of use continued after the 2004 CZP up to the present, and all applicable aerial
10 photograph information supports this as well. Although the Nonconforming Use Confirmation
11 request was only made for the relatively small area of the Site, it appears clear that the same
12 confirmation could be made for the entire Property.

13
14 **CONCLUSIONS OF LAW**

15 Section 129.D.1 of the Zoning Regulations permits the Director of Planning and Zoning to confirm
16 the existence of a nonconforming use upon review of a petition filed by the property owner which contains
17 the following items:

- 18 a. A statement and plans or other illustrations fully describing the magnitude and extent of
19 the nonconforming use.
20 b. A statement identifying the date the use became nonconforming to the use provisions of
21 the Zoning Regulations.
22 c. Documentation substantiating the existence of the use on the date it became
23 nonconforming and clearly demonstrating the continued and uninterrupted use or operation
24 thereof from the specified date to the time of filing the application. The burden shall be on
25 the property owner to establish the existence of the nonconforming use.

26 Based upon the foregoing Findings of Fact, the Director makes the following Conclusions of Law:

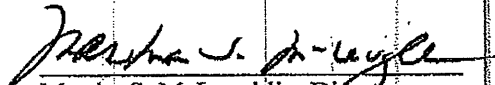
- 27 1. The Petitioner has provided statements and plans describing the alleged nonconforming use as a
28 motor vehicle sales use taking place within the boundaries of the Site. The testimony from the

1 Petitioner also indicated that minor vehicle servicing also is part of the use.

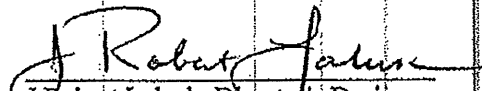
- 2 2. The Petitioner has identified the date the use allegedly became nonconforming as the effective date
3 of the 2004 Zoning Regulations as part of the 2004 CZP, or April 13, 2004.
4

5 ORDER

6 Based upon the foregoing Findings of Fact and Conclusions of Law, it is this 20th day of
7 January, 2011 by the Director of the Department of Planning and Zoning for Howard County, ORDERED
8 that the petition of Michael Zeller - Aspark Motors, LLC, for confirmation of a nonconforming use for a
9 motor vehicle sales and service facility on the Site, be and the same is hereby GRANTED.

10
11 
12 Marsha S. McLaughlin, Director
13 Department of Planning and Zoning

14 Prepared By:
15 Howard County Department of Planning and Zoning,
16 Division of Public Service and Zoning Administration:

17 
18 J Robert Lalush, Director's Designee

19 The Decision and Order of the Director in Administrative Bulk Regulation Adjustments is
20 appealable to the Howard County Hearing Authority in accordance with the Hearing
21 Authority's Rules of Procedure. Appeals must be filed not later than 30 days from the date
22 the Decision and Order is signed by the Director. The appeal shall be on a *de novo* basis.
23
24
25
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28



Howard County Council

George Howard Building
3495 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

Jennifer Terrasa, Chairperson
District 3
Mary Kay Sigaty, Vice Chairperson
District 4
Courtney Watson
District 1
Calvin Ball
District 2
Greg Fox
District 5

March 11, 2013

Phil Enterprises, LLC Filipe Dias
P.O. Box 303
Laurel, MD 20725

Dear Sir or Madam:

You are receiving this letter because you filed a Zoning Map Amendment Request Form/Howard County Comprehensive Zoning Plan or a Zoning Regulation Amendment Request Form/Howard County Comprehensive Plan.

Please be advised that on March 7, 2013, the Howard County Ethics Commission determined that the Zoning Map Request Form needs to be accompanied by certain affidavits and disclosures. The Commission also determined that the Zoning Regulation Amendment Form needs to be accompanied by certain affidavits and disclosures when the Form proposes to "increase the density of the land of the applicant."

The Commission directed me to notify applicants of their obligation to file the affidavit and disclosure. The obligation is set forth in Md. Code Ann., St. Gov't, Sec. 15-849(b), which provides in part, **"the affidavit or disclosure shall be filed at least 30 calendar days prior to any consideration of the application by an elected official."**

Accordingly, I am enclosing for your use the approved affidavit packet. Completed forms may be mailed to the Administrative Assistant to the Zoning Board at 3430 Court House Drive, Ellicott City, MD 21043.

Very truly yours,

Stephen M. LeGendre
Administrator

ADJOINING PROPERTY OWNERS FOR 6151 PINE AVENUE

James Alban III
P.O. Box 9595
Baltimore, MD 21237-0595
(38.009)

DC & RB Inc.
A Body Corporate
P.O. Box 8595
Elkridge, MD 21075-8595
(38.002) (38.009)

Wayne Sinquefield
6158 Pine Avenue
Elkridge, MD 21075-5605
(38.002) (38.009)

"
"

Requested Zoning

Search Street:

PINE AVE

Next

Property Information:

Amendment No.: 38.009

Current Zoning: CE-CLI

Requested Zoning: M-1

Tax Account ID.: 1401173804

Map: 38

Grid: 8

Parcel: 769

Lot:

Acres: 0.48

Address: 6151 PINE AVE

City/State/Zip: ELKRIDGE, MD 21075

Owner:

Name: Phil Enterprises, LLC

Email: filipe.bat.dias@hotmail.com

Phone: 301-674-5122

Mailing Address: P.O. Box 303

City/State/Zip: Laurel, MD 20725

Representative:

Name: Michael Zeller

Email: michaelvzeller@gmail.com

Phone: 410-713-1593

Mailing Address: 6410 Waterloo Road

City/State/Zip: Columbia, MD 21045

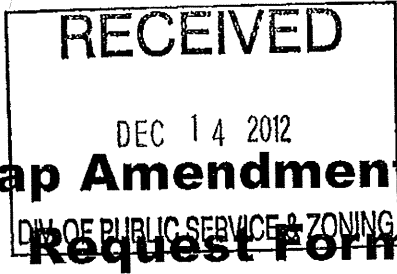
Decision:

Planning Board Decision:

Planning Board Vote:

Council Decision:

Council Vote:



Zoning Map Amendment Request Form

Howard County Comprehensive Zoning Plan Department of Planning and Zoning

[Word 2007 Version]
Before filling out this form, please read the Instructions section at the end of the form.

A. Property Information

1	Address / Street (Only)	6151 PINE AVENUE	✓
2	Tax Map Number	#38	Grid 0008 ✓
3	Parcel(s)	0769	✓
4	Lot(s)	"N/A"	
5	Tax Account Data:	District 01	Account # 173804
6	Size of Property:	Acres	Square feet 21,039
7	The Property is currently zoned:	"CE-CLI"	✓
	I request that the Property be rezoned to:	"M1"	

B. Owner Information

8	Owner Name	PHIL ENTERPRISES, LLC.
9	Mailing street address or Post Office Box	P.O. BOX 303
	City, State	LAUREL, MARYLAND
	ZIP Code	20725
	Telephone (Main)	301-674-5122 FILIPE DIAS
	Telephone (Secondary)	301-604-0202 FILIPE DIAS
	Fax	301-604-0027
10	E-Mail	FILIPE.BAT.DIAS@HOTMAIL.COM

*SDAT gives:
DC + RB Inc.
P.O. Box 8595
Elkridge, MD 21075
Mr. Dias purchased
on Nov 30, 2012
(see email)*

C. Representative Information

11	Name	MICHAEL ZELLER
	Mailing street address or Post Office Box	6410 WATERLOO ROAD
	City, State	COLUMBIA, MARYLAND
	ZIP	21045
	Telephone (Main)	410-713-1593

*Rec#
149454*

C. Representative Information

Telephone (Secondary) 301-604-0202 MICHAEL ZELLER
Fax 301-604-0202
E-Mail MICHAELVZELLER@GMAIL.COM

12 Association with Owner DESIGNATED REPRESENTATIVE

D. Alternate Contact [If Any]

Name
Telephone
E-Mail

E. Explanation of the Basis / Justification for the Requested Rezoning

13 Owner respectfully requests the noted zoning change from CE/CLI to M1 for the fore mentioned property. This property is physically attached to 6475 Washington Boulevard and is inclusive in the deed of the owner of that property. We are requesting the same zoning change for that property. Changing the zoning on Pine Avenue plays a vital role in allowing the owner and the current businesses (tenants) to complete their intended plans of investment, expansion and growth (for 6475 Washington Boulevard) as requested in section 13 of the Zoning Map Amendment Request Form (see attached copy) that we submitted. Granting this zoning change will secure the future of these businesses.

F. List of Attachments/Exhibits

14 1. Zoning Map Admendment Request Form for 6475 Washington Boulevard

G. Signatures

15 Owner Filipe Dias Owner (2)
Date 12/14/2012 Date

Additional owner signatures? **X** the box to the left and attach a separate signature page.

16 Representative Signature [Signature]
Date 12/14/2012

DPZ Use Only	Amendment No.	38.009
Notes	<u>[Signature]</u> 12/18/12	



Howard County Council

George Howard Building
3496 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

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District 3
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March 11, 2013

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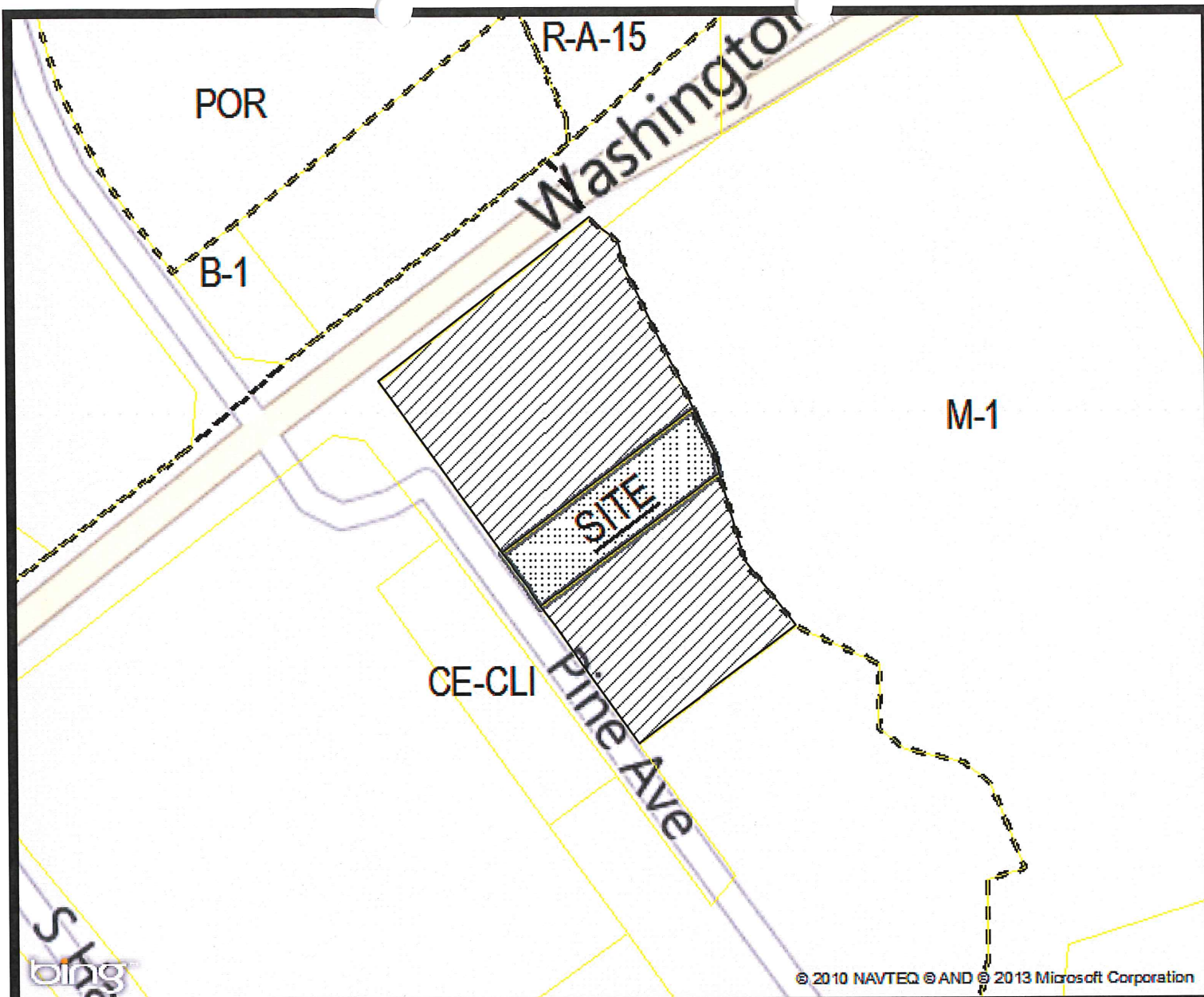
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Accordingly, I am enclosing for your use the approved affidavit packet. Completed forms may be mailed to the Administrative Assistant to the Zoning Board at 3430 Court House Drive, Ellicott City, MD 21043.

Very truly yours,

Stephen M. LeGendre
Administrator



1	2	3	4	5		
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	33	34	35	36	37	38
	39	40	41	42	43	44
		45	46	47	48	
				50		



Zoning Map General Plan Amendment: **38.009** Tax ID: **1401173804**
 Current Zoning: **CE-CLI** Council District: **1**
 Tax Map: **38** Grid: **8** Parcel: **769** Lot: **N/A**
 Address: **6151 PINE AVE**