

## BOARD OF APPEALS

September 30, 2026

County Administration Building, 100 W. Washington St., Meeting Room 2000, Hagerstown, at 6:00 p.m.

### AGENDA

**AP2026-029:** An appeal was filed by Ministerio Voz Que Clama En El Desierto Inc for a special exception to establish a place of worship in the existing commercial building on property owned by Old Orchard LLC and located at 17611 Virginia Avenue, Hagerstown, Zoned Business Local District. - **GRANTED**

**AP2026-030:** An appeal was filed by Strickler Signs for a variance from the required 25 ft setback from the road right-of-way to 17 ft 6 in for proposed freestanding sign on property owned by the Toothman Revocable trust and location at 81 North Edgewood Drive, Hagerstown, Zoned Business Local District. - **GRANTED**

**AP2026-031:** An appeal was filed by Ronald Ellis for a variance from the required 50 ft rear yard setback to 31 ft for addition to single-family dwelling on property owned by the appellant and located at 11704 Camden Road, Williamsport, Zoned Environmental Conservation District. - **GRANTED**

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Pursuant to the Maryland Open Meetings Law, notice is hereby given that the deliberations of the Board of Zoning Appeals are open to the public. Furthermore, the Board, at its discretion, may render a decision as to some or all of the cases at the hearing described above or at a subsequent hearing, the date and time of which will be announced prior to the conclusion of the public hearing. Individuals requiring special accommodations are requested to contact Katie Rathvon at 240-313-2464 Voice, 240-313-2130 Voice/TDD no later than September 21, 2026. Any person desiring a stenographic transcript shall be responsible for supplying a competent stenographer.

The Board of Appeals reserves the right to vary the order in which the cases are called. Please take note of the Amended Rules of Procedure (Adopted July 5, 2006), Public Hearing, Section 4(d) which states:

Applicants shall have ten (10) minutes in which to present their request and may, upon request to and permission of the Board, receive an additional twenty (20) minutes for their presentation. Following the Applicant's case in chief, other individuals may receive three (3) minutes to testify, except in the circumstance where an individual is representing a group, in which case said individual shall be given eight (8) minutes to testify.

Those Applicants requesting the additional twenty (20) minutes shall have their case automatically moved to the end of the docket.

For extraordinary cause, the Board may extend any time period set forth herein, or otherwise modify or suspend these Rules, to uphold the spirit of the Ordinance and to do substantial justice.

Tracie Felker, Chairman

Board of Zoning Appeals



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

## ZONING APPEAL

**Property Owner:** Old Orchard LLC  
C/O Trustcorp America  
18702 Crestwood Drive  
Hagerstown MD 21742

**Appellant:** Ministerio Voz Que Clama En El Desierto Inc  
16918 Shadybrook Ter  
Hagerstown MD 21740

**Property Location:** 17611 Virginia Avenue  
Hagerstown, MD 21740

**Description Of Appeal:** Special exception to establish a place of worship in existing commercial building.

**Docket No:** AP2026-029  
**Tax ID No:** 26010241  
**Zoning:** BL  
**RB Overlay:** No  
**Zoning Overlay:**  
**Filed Date:** 08/28/2026  
**Hearing Date:** 09/30/2026

**Appellant's Legal Interest In Above Property:**

|                |    |                                |     |
|----------------|----|--------------------------------|-----|
| <b>Owner:</b>  | No | <b>Contract to Rent/Lease:</b> | Yes |
| <b>Lessee:</b> | No | <b>Contract to Purchase:</b>   | No  |

**Other:**

**Previous Petition/Appeal Docket No(s):** AP2003-085

**Applicable Ordinance Sections:** Washington County Zoning Ordinance Article 11 Business Local District, Section 11.3 Special Exception Uses (c) Places of worship

**Reason For Hardship:**

**If Appeal of Ruling, Date Of Ruling:**

**Ruling Official/Agency:**

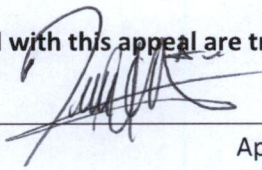
**Existing Use:** Commercial Building  
**Proposed Use:** Place of Worship

**Previous Use Ceased For At Least 6 Months:**  
**Area Devoted To Non-Conforming Use -**

**Existing:**  
**Proposed:**

**Date Ceased:**

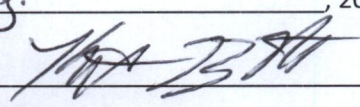
I hearby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

  
Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 28 day of Aug., 2026.

Nov. 7, 2029  
My Commission Expires

  
Notary Public



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

## AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

Docket No: AP2026-029

State of Maryland Washington County, To Wit:

On 8/28/2026, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Ministerio Voz Que Clama En El Desierto Inc and made oath in due form of law as follows:

Ministerio Voz Que Clama En El Desierto Inc will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 09/30/2026, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

Sign(s) will be posted on 09/15/2026 and will remain until after the above hearing date.

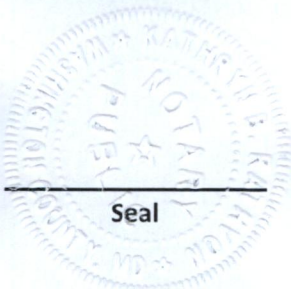
Ministerio Voz Que Clama En El Desierto Inc

Sworn and subscribed before me the day and year first above written.

Notary Public

Nov. 7, 2029

My Commission Expires







WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

## BOARD OF ZONING APPEALS

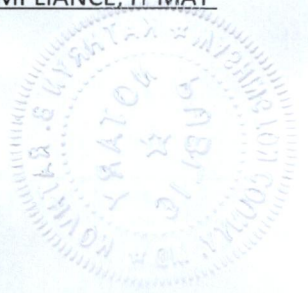
### ATTENTION!

### Posting Instructions

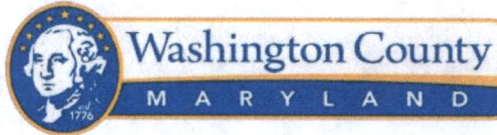
The premises MUST be posted in accordance with the following rules:

1. The sign must be posted a minimum of fourteen (14) days prior to the public hearing  
Section 25.51(c) Property upon which the application or appeal is concerned shall be posted conspicuously by a zoning notice no less in size than twenty-two (22) inches by twenty-eight (28) inches at least fourteen (14) days before the date of the hearing.
2. The sign must be placed on the property within ten (10) feet of the property line which abuts the most traveled public road.
3. The sign must be posted in a conspicuous manner not over six (6) feet above the ground level, and affixed to a sturdy frame where it will be clearly visible and legible to the public.
4. The sign shall be maintained at all times by the applicant until after the public hearing. If a new sign is needed or required, please contact the Plan Review Department at 240-313-2460.
5. An affidavit certifying the property will be posted for the minimum of fourteen (14) days prior to the public hearing date.

Proper posting of the sign will be spot checked by the Zoning Inspector. IF SIGN IS NOT IN COMPLIANCE, IT MAY RESULT IN RESCHEDULING OF THE HEARING.







## BOARD OF APPEALS

### OWNER REPRESENTATIVE AFFIDAVIT

This is to certify that Jonathan Paz  
is authorized to file an appeal with the Washington County Board of Appeals for  
special exception for place of worship on property  
located 17611 Virginia Avenue, Hagerstown, MD 21740  
The said work is authorized by Old Orchard LLC  
the property owner in fee.



#### PROPERTY OWNER

Old Orchard LLC  
Name  
603 Oak Hill Avenue  
Address  
Hagerstown, MD 21740  
City, State, Zip Code  
Chuntra Lee  
Owner's Signature

Sworn and subscribed before me this 26<sup>th</sup> day of August, 2024.

Cheryl D. Mills  
Notary Public

My Commission Expires: 10/7/27

#### AUTHORIZED REPRESENTATIVE

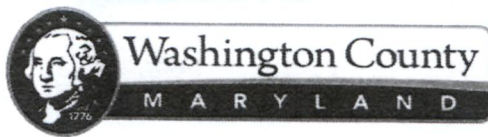
Jonathan Paz  
Name  
16918 Shadybrook Terrace  
Address  
Hagerstown, MD 21740  
City, State, Zip Code  
[Signature]  
Authorized Representative's Signature

Sworn and subscribed before me this 26<sup>th</sup> day of August, 2024.

Cheryl D. Mills  
Notary Public

My Commission Expires: 10/7/27

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2461 | Hearing Impaired: 7-1-1



## Board of Appeals

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2461 | Hearing Impaired: 7-1-1

WWW.WASHCO-MD.NET

### Appeal for Special Exception

Property Location 17611 Virginia Ave, Hagerstown MD 21740

Appellant's present legal interest in above property: (Check One)

☐ Owner (Including Joint Ownership)

☐ Lessee

☒ Contract to rent/lease

☐ Contract to Purchase

Other \_\_\_\_\_

Specify the Ordinance section and subsection(s) providing for proposed use:

*Special Exception Example: Article 7A, Section 7A.2 Special Exception Uses (g) Banquet/Reception Facilities*

Religious organization. (Articles of Inc enclosed)

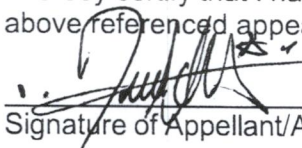
**Applicants must make application in person and shall submit *nine (9)* complete sets of the items listed below. Incomplete applications will not be accepted.**

- ☒ A written statement demonstrating the specific reason(s) for the request and addressing the standards for a special exceptions outlined in the Special Exception Filing Procedures.
- ☐ A plot plan (concept plan), drawn to a scale indicating the following information:
  - ☐ Outline of the entire property;
  - ☐ Location of all existing and/or proposed structures with measurements from structures to property lines;
  - ☐ Location of existing and/or future septic and wells;
  - ☐ Any street rights-of-way or other easements (i.e. utility, storm water management, etc.);
  - ☐ Existing/proposed entrance/exit to property, driveways, etc.
  - ☐ Existing/proposed parking areas
- ☐ If Request is for commercial use, in addition to above, the following additional information will be required:
  - ☐ Location of any freestanding signage
  - ☐ Number of employees (existing/proposed)
  - ☐ Hours of operation
  - ☐ Proposed landscaping and lighting



- Other information that applicants feel will be useful to justify their request, this could include pictures, letters of support from impacted neighbors, concept draws of the structure.
  - If you are not the property owner, a notarized affidavit from the property owner authorizing the appeal shall be submitted. This includes applicants filing as an agent on behalf of the property owner.
  - Pay the filing fee by cash, Visa/MasterCard, or check made payable to the Washington County Treasurer:
    - Special Exception ..... \$500.00ALL FILING FEES ARE NON-REFUNABLE
- Note: A plan review fee of \$150 and/or floodplain review of \$150.00 may be charged by the Engineering Department.

I hereby certify that I have, to the best of my knowledge, accurately supplied the information required for the above referenced appeal.

  
\_\_\_\_\_  
Signature of Appellant/Agent

jkmoranpainting@gmail.com  
\_\_\_\_\_  
Email of Appellant/Agent

16918 Shadybrook terrace Hagerstown  
\_\_\_\_\_  
Address and of Appellant/Agent

11 201-473-0099  
\_\_\_\_\_  
Phone Number of Appellant/Agent

**MINISTERIO VOZ QUE CLAMA EN EL DESIERTO INC**

16918 Shadybrook Ter

Hagerstown MD 21740

(240) 422-4088

[pazmoranjonathan@gmail.com](mailto:pazmoranjonathan@gmail.com)

**ATTENTION: BOARD OF ZONING APPEALS  
WASHINGTON COUNTY, MARYLAND**

**RE: Application to Establish a Place of Worship**

Dear Members of the Board,

On behalf of our congregation mentioned above, it is our desire to establish a place of worship at 17611 Virginia Ave, Hagerstown MD 21740.

Our desire is to be a positive presence in the community. Also to serve families, support youth and children, and to promote moral values in a safe and respectful environment. We are fully committed to being responsible neighbors within Washington County.

Enclosed with this document you will find the Articles of Incorporation for our church, these will show the purpose of the church, management, etc.

**HOURS OF OPERATION:**

Tuesday 7:00 pm – 9:00 pm

Thursday 7:00 pm – 9:00 pm

Saturday 7:00 pm – 9:00 pm

Sunday 5:00 pm – 8:00 pm

Attendance: At this time, we anticipate approximately 25 attendees initially. While we hope to grow in the future, any expansion would be handled responsibly and in full compliance with county regulations.

In addition, there may be occasional special events or activities. Specific dates have not yet been scheduled; however, such events would most likely take place on Fridays, Saturdays, or Sundays. All events will be conducted respectfully and with consideration for the surrounding community.

Community Commitment & Compliance • We will implement parking control measures to ensure safe and orderly traffic flow. • Volunteers will assist with parking when necessary to prevent congestion or disruption. • All vehicles will be parked in designated spaces. • Noise levels will remain within legally permitted guidelines. • No loud outdoor amplified activities will be conducted. We will maintain cleanliness inside and outside the property. • The



surrounding area will remain clean and well cared for. We will comply fully with all county codes, zoning requirements, safety standards, and community regulations.

We respectfully ask for your consideration and approval of this request. We are committed to serving Washington County with integrity and dedication. Thank you for your time and thoughtful consideration.

Sincerely,

*Jonathan Paz Moran*

Pastor

# ARTICLES OF INCORPORATION FOR A RELIGIOUS CORPORATION

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FIRST: The Undersigned, being at least 18 years of age have been elected by the members of the congregation to act as trustees in the name and on behalf of said congregation do hereby associate ourselves as incorporators with the intention of forming a Religious Corporation under the general laws of Maryland:

Name: JONATHAN JOSUE PAZ MORAN Address: 16918 SHADYBROOK TER, HAGERSTOWN, MD, 21740

Name: BELSY DENIS SUMETA ARRIAZA Address: 16918 SHADYBROOK TER, HAGERSTOWN, MD, 21740

Name: KEVIN ISIDRO PAZ MORAN Address: 20 MANOR DR, APT 101, HAGERSTOWN, MD, 21740

Name: BRAYAN OSEAS PAZ MORAN Address: 20 MANOR DR, 101, HAGERSTOWN, MD, 21740

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SECOND: The name of the Religious Corporation is: MINISTERIO VOZ QUE CLAMA EN EL DESIERTO INC (D27519412)

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THIRD: The purpose(s) of the Religious Corporation is to:  
ESTABLISH A PLACE OF WORSHIP.

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In order to operate in Maryland, will the registering entity require a business or industry license that is issued by the state or any other local agency? No

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FOURTH: Election of Trustees:

A. Time and manner for the election of new Trustees:

THE PERSON MUST RECEIVE A 2/3 MAJORITY OF VOTES CAST FOR EACH VACANT OFFICE TO CONSTITUTE RATIFICATION/ELECTION. MEMBERS OF THE BOARD SHALL SERVE FOR A PERIOD OF THREE (3) YEARS.

B. Qualifications of those able to be elected as a Trustee:

OFFICERS SHALL BE PERSONS, MALE OR FEMALE, OF MATURE CHRISTIAN EXPERIENCE AND KNOWLEDGE, WHO SHALL BE EXPECTED TO MEET THE REQUIREMENTS AS SET FORTH IN 1 TIMOTHY 3 AND ACTS 6. ELDERS SHALL BE AT LEAS 21 YEARS OLD.

C. Qualifications of those able to vote for Trustees:

QUALIFYING VOTING MEMBERS SHALL BE ACTIVE MEMBERS OF THE CHURCH.



# ARTICLES OF INCORPORATION FOR A RELIGIOUS CORPORATION

FIFTH: The address of the principal place of worship is:

17611 VIRGINIA AVE  
HAGERSTOWN, MD 21740

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SIXTH: The Name and Address of the Resident Agent of the corporation is:

JONATHAN JOSUE PAZ MORAN  
16918 SHADYBROOK TER  
HAGERSTOWN, MD 21740

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SEVENTH:

This corporation is organized exclusively for charitable purposes within the meaning of section 501(c)(3) of the Internal Revenue Code.

Notwithstanding any other provision of these articles, the corporation shall not carry on any other activities not permitted to be carried on (a) by a corporation exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code of 1986 (or the corresponding provision of any future United States Internal Revenue law) or (b) by a corporation contributions to which are deductible under section 170(c)(2) of the Internal Revenue Code of 1986 (or corresponding provision of any future United States Internal Revenue Law.

Upon the dissolution of this corporation, assets shall be distributed for one or more exempt purposes within the meaning of section 501(c)(3) of the Internal Revenue Code (or corresponding section on any future federal tax code), or shall be distributed to the Federal government, or to a state or local government for public purpose. Any such assets not so disposed of shall be disposed by the Court of Common Pleas of the county in which the principal office of the corporation is then located, exclusively for such purposes or to such organization or organizations, as said Court shall determine, which are organized and operated exclusively for such purposes.

---

EIGHTH: Signatures of Trustees

IN WITNESS WHEREOF, we the trustees have signed these Articles of Incorporation and severally acknowledge the same to be our act.

JONATHAN JOSUE PAZ MORAN

BELSY DENIS SUMETA ARRIAZA

KEVIN ISIDRO PAZ MORAN

BRAYAN OSEAS PAZ MORAN

---

NINTH: Signature of Resident Agent

I hereby consent to my designation in this document as resident agent for this entity.

JONATHAN JOSUE PAZ MORAN

.....  
*Signature of Resident Agent*

# ARTICLES OF INCORPORATION FOR A RELIGIOUS CORPORATION

FIRST: The Undersigned, being at least 18 years of age have been elected by the members of the congregation to act as trustees in the name and on behalf of said congregation do hereby associate ourselves as incorporators with the intention of forming a Religious Corporation under the general laws of Maryland:

ZONIA MARINA MORAN VELASQUEZ DE      20 MANOR DR, 101, HAGERSTOWN, MD, 21740  
PAZ



# ARTICLES OF INCORPORATION FOR A RELIGIOUS CORPORATION

EIGHTH: Signatures of Trustees

IN WITNESS WHEREOF, we the trustees have signed these Articles of Incorporation and severally acknowledge the same to be our act.

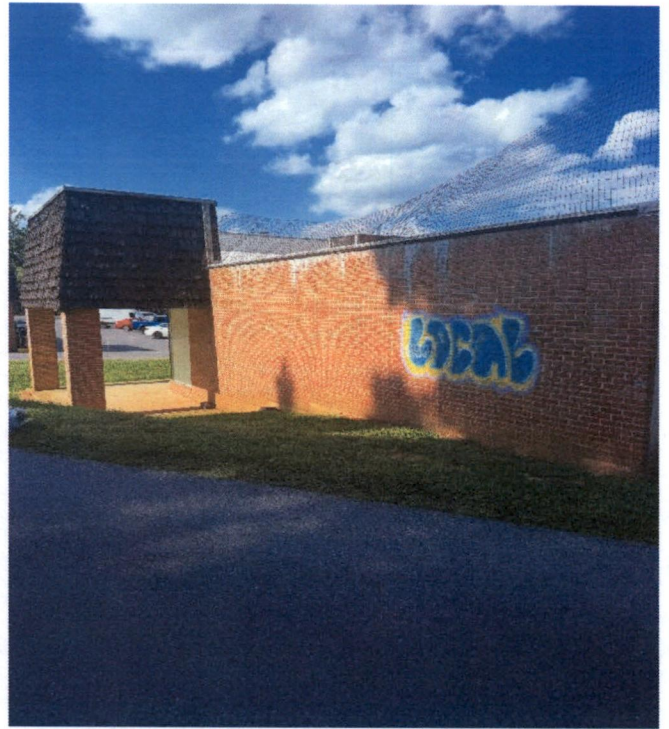
ZONIA MARINA MORAN

VELASQUEZ DE PAZ











# ArcGIS Web Map



8/24/2026, 1:48:48 PM

 County Boundary  
 Parcel Boundaries

1:875

0 0.01 0.01 0.03 mi  
0 0.01 0.03 0.05 km



Maryland Department of Transportation (MDOT)  
Maryland Department of Transportation State Highway  
Administration (MDOT SHA),  
MDOT SHA Geospatial Technologies Team  
(GIS@sha.state.md.us), MD IMAP, MDP, SDAT, MD





WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

## ZONING APPEAL

**Property Owner:** The Toothman Revocable Trust, Ronald G  
Toothman Trust  
11350 Kieffer Funk Road  
Smithsburg MD 21783

**Appellant:** Strickler Signs  
3999 Carlisle Pike  
New Oxford PA 17350

**Property Location:** 81 No Edgewood Drive  
Hagerstown, MD 21740

**Description Of Appeal:** Variance from the required 25 ft setback from the road right-of-way to 17 ft 6 inches for proposed freestanding sign.

**Appellant's Legal Interest In Above Property:**

|                |                 |                                |    |
|----------------|-----------------|--------------------------------|----|
| <b>Owner:</b>  | No              | <b>Contract to Rent/Lease:</b> | No |
| <b>Lessee:</b> | No              | <b>Contract to Purchase:</b>   | No |
| <b>Other:</b>  | Sign Contractor |                                |    |

**Previous Petition/Appeal Docket No(s):** AP2026-026 & AP2002-072

**Applicable Ordinance Sections:** Washington County Zoning Ordinance Article 22, Division II-Sign, Section 22.23 (e)

**Reason For Hardship:** Meeting the setback would significantly reduce visibility from the roadway due to existing site constraints and would diminish the intended purpose and effectiveness of the signage.

**If Appeal of Ruling, Date Of Ruling:**

**Ruling Official/Agency:**

**Existing Use:** Freestanding Sign

**Proposed Use:** Freestanding Sign

**Previous Use Ceased For At Least 6 Months:**

**Date Ceased:**

**Area Devoted To Non-Conforming Use -**

**Existing:**  
**Proposed:**

I hearby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 3 day of Sept., 2026.

Nov. 7, 2029

My Commission Expires

Notary Public



WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

## AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

Docket No: AP2026-030

State of Maryland Washington County, To Wit:

On 9/3/2026, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Strickler Signs and made oath in due form of law as follows:

Strickler Signs will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 09/30/2026, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

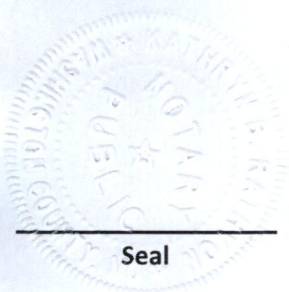
Sign(s) will be posted on 09/15/2026 and will remain until after the above hearing date.

Strickler Signs

Sworn and subscribed before me the day and year first above written.

Notary Public

My Commission Expires



Seal





WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P: 240.313.2430 | F: 240.313.2431 | Hearing Impaired: 7-1-1

## BOARD OF ZONING APPEALS

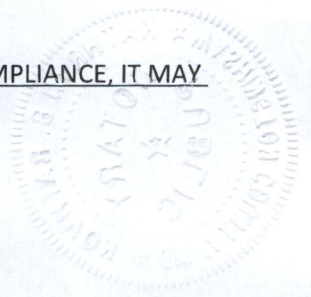
### ATTENTION!

### Posting Instructions

The premises MUST be posted in accordance with the following rules:

1. The sign must be posted a minimum of fourteen (14) days prior to the public hearing. Section 25.51(c) Property upon which the application or appeal is concerned shall be posted conspicuously by a zoning notice no less in size than twenty-two (22) inches by twenty-eight (28) inches at least fourteen (14) days before the date of the hearing.
2. The sign must be placed on the property within ten (10) feet of the property line which abuts the most traveled public road.
3. The sign must be posted in a conspicuous manner not over six (6) feet above the ground level, and affixed to a sturdy frame where it will be clearly visible and legible to the public.
4. The sign shall be maintained at all times by the applicant until after the public hearing. If a new sign is needed or required, please contact the Plan Review Department at 240-313-2460.
5. An affidavit certifying the property will be posted for the minimum of fourteen (14) days prior to the public hearing date.

Proper posting of the sign will be spot checked by the Zoning Inspector. IF SIGN IS NOT IN COMPLIANCE, IT MAY RESULT IN RESCHEDULING OF THE HEARING.



Design the Future



Est | Since 1972

**DATE 09/02/2026**

**Job # 260277**

**Variance Hearing Date: September 30<sup>th</sup> 2026**

**Location:** Toothman Orthodontics @ 81 North Edgewood Drive – Hagerstown MD

**Zoning Office Washington County MD**

**VARIANCE REQUEST**

Requesting variance for a 17-foot 6-inch set back of ROW vs ordinance 25ft set back.

**Attached Documents**

1. Letter of Request
2. Application – Board of Appeals – pertaining to Washington County MD, sign regulations,
  - a. Article 22 / Division 2
3. Statement Letter
4. Board of Appeals – Owner Representative Affidavit
5. GIS – Washington County MD Parcel Details Sheet
6. Renderings
  - a. Proposed Sign, color copy Version -06
  - b. Site Map Renderings
7. Appeal Fee – Check # 46547
8. , Amt \$300.00
9. Copies – (9) copies

Please contact me if you have any questions or need additional documentation.

Thank you.

*Kevin Coutts*

*Strickler Signs*

717.624.8450

[kcoutts@stricklersigns.com](mailto:kcoutts@stricklersigns.com)

[hweikel@stricklersigns.com](mailto:hweikel@stricklersigns.com)

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**Heather Weikel | 717.624.8450**  
**[hweikel@stricklersigns.com](mailto:hweikel@stricklersigns.com)**

**STRICKLER SIGNS**  
**3999 Carlisle Pike | New Oxford | PA | 17350**



# Washington County MIS Sign Ordinance

letter, and cabinet signs located on the outside of the building, whether located on a wall, mansard, awning, canopy, or window. No such sign shall extend above the roof line of its building or canopy structure.

## 510.2 Minimum Standards and Conformance:

### 510.2.1 Minimum Standards:

The minimum standards set forth herein shall not be construed as relieving any owner or tenant of the responsibility for compliance with other local resolutions, codes, and regulations, including established requirements and provisions of the International Building Code or National Electrical Code or other authority having jurisdiction.

### 510.2.2 Conformance Required:

All signs erected, replaced, reconstructed, expanded, or relocated on any property shall conform with the provisions of this Article and with all other pertinent laws. For the purposes of sign regulation, this Article shall supersede the provisions of Article III where the two Articles conflict.

### 510.2.3 Electrical Safety:

All signs having electric wiring shall bear a seal of approval of a nationally recognized electrical testing laboratory. Each sign with electrical wiring must have an external disconnect. Where appropriate, label numbers shall be registered with the Washington County Planning director's Office at the time a sign permit is issued.

### 510.2.4 Solar Powered Signs:

A sign that utilizes solar panels for power are permitted as long as they are included as part of the sign structure.

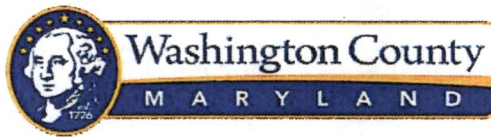
### 510.2.5 Setback:

The following signs shall be erected no closer than ten (10) feet to any property line or public street right-of-way. In addition, such signs shall comply with Section 4.11 of the Zoning Code, which deals with vision clearance at street intersections. If the adjoining street right-of-way is less than fifty (50) feet in width, each such sign shall be located no closer than thirty-five (35) feet from the centerline of the right-of-way.

- A. Freestanding signs;
- B. Real estate signs;
- C. Political signs;
- D. Construction signs;
- E. Directory signs;
- F. Ground-mounted signs; and
- G. Temporary signs.

### 510.2.6 Noncommercial Copy:

Any sign, display, or device allowed under this resolution may contain, in lieu of



## Board of Appeals

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2461 | Hearing Impaired: 7-1-1

WWW.WASHCO-MD.NET

### Variance Request

Signage

Property Location Toothman Orthodontics @ 81 North Edgewood  
Hagerstown MD

Appellant's present legal interest in above property: (Check One)

☐ Owner (Including Joint Ownership)

☐ Lessee ☐ Contract to rent/lease

☐ Contract to Purchase

Other ☒ Agent, Sign Contractor

Specify the Ordinance section and subsection from which the variance is desired:

Example: Article 5A, Section 5A.5-Requires 15 ft. side yard setback.

510.2.5 Sign Set Back from ROW

Describe the nature and extent of the desired variance from Ordinance requirements listed above:

Example: Requesting adjustment from 15 ft. to 12 ft. for new detached garage.

Requesting adjustment from 25ft setback to 17'6" set back  
from ROW

**Applicants must make application in person and shall submit *nine (9)* complete sets of the items listed below. Incomplete applications will not be accepted.**

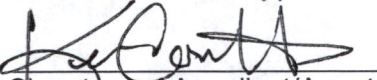
- ☒ A written statement demonstrating the specific reason(s) for the adjustment request including which standard the appeal is for practical difficulty or undue hardship. The standards for a variance are outlined in the Variance Filing Procedures.
- ☒ A plot plan (concept plan), drawn to a scale indicating the following information:
  - ☐ Outline of the entire property;
  - ☐ Location of all existing and/or proposed structures with measurements from structures to property lines;
  - ☐ Location of existing and/or future septic and wells;
  - ☐ Any street rights-of-way or other easements (i.e. utility, storm water management, etc.);
  - ☐ Existing/proposed entrance/exit to property, driveways, etc.
  - ☐ Existing/proposed parking areas
- ☒ If Request is for commercial use, in addition to above, the following additional information will be required:
  - ☒ Location of any freestanding signage Attached Documents
  - ☐ Number of employees (existing/proposed) 16
  - ☐ Hours of operation M-F 8-430 P 8-1 Sat/Sun closed
  - ☐ Proposed landscaping and lighting Attached



PAGE TWO  
VARINCE REQUEST

- ✓ ○ Other information that applicants feel will be useful to justify their request, this could include pictures, letters of support from impacted neighbors, concept draws of the structure.
  - ✓ ○ If you are not the property owner, a notarized affidavit from the property owner authorizing the appeal shall be submitted. This includes applicants filing as an agent on behalf of the property owner.
  - ✓ ○ Pay the filing fee by cash, Visa/MasterCard, or check made payable to the Washington County Treasurer:
    - Residential Variance.....\$150.00
    - Commercial Variance..... \$300.00ALL FILING FEES ARE NON-REFUNABLE
- Note: A plan review fee of \$150 and/or floodplain review of \$150.00 may be charged by the Engineering Department.

I hereby certify that I have, to the best of my knowledge, accurately supplied the information required for the above referenced appeal.

  
Signature of Appellant/Agent

K Coultts @ strickler  
Email of Appellant/Agent signs.com

strickler Signs  
3999 Carlisle Pike New Oxford Pa  
Address and of Appellant/Agent 17350

C. 717 465 5461  
Phone Number of Appellant/Agent

Hearing Sept 30th OK # 46547, \$ 300.-

For a property zoned **BL (Business Local)** in Washington County, the sign regulations are generally governed by Article 22 / Division 2 of the Washington County Zoning Ordinance.

Based on the current ordinance materials and recent Planning Commission documents, the typical allowances for a **freestanding business sign** in the BL district are:

| Requirement                       | Typical BL Allowance                                                                                                                                        |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Maximum sign height               | <b>35 feet</b>                                                                                                                                              |
| Minimum setback from right-of-way | <b>25 feet</b> from the street ROW to the sign structure                                                                                                    |
| Maximum sign area                 | Generally calculated at <b>2 sq. ft. per linear foot of building frontage</b> , subject to an overall cap (commonly <b>600 sq. ft. cumulative signage</b> ) |

Additional notes:

- Only **1 freestanding sign per frontage** is typically permitted.
- Signs are prohibited within the public right-of-way.
- Corner lots may qualify for signage facing each street frontage.
- Electronic message centers/digital signs may have additional operational restrictions. ([Washington County](#))

One recent Washington County case specifically cited the BL/commercial freestanding sign setback standard as:

“no part of the supporting structure ... less than twenty-five (25) feet from the street right-of-way.”





Design the Future

Est | Since 1972

Date 09/02/2026

Project # 260277

Variance Hearing September 30<sup>th</sup> 2026

WASHINGTON COUNTY MARYLAND  
BOARD OF APPEALS  
REF : VARIANCE REQUEST

Property Location @ Toothman Orthodontics – 81 North Edgewood Drive – Hagerstown, MD 21740

To Zoning Hearing Board Members:

The requested variance is necessary to allow the proposed sign installation at a 17-foot 6-inch setback from the Right-of-Way (ROW) in lieu of the required 25-foot setback. The reduced setback is being requested due to site-specific conditions that limit the practical placement of the sign while still maintaining visibility, functionality, and safety.

The proposed location provides the best opportunity for the sign to be visible to passing traffic and effectively serve the property while remaining within the available site area. Moving the sign farther back to meet the 25-foot setback requirement would significantly reduce visibility from the roadway due to existing site constraints and would diminish the intended purpose and effectiveness of the signage.

The requested placement does not create an obstruction, does not interfere with pedestrian or vehicular circulation, and will maintain appropriate clearance from the roadway. The proposed location represents the minimum adjustment necessary to achieve reasonable visibility and functionality for the property while respecting the intent of the setback regulations.

For these reasons, we respectfully request approval of the variance to permit the sign to be installed at a 17-foot 6-inch setback from the ROW.

Respectfully,

Kevin Coutts, sign agent

717.465.5461

CC

[kcoutts@stricklersigns.com](mailto:kcoutts@stricklersigns.com)

[hweikel@stricklersigns.com](mailto:hweikel@stricklersigns.com)



Washington County

MARYLAND

BOARD OF APPEALS

OWNER REPRESENTATIVE AFFIDAVIT

This is to certify that Strickles Signs  
is authorized to file an appeal with the Washington County Board of Appeals for  
Variance from freestanding sign setback on property  
located 81 North Edgewood Drive Hagerstown  
The said work is authorized by Ronald Toothman  
the property owner in fee.



PROPERTY OWNER

Ronald G. Toothman  
Name  
81 N. Edgewood Drive  
Address  
Hagerstown, MD 21740  
City, State, Zip Code  
Ronald G. Toothman  
Owner's Signature

Sworn and subscribed before me this 27 day of 7, 2026.

Angela J. Smith  
Notary Public

My Commission Expires: 03/31/2029

AUTHORIZED REPRESENTATIVE

Kevin Couths  
Name  
1595 Knoxlyn Rd  
Address  
Gettysburg PA 17325  
City, State, Zip Code  
Kevin Couths  
Authorized Representative's Signature

Sworn and subscribed before me this 28 day of July, 2026.

Notary Public  
Notary Public

My Commission Expires: Nov. 7, 2029

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2461 | Hearing Impaired: 7-1-1

WWW.WASHCO-MD.NET



GIS



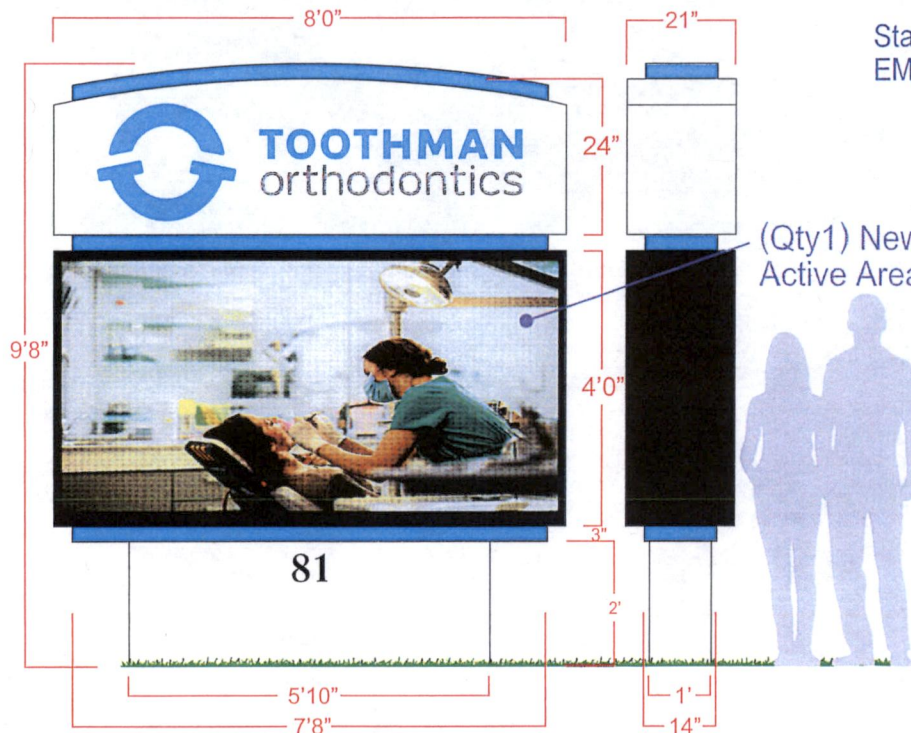
The screenshot displays a web-based GIS application. At the top left is the 'FINDER Online' logo. The main area is an aerial map of a residential neighborhood in Hagerstown, MD. A search bar at the top center contains the text '81 N Edgewood Dr, Hagerstown, MD, 21740'. Below the search bar is a 'Search result' dropdown menu. On the left side of the map, there is a vertical toolbar with icons for zooming in (+), zooming out (-), home, previous view, next view, and a location pin. A 'Parcel Points' information panel is open on the right side of the map, displaying the following data:

| Parcel Points         |                  |
|-----------------------|------------------|
| Jurisdiction Code     | WASH             |
| Parcel Account Number | 2210002583       |
| Geographic Code       | 80               |
| Address               | 81 N EDGEWOOD DR |
| City                  | HAGERSTOWN       |

At the bottom right of the panel, there is a list icon and the text '2 c'.



- Scrap & Remove Existing Monument
- Fabricate & Install White d/f Sign Cabinet
- Routed Push-Thru Faces  
w/ Digitally Printed Graphics
- Blue Cap above Cabinet, Reveal beneath
- Utilize (1) Existing Single Face 6mm Electronic Message Center, 120V 46AMPs, 23 per Face, Single Phase Service
- Installing (1) 4'5"x8'3" Single Face 6mm Watchfire EMC to Existing EMC. Existing Sign is "Brain" Primary Unit & New Secondary Unit
- Content will be the same on both sides
- White Skirt w/ Black Vinyl Numbers
- New Pipe & Foundation



Static ID Cabinet = 26"h x 96"w = 17.33 Sq Ft  
EMC = 4'h x 8'w = 32 Sq Ft  
**TOTAL SQ FT = 49.33**

Existing  
Remove & Scrap



Concept Drawings, Pending Final Revision / Approval

  Pantone 300 C (Primary Blue)

## New d/f Monument

**260277-06**

Toothman Orthodontics  
260277-XX, ToothmanOrtho



**7**

TOOTHMAN ORTHODONTICS  
81 North Edgewood Dr, Hagerstown, MD 21740

|                 |                   |        |
|-----------------|-------------------|--------|
| QUANTITY   1    | CHANNEL LETTERS   | LISTED |
| SCALE   1/2"=1' | SIGN CABINET      |        |
|                 | DIGITAL SIGN      |        |
| ILLUMINATED     | LED BORDER TUBE   |        |
| NON-ILLUMINATED | VOLTAGE           |        |
| SINGLE FACED    | AMPS PER FACE     |        |
| DOUBLE FACED    | TOTAL AMPS        |        |
|                 | PHOTOCELL         |        |
|                 | TIMER             |        |
|                 | DISCONNECT SWITCH |        |

| DATE    | ARTIST | DESCRIPTION    |
|---------|--------|----------------|
| 6/2/25  | DWE    | Concept        |
| 6/9/25  | DWE    | Concept        |
| 6/11/25 | DWE    | Revisions      |
| 6/11/25 | DWE    | More Revisions |
| 6/15/25 | DWE    | Revisions      |
|         |        |                |
|         |        |                |
|         |        |                |

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DATE: 6/15/25



New Location

Sign Location

**260277-11**

Toothman Orthodontics  
260277-XX\_ToothmanOrtho



**7**

TOOTHMAN ORTHODONTICS  
81 North Edgewood Dr, Hagerstown, MD 21740

|                                                  |                   |        |
|--------------------------------------------------|-------------------|--------|
| QUANTITY   1                                     | CHANNEL LETTERS   | LISTED |
| SCALE                                            | SIGN CABINET      |        |
| ILLUMINATED <input checked="" type="checkbox"/>  | DIGITAL SIGN      |        |
| NON-ILLUMINATED <input type="checkbox"/>         | LED BORDER TUBE   |        |
| SINGLE FACED <input type="checkbox"/>            | VOLTAGE           |        |
| DOUBLE FACED <input checked="" type="checkbox"/> | AMPS PER FACE     |        |
|                                                  | TOTAL AMPS        |        |
|                                                  | PHOTOCELL         |        |
|                                                  | TIMER             |        |
|                                                  | DISCONNECT SWITCH |        |

| DATE/ARTIST | DESCRIPTION        |
|-------------|--------------------|
| 6/2/26 DWE  | Concept            |
| 6/2/26 DWE  | Concept            |
| 6/11/26 DWE | Revisions          |
| 6/11/26 DWE | More Revisiting    |
| 6/16/26 DWE | Revisions          |
| 8/2/26 DWE  | Revisions          |
| 8/19/26 DWE | Customer Revisions |
| 8/26/26 DWE | Location Change    |

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CUSTOMER SIGNATURE:

Old Location



New Location

Old Location







Path Polygon Circle 3D path 3D polygon

the distance between two points on the ground

Map Length: 17.71 Feet

Ground Length: 18.02

Heading: 152.85 degrees

Navigation Save Clear



New location 2nd request

ROW

17'6" Back







# WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

## ZONING APPEAL

**Property Owner:** Ronald W Ellis  
11704 Camden Road  
Williamsport MD 21795

**Appellant:** Ronald Ellis  
11704 Camden Road  
Williamsport MD 21795

**Property Location:** 11704 CAMDEN Road  
Williamsport, MD 21795

**Description Of Appeal:** Variance from the required 50 ft rear yard setback to 31 ft for addition to single-family dwelling

**Docket No:** AP2026-031  
**Tax ID No:** 23005239  
**Zoning:** EC  
**RB Overlay:** No  
**Zoning Overlay:**  
**Filed Date:** 09/02/2026  
**Hearing Date:** 09/30/2026

**Appellant's Legal Interest In Above Property:**

**Owner:** Yes

**Contract to Rent/Lease:** No

**Lessee:** No

**Contract to Purchase:** No

**Other:**

**Previous Petition/Appeal Docket No(s):**

AP93-101

**Applicable Ordinance Sections:**

Article 5B Environmental Conservation District, Section 5B.5  
Residential Lot Size and Bulk Dimensions

**Reason For Hardship:**

Contour of the driveway, moving garage further on the property will provide manageable access to first bay of garage.

**If Appeal of Ruling, Date Of Ruling:**

**Ruling Official/Agency:**

**Existing Use:** Single-Family Dwelling

**Proposed Use:**

Addition

**Previous Use Ceased For At Least 6 Months:**

**Date Ceased:**

**Area Devoted To Non-Conforming Use -**

**Existing:**

**Proposed:**

I hearby affirm that all of the statements and information contained in or filed with this appeal are true and correct.

Ronald W Ellis

Appellant Signature

State Of Maryland, Washington County to-wit:

Sworn and subscribed before me this 4 day of Sept, 2026.

Nov 9, 2029

My Commission Expires

[Signature]

Notary Public





WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

## AFFIDAVIT IN COMPLIANCE WITH SECTION 25.51(C)

Docket No: AP2026-031

State of Maryland Washington County, To Wit:

On 9/2/2026, before me the subscriber, a Notary of the public of the State and County aforesaid, personally appeared Ronald Ellis and made oath in due form of law as follows:

Ronald Ellis will post the zoning notice sign(s) given to me by the Zoning Administrator in accordance with Section 25.51(c) of the Washington County Zoning Ordinance for the above captioned Board of Appeals case, scheduled for public hearing on 09/30/2026, and that said sign(s) will be erected on the subject property in accordance with the required distances and positioning as set out in the attached posting instructions.

Sign(s) will be posted on 09/15/2026 and will remain until after the above hearing date.

Ronald W Ellis

Ronald Ellis

Sworn and subscribed before me the day and year first above written.

MBH

Notary Public

Nov. 7, 2029

My Commission Expires

Seal





WASHINGTON COUNTY BOARD OF ZONING APPEALS

747 Northern Avenue | Hagerstown, MD 21742-2723 | P:240.313.2430 | F:240.313.2431 | Hearing Impaired: 7-1-1

## BOARD OF ZONING APPEALS

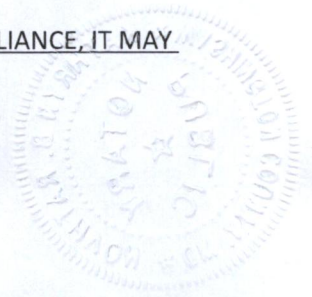
### ATTENTION!

### Posting Instructions

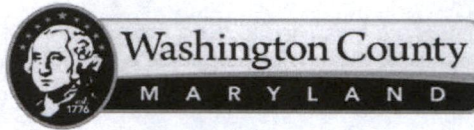
The premises MUST be posted in accordance with the following rules:

1. The sign must be posted a minimum of fourteen (14) days prior to the public hearing. Section 25.51(c) Property upon which the application or appeal is concerned shall be posted conspicuously by a zoning notice no less in size than twenty-two (22) inches by twenty-eight (28) inches at least fourteen (14) days before the date of the hearing.
2. The sign must be placed on the property within ten (10) feet of the property line which abuts the most traveled public road.
3. The sign must be posted in a conspicuous manner not over six (6) feet above the ground level, and affixed to a sturdy frame where it will be clearly visible and legible to the public.
4. The sign shall be maintained at all times by the applicant until after the public hearing. If a new sign is needed or required, please contact the Plan Review Department at 240-313-2460.
5. An affidavit certifying the property will be posted for the minimum of fourteen (14) days prior to the public hearing date.

Proper posting of the sign will be spot checked by the Zoning Inspector. IF SIGN IS NOT IN COMPLIANCE, IT MAY RESULT IN RESCHEDULING OF THE HEARING.







## Board of Appeals

747 Northern Avenue | Hagerstown, MD 21742 | P: 240.313.2430 | F: 240.313.2461 | Hearing Impaired: 7-1-1

WWW.WASHCO-MD.NET

### Variance Request

Property Location 11704 CAMDEN RD WILLIAMSPORT MD 21795

Appellant's present legal interest in above property: (Check One)

☒ Owner (Including Joint Ownership)

☐ Lessee

☐ Contract to rent/lease

☐ Contract to Purchase

Other \_\_\_\_\_

Specify the Ordinance section and subsection from which the variance is desired:

Example: Article 5A, Section 5A.5-Requires 15 ft. side yard setback.

ARTICLE 5B SECTION 5B.5 RESIDENTIAL LOT SIZE AND BULK DIMENSIONS REAR YARD SETBACK OF 50 FT.

Describe the nature and extent of the desired variance from Ordinance requirements listed above:

Example: Requesting adjustment from 15 ft. to 12 ft. for new detached garage.

REQUESTING ADJUSTMENT FROM 50' TO 31 FT

**Applicants must make application in person and shall submit *nine (9)* complete sets of the items listed below. Incomplete applications will not be accepted.**

- A written statement demonstrating the specific reason(s) for the adjustment request including which standard the appeal is for practical difficulty or undue hardship. The standards for a variance are outlined in the Variance Filing Procedures.
- A plot plan (concept plan), drawn to a scale indicating the following information:
  - Outline of the entire property;
  - Location of all existing and/or proposed structures with measurements from structures to property lines;
  - Location of existing and/or future septic and wells;
  - Any street rights-of-way or other easements (i.e. utility, storm water management, etc.);
  - Existing/proposed entrance/exit to property, driveways, etc.
  - Existing/proposed parking areas
- If Request is for commercial use, in addition to above, the following additional information will be required:
  - Location of any freestanding signage
  - Number of employees (existing/proposed)
  - Hours of operation
  - Proposed landscaping and lighting

September 2, 2026

TO: Board of Appeals

FROM: Ronald Ellis, Owner

I am requesting a variance for building a two-car garage attached to my home by a mud room at my residence at 11704 Camden Road, Williamsport, adjusting the setback from my property line from 50 feet to 31 feet.

I am requesting this variance due to the undue hardship because of the contour of my driveway to Camden Road. By setting over the garage the additional feet, it will provide manageable access to the first bay. We couldn't go back farther in the back yard due to the well. We couldn't go to the front yard due to the septic and septic reserve area.

*Ronald Ellis*



August 28, 2026

Washington County Board of Zoning Appeals  
100 West Washington Street  
Hagerstown, MD 21740

RE: Variance for a rear yard setback

Dear Board Members:

We the below signed neighbors of Ronald Ellis hereby acknowledge that we met with Ron regarding the above referenced variance and we are not opposed to the Board granting a variance for this rear setback so that we may build a garage within 31' of his rear property line.

Sign

Print

 9/4/26  
Robert Bryce 443-277-4677

August 28, 2026

Washington County Board of Zoning Appeals  
100 West Washington Street  
Hagerstown, MD 21740

RE: Variance for a rear yard setback

Dear Board Members:

We the below signed neighbors of Ronald Ellis hereby acknowledge that we met with Ron regarding the above referenced variance and we are not opposed to the Board granting a variance for this rear setback so that we may build a garage within 31' of his rear property line.

Margie Y. Wolverson

Margie Y. Wolverson

Elizabeth J. Hanna

Elizabeth G. Hanna

\_\_\_\_\_

\_\_\_\_\_



# Variance Drawing

11704 Camden Road, Williamsport, MD

for

Ron Ellis

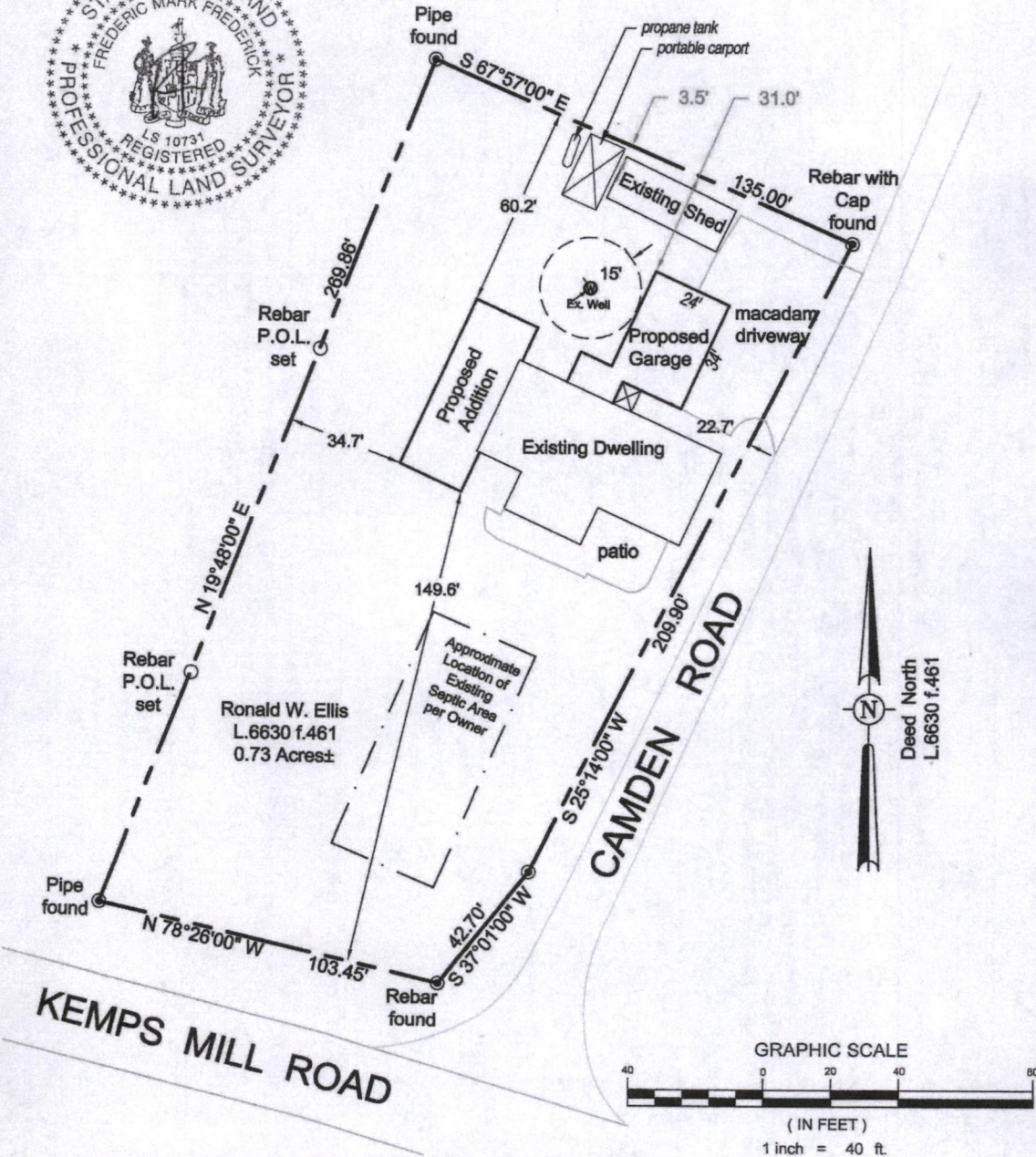
## SURVEYOR'S CERTIFICATION

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional land surveyor under the laws of the State of Maryland, License No. 10731, Expiration Date: 1/16/2028

Frederic M. Frederick, PLS No. 10731  
Expiration Date: 1/16/2028

Date

Aug. 28, 2026



|                                 |                                 |
|---------------------------------|---------------------------------|
| Tax Map                         |                                 |
| 47-12-264                       |                                 |
| DWN BY<br>DHH                   | DATE<br>8-28-26                 |
| PROJECT MANAGER<br>F. Frederick | EMAIL<br>ffrederick@fsa-inc.com |
| SCALE<br>1" = 40'               |                                 |
| SHEET 1 OF 1                    |                                 |



FREDERICK, SEIBERT & ASSOCIATES, INC.  
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS • LAND PLANNERS

© 2026

fsa-inc.com

128 SOUTH POTOMAC STREET  
HAGERSTOWN, MD 21740  
301.791.3650

11142 WILLIAMSPORT PIKE  
GREENCASTLE, PA 17225  
717.587.1007

505 SOUTH HANOVER STREET  
CARLSLE, PA 17013  
717.701.8111

15 EAST MAIN STREET  
NEW BLOOMFIELD, PA 17068  
717.275.7531

PROJECT NO.  
2026-0128



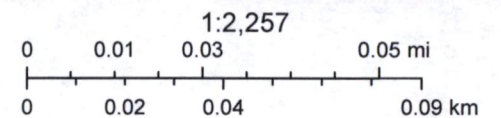
# Frederick Seibert & Associates, Inc.



9/1/2026, 3:34:32 PM

SixInchImagery2023\_2024  
World\_Transportation

● FSA Database  
Parcels Washington County



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, MD iMAP, DoIT, Esri, HERE, iPC,

Web AppBuilder for ArcGIS



FSAwebMap

with Web AppBuilder for ArcGIS

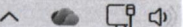


Mill Rd, Hagerstown, MD X Q

Search results for Kemps Mill R...



Search







FSAwebMap

with Web AppBuilder for ArcGIS



Mill Rd, Hagerstown, MD X

Search results for Kemps Mill R...



Parcels Washington County

Parcel #

Account # 02017075

11,571.00 KEMPS MILL RD

WILLIAMSPORT, MD 21795

Owner HANNA MARGIE Y C/O  
WOLVERTON MARGIE Y

Liber 01509 Folio 0779

Plat - 1722

M. 0047 / P. 0303

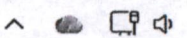
[SDAT](#)

[GOOGLE STREET VIEW](#)

[Zoom to](#)

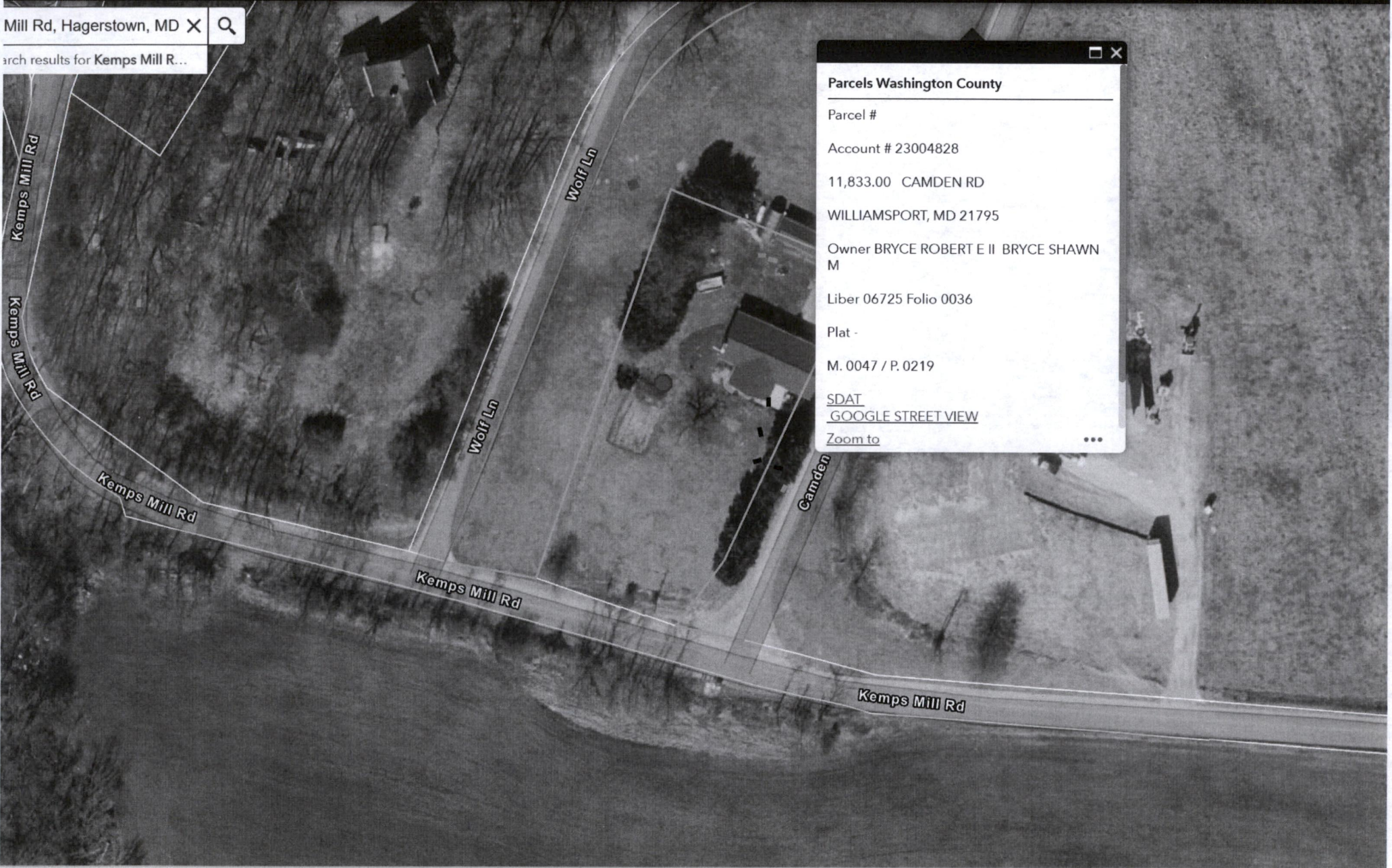


Search





Mill Rd, Hagerstown, MD X Q  
Search results for Kemps Mill R...



Parcel #

Account # 23004828

11,833.00 CAMDEN RD

WILLIAMSPORT, MD 21795

Owner BRYCE ROBERT E II BRYCE SHAWN M

Liber 06725 Folio 0036

Plat -

M. 0047 / P. 0219

[SDAT](#)

[GOOGLE STREET VIEW](#)

[Zoom to](#)