



City of Hagerstown, Maryland  
Committed to Safety  
Dedicated to Partnership and Progress

# **HAGERSTOWN BOARD OF ZONING APPEALS**

**October 20, 2021 – 7 p.m. – Council Chamber – 2<sup>nd</sup> Floor, City Hall**

## **AGENDA**

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**Visitors to City Hall are required to wear masks and practice social distancing.**

**Call to Order.**

**Applications Filed for August Hearing:**

**Case No. Z-2021-11.**

To hear an application made by Joan Bowers, trading as Antietam Wealth Management, for a change of a nonconforming use from a medical office with second floor apartment to a financial services and business office for the property known as 1459 Potomac Avenue, located in the R-MOD (Residential – Moderate Density) Zoning District. The Zoning Ordinance requires that a property owner who desires to change a nonconforming use to another use not permitted in the zoning district shall obtain approval of the change from the Board through the special exception process.

**Deliberations.**

**Adjourn.**

**NOTICE:**

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. 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 the City Clerk at 301.739.8577, ext. 113, or ADD 301.797.6617. **All meetings are recorded and posted on YouTube.**

# PCAD

City of Hagerstown  
is inviting you to a scheduled Zoom  
meeting.

## Board of Zoning Appeals

October 20, 2021

*Join Zoom Meeting*

### **Join by Computer or Smartphone**

Meeting ID: 850 9575 0578

Passcode: d!D=8&

### **Join by Phone**

+1 301 715 8592 US (Washington DC)

Meeting ID: 850 9575 0578

Passcode: 946523

# HAGERSTOWN BOARD OF ZONING APPEALS

## STAFF REPORT

**CASE NUMBER:** Z-2021-11 **HEARING DATE:** October 20, 2021

**APPLICANT:** Joan Bowers **ZONING:** RMOD (Residential-Moderate Density)  
t/a Antietam Wealth Management, LLC

**SITE LOCATION:** 1459 Potomac Avenue

**REQUEST:** *Special exception for a change of a nonconforming use from a medical office with second floor apartment to a financial services and business office using the whole building.*

**DEADLINE FOR WRITTEN DECISION:** **December 4, 2021**

### STAFF REPORT (Staff comments in bold italics):

Standards for Evaluating Requests to Expand or Change a Nonconforming Use (Article 4, Section M.5 – Change and Expansion of Nonconforming Use) – Standards for review of proposed change or expansion of nonconforming uses are evaluated using the general criteria for special exceptions:

- (a) No special exception shall be approved by the Board of Zoning Appeals until and unless the Board, in its written order finds that the application complies with the following criteria:
  - (1) **Complete Application and Documentation.** A written application for a special exception is submitted by a person or persons with a financial, contractual, or proprietary interest in the property indicating the section of this ordinance under which the special exception is sought, stating the grounds on which it is requested, and including a concept plan of the proposed use which outlines the specific characteristics of the intended use on that site. *An application has been filed by the owners of the property.*
  - (2) **Authority to Grant Special Exception and General Standards.** The Board of Zoning Appeals shall make a finding that it is empowered under the section of this ordinance described in the application to grant the special exception and that the granting of the special exception will not materially or adversely affect the adjoining and surrounding properties, if: (a) the characteristics of the use and its operation on the property in question as proposed in the application or concept plan will not create any greater adverse impact than the operation of such a use on any other property with the same zoning, and (b) the proposed activity will comply with all conditions and requirements set forth for the specific use in that zoning district. In making this determination, the Board shall consider, among other things, the impact of the proposed use on neighborhood parking and traffic and whether any proposed activities will create adverse visual, dust, odor, smoke, gas, noise, or similar impact for surrounding properties.
  - (3) **Conditions of Approval.** In granting any special exception, the Board of Zoning Appeals may prescribe any special conditions in addition to those specified in the Ordinance which it feels are necessary to carry out the intent of this Ordinance and address the issues identified in (b), [2] above, so that protection of adjacent properties, the neighborhood as a whole, and the public interest are ensured.

**Staff Report**  
**Case No. Z-2021-11**

Violation of such conditions and safeguards when made a part of terms under which the special exception is granted shall be deemed a violation of this ordinance and punishable under Article 8, Section B of this code.

- (4) **Limited to Use Proposed by the Board.** No use or activity permitted by a special exception shall be enlarged or extended beyond the limits authorized in the grant of special exception without approval of the Board. *See No. 1 above.*
  
- (5) **Change of Special Exception Use.** Changes from one special exception use to another use permitted by special exception shall require approval by the Board. *The applicants would like to change the nonconforming dental office and student mentoring agency to a computer and cell phone repair business. The standard set forth in the ordinance is that the new use is less objectionable to the surrounding area due to impacts. The Board will need to review the materials submitted with the applicant which describe the nature of the proposed use to verify that what is proposed is less objectionable to the surrounding area than the existing medical office use.*

**Conditions of Approval.** The Board may prescribe appropriate and specific conditions and safeguards, including location, construction, maintenance, and operation in conformity with this Ordinance. Violation of such conditions and safeguards, when made a part of the terms under which a variance is granted, shall be a violation of this Ordinance. *No Comment.*

**Use Variances Prohibited.** Under no circumstances shall the Board of Zoning Appeals grant a variance to allow a use not permissible under the terms of this Ordinance in the zone involved or any use expressly or by implication prohibited by the terms of this Ordinance in such zone. *Not Applicable.*

**Recommendations Submitted by Boards, Commissions, and City Departments (Article 4, Section U.6) (Pg. 4-95):**

- |    |                               |   |
|----|-------------------------------|---|
| 1. | Planning Commission:          | <i>No comment.</i>                              |
| 2. | Historic District Commission: | <i>Not Applicable.</i>                          |
| 3. | Board of Traffic and Parking: | <i>Report not received in time for mailing.</i> |
| 4. | Other                         | <i>Not Applicable.</i>                          |

**Other Considerations:**

- Applicant applied for and received a Confirmation of a Nonconforming Use for a medical office with second floor apartment from the Zoning Administrator in 2018 in case NCU-2018-01. Therefore, the Board need not confirm the existence of the existing nonconformity. The nonconformity did not lapse for the requisite two-year period since 2018.



# CITY OF HAGERSTOWN, MARYLAND

Planning and Code Administration Department

## BOARD OF ZONING APPEALS - NONCONFORMING USE APPLICATION

### Submittal Requirements:

- Original Application with original signatures and 9 copies
- 10 copies of all site drawings and any additional supporting documentation
- Filing fee (please consult [current fee schedule](#))

Case No. Z - 2011-11  
Office Use Only

Location of Property: 1459 Potomac Ave Hagerstown, MD 21742  
(Please include street address, if known)

Size of Property (acres/square feet): 0.62 AC and 2351 Square feet building

Applicant's Interest in Property:  
 Owner (including joint ownership)     Other (describe your interest in the property on the lines below and provide the name, address, and telephone number of the owner. **Attach written authorization from the owner of the property that they consent to this appeal, or have them sign this application form as a co-applicant.**

Applicant's Name: Joan Bowers

Trading As (if applicable): Antretam Wealth Management    Email: joan.bowers@raymondjames.com

Mailing Address: 1459 Potomac Ave

Daytime Telephone: 240-707-6610    Fax: 240-707-6611

Attorney (legal counsel is not required, but if an attorney will represent you, please complete this section):

Name of Attorney: \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

| This Chart for Staff Use Only | Munis #:                      |                   |
|-------------------------------|-------------------------------|-------------------|
|                               | Date Accepted for Processing: | Drawing Attached: |
| Zoning District:              | Posting Deadline:             |                   |
| Assigned Hearing Date:        | Opinion Due:                  |                   |

**Nonconforming Use Request:**

The undersigned hereby applies to the Board of Zoning Appeals for consideration of the nonconforming use status of the subject property, pursuant to Section M of the Zoning Ordinance (Article 4 of the Land Management Code). The following is requested (check all that apply):

- Confirmation (complete Sections 1, 2, 5 and 6 below)
- Enlargement by up to 35% (complete Sections 1, 2, 3, and 5 below)
- Change of Use (complete Sections 1, 4 and 5 below)

**1. Description of Existing Use (and Proposed Expansion or New Use when applicable):**

Please provide answers to the following questions. Be as thorough as possible. Attach additional sheets if necessary.

- A. Present or most recent use of the subject property, including square footage of building area and/or land area used for the nonconforming use, number of units, etc.:

See Attached

- B. Has the Zoning Administrator previously confirmed the existence of this use as nonconforming? yes  
If yes, provide documentation, if available.

- C. Has this claimed nonconforming use been reviewed by the Board of Zoning Appeals in the past for confirmation, enlargement, or change of nonconforming use? yes  
If yes, please provide Board of Zoning Appeals case number(s). If no, write "None." NCU-2018-1

**2. Request to the Board to Confirm a Nonconforming Use (and Proposed Expansion or New Use when applicable):**

- A. What is the date that this use became nonconforming? Please enter the date of the adoption of the Zoning Ordinance (March 3, 1977) or a subsequent amendment to the Zoning Map or Ordinance that caused the use of this property to become nonconforming.

- B. If the use is not currently operating, what was the date that the use ceased? Provide the specific date, or if not known, provide your best estimate.

**3. Expansion of a Nonconforming Use by up to 35%:**

Do you propose to expand, enlarge, or extend the existing use? If yes, describe in detail the nature and extent of the enlargement. If your application does not involve enlarging an existing nonconforming use, please move to the next question.

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**4. Change of Nonconforming Use:**

If this proposal involves changing the use of the property to another nonconforming use, please provide a description of the operation of the proposed use, including where applicable: types of activities; hours of operation; number of employees, occupants, and customers; quantity and types of vehicles and trips to be generated to and from the site, etc. Providing a drawing showing how the property would be use is recommended (i.e., use of buildings, parking, outdoor areas, etc.).

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*See Attached*

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**5. Exhibit Showing Extent of Nonconforming Use and Proposed Expansions or New Uses (when applicable):**

Please provide a drawing showing:

- Extent of buildings and land uses that are part of the nonconforming use;
- Proposed expansions of the nonconforming use, if applicable; and
- Proposed configuration and use of the site if the proposal is to change the nonconforming use to a different use.

The drawing need not be completed by a surveyor or engineer but should be accurate enough to allow the viewer to be able to clearly understand the location of existing and proposed buildings and uses on the property.

**6. Documentation of the Nonconforming Use:**

In addition to the drawing in #5 above, if this application includes a request to confirm the existence of a nonconforming use, the applicant will need to provide evidence documenting the existence of the nonconforming use. Anything that lends documentation to an application case is viable; however, you are strongly advised to provide the testimony of neighbors and past property owners in person (i.e., the person must appear at the hearing and testify themselves). The Board has discounted testimony provided through letter or affidavit because the person is not there to answer questions or be cross examined by those who may oppose your application.

The following are examples of evidence:

- Business records or historic city directories identifying the use (or number of dwelling units) at that location.
- Old photographs.
- Historic property, insurance, land use maps, surveys, government records or deeds that may identify the use.
- Direct testimony from witnesses who have direct knowledge that the use predates the date it became nonconforming and has not ceased for a period of two (2) years or more. This may include former property owners or tenants of the property, neighbors of the property or other persons with direct knowledge of the history of the site. Secondhand accounts of persons deceased or otherwise no longer available may be accepted at the discretion of the Board of Zoning Appeals.
- Any other materials that are pertinent to documenting the use on the property.

Attached to this application is a sample drawing for you to use as an example and guide in preparing a drawing for your application.

**Additional Materials, Fees, Posting, and Advertising:**

A. If desired, supplemental pages may be attached to this application.

This original application form and nine (9) copies of the application must be submitted. If the applicant desires to submit additional materials, pages, etc., ten (10) copies are required. However, additional copies of original photographs and large graphic exhibits are not required. Single copies of original photographs and large graphic exhibits are sufficient. Please do not mount large exhibits to foam core or other rigid backing, as the exhibit can be damaged when removed for placement in the file.

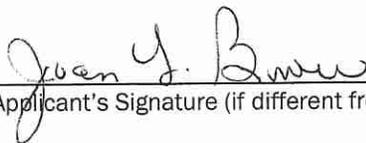
B. The undersigned agrees to properly post the property at least ten (10) days immediately prior to the hearing and maintain the poster(s) during the period the property is required to be posted. Failure to comply with this requirement will delay the Board hearing the case.

C. The undersigned agrees to pay all costs in accordance with the current fee schedule adopted by the Mayor and City Council. Checks are to be made payable to the "City of Hagerstown."

**Signatures**

The undersigned hereby affirms that all of the statements and information contained in, or filed with, this petition are true and correct. The undersigned has read the instructions on this form, filing herewith all of the required accompanying information.

\_\_\_\_\_  
Attorney's Signature (if applicable)

  
\_\_\_\_\_  
Applicant's Signature (if different from owner)

\_\_\_\_\_  
Property Owner's Signature (if other than applicant)

## 1. Description of Existing Use (and Proposed Expansion or New Use when applicable):

- A. Magnolia Counseling was a treatment facility offering individual, group and family, drug and crisis counseling for juveniles aged 6-18 years old. The facility offered four treatment offices, a group therapy room on 1<sup>st</sup> floor with a reception area. On second floor was comprised of two bedrooms, a living room and kitchen for overnight crisis interventions. Mr. Price, the previous owner was known to offer a safe place between school, juvenile detention, and adult invention. Mr. Price offered daily appointments and crisis interventions 24/7. Mr. Price was proud of his work with the Hagerstown gang MS13 and told us this would be our security system when we purchased the building. Group therapy for at risk teens were offered four evenings a week from 4-8pm Monday through Thursday.

## 4. Changes of Nonconforming Use:

Antietam Wealth Management has offered financial services in Washington County for five years and broker Joan Bowers the owner has been an advisor for 22 years in Washington County. The new use of the 1459 Potomac Ave will be financial services, four fulltime employees, two are financial advisors and two support staff. There is a possibility we will be adding two additional staff members in the future. The hours of operation are Monday, Wednesday & Thursday 8:30 am – 4:30 pm, Tuesday 8:30am – 7:00pm for late appointments. Friday's hours are 8:30am – 4pm. The traffic would greatly be reduced with less staff and no more than two clients in the building at any given time. The clients are predominately older with average age being 70 and older and prefer daylight hours of operation. The building will be vacant during holidays, weekends and will operate under the banking and stock market calendar. The current clients are middle class Americans who have worked hard to expand wealth for their families. The new business will not have traffic in and out during the night as we do not offer crisis intervention and will not reside on premise.

## 5. Exhibit Showing Extent of Nonconforming Use and Proposed Expansions or New Uses (when applicable)

No changes to the building.

**ARTICLES OF ORGANIZATION**

**OF**

**MAGNOLIA COUNSELING SERVICES, LLC**

**THESE ARTICLES OF ORGANIZATION** (hereinafter referred to as the "Articles") are made this 1st day of January, 2017, by Brian M. Kurtyka.

Explanatory Statement

Brian M. Kurtyka desires to organize a limited liability company pursuant to the provisions of the Maryland Limited Liability Company Act (Title 4A of the Corporations and Associations Article of the Annotated Code of Maryland) (hereinafter referred to as the "Act"), hereby forms a limited liability company for the purposes and on the terms and conditions hereinafter set forth, and hereby certifies to the Maryland State Department of Assessments and Taxation as follows:

1. The name of the company shall be "Magnolia Counseling Services, LLC" (the "Company").
2. The latest date upon which the Company shall be dissolved and its affairs wound-up is December 31, 2117.
3. The purposes for which the Company is formed are as follows:
  - a. To provide counseling services that help clients develop strategies for managing life's stressors and behavioral health conditions, to conduct business activities related thereto, and to engage in any other lawful purpose and/or business;
  - b. To have and exercise all powers now or hereafter conferred by the laws of the State of Maryland on limited liability companies performed pursuant to the Act; and
  - c. To do any and all things necessary, convenient or incidental to the foregoing.

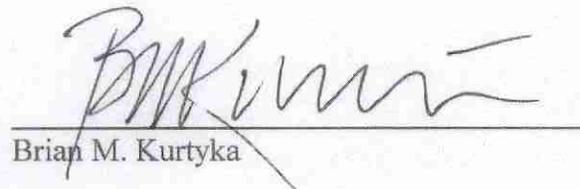
4. The address of the principal office of the Company is 33 W. Franklin Street, Suite 202, Hagerstown, Maryland 21740. The name and address of the Resident Agent of the Company is Brian M. Kurtyka, 33 W. Franklin Street, Suite 202, Hagerstown, Maryland 21740.

5. The relations of the members and the affairs of the Company shall be governed by the Act, as well as a written operating agreement which may be amended from time-to-time as set forth therein.

6. As permitted in Section 4A-401(a)(3) of the Act, the authority of members to act for the Company solely by virtue of their being members is limited and is as set forth in the Operating Agreement of the Company.

**IN WITNESS WHEREOF**, the undersigned has executed these Articles of Organization and acknowledged them to be his act.

  
Witness

 (SEAL)  
Brian M. Kurtyka

**ACKNOWLEDGMENT OF RESIDENT AGENT**

I, Brian M. Kurtyka, hereby give my consent to act as Resident Agent for the limited liability company known as Magnolia Counseling Services, LLC.

  
Witness

  
Brian M. Kurtyka

# CORPORATE CHARTER APPROVAL SHEET

**\*\* KEEP WITH DOCUMENT \*\***

DOCUMENT CODE 80 BUSINESS CODE \_\_\_\_\_

# W17695354

Close \_\_\_\_\_ Stock \_\_\_\_\_ Nonstock \_\_\_\_\_

P.A. \_\_\_\_\_ Religious \_\_\_\_\_

Merging (Transferor) \_\_\_\_\_

Surviving (Transferee) \_\_\_\_\_



ID # W17695354 ACK # 1000362011426444  
PAGES: 0002  
MAGNOLIA COUNSELING SERVICES, LLC

06/20/2018 AT 02:35 P WO # 0004874665

New Name \_\_\_\_\_

### FEES REMITTED

Base Fee: \$25  
Org. & Cap. Fee: \_\_\_\_\_  
Expedite Fee: \_\_\_\_\_  
Penalty: \_\_\_\_\_  
State Recordation Tax: \_\_\_\_\_  
State Transfer Tax: \_\_\_\_\_  
Certified Copies \_\_\_\_\_  
Copy Fee: \_\_\_\_\_  
Certificates \_\_\_\_\_  
Certificate of Status Fee: \_\_\_\_\_  
Personal Property Filings: \_\_\_\_\_  
Mail Processing Fee: \_\_\_\_\_  
Other: \_\_\_\_\_

TOTAL FEES: \$25

Change of Name  
 Change of Principal Office  
 Change of Resident Agent  
 Change of Resident Agent Address  
Resignation of Resident Agent  
Designation of Resident Agent  
and Resident Agent's Address  
Change of Business Code  
Adoption of Assumed Name  
Other Change(s)

Credit Card \_\_\_\_\_ Check \_\_\_\_\_ Cash \_\_\_\_\_

Documents on \_\_\_\_\_ Checks

Approved By: 43

Keyed By: \_\_\_\_\_

COMMENT(S):

Code \_\_\_\_\_

Attention: \_\_\_\_\_

Mail Name and Address

WILLIAM C. WANTZ  
123 W WASHINGTON ST  
HAGERSTOWN MD 21740-4775

Stamp Work Order and Customer Number HERE

CUST ID: 0003658088  
WORK ORDER: 0004874665  
DATE: 06-20-2018 02:35 PM  
AMT. PAID: \$25.00

**RESOLUTION TO CHANGE PRINCIPAL OFFICE OR RESIDENT AGENT**

The directors/stockholders/general partner/authorized person of

Magnolia Counseling Services, LLC

(Name of Entity)

organized under the laws of Maryland passed the following resolution

(State)

(Check applicable boxes)

**The principal office is changed from: (old address)**

33 W Franklin Street, Ste 202, Hagerstown MD 21740

**to: (new address)**

1459 Potomac Avenue, Hagerstown MD 21742

**The name and address of the resident agent is changed from:**

Brian M Kurtyka, 33 W Franklin Street, Ste 202, Hagerstown MD 21740

**to:**

Martin Price, 1459 Potomac Avenue, Hagerstown MD 21742

I certify under penalties of perjury the foregoing is true

Signed



Secretary or Assistant Secretary  
General Partner  
Authorized Person

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

Signed



Resident Agent

CUST ID: 0003658088  
WORK ORDER: 0004874665  
DATE: 06-20-2018 02:35 PM  
AMT. PAID: \$25.00

7. **Change of Nonconforming Use to Another Use.** A nonconforming use may be changed to another use not permitted by right or special exception in the district in which the property is located if the applicant shows that the proposed change will have less objectionable external effects than the existing nonconforming use with respect to traffic generation and congestion, including truck, passenger car and pedestrian traffic; noise, smoke, dust, fumes, vapors, gases, heat, odor, glare or vibration; storage and waste disposal; and appearance. Such a change is termed a special exception, requiring the approval of the Board of Zoning Appeals. The Board of Zoning Appeals is prohibited from changing a nonconforming use to any of the following uses:

## Magnolia Counseling Services

## Financial Counselor

|  |    |  |
|--|----|--|
| 5 - Mental Health Crisis Counselors<br>4 - Support Staff | Vs | 2 - Professional Financial Advisors<br>2 - Support Staff |
|--|----|--|

|   |    |  |
|---|----|--|
| Hours of Operation:<br>Monday - Friday 8:00am - 8:00pm<br>Weekends by Appointment<br>Crisis 24/7 days per week<br>After school group therapy Monday - Thursday 4pm - 8 pm | Vs | Hours of Operation:<br>Monday, Wednesday & Thursday 8:30am - 4:00pm<br>Tuesday 8:30am - 7pm<br>Friday 8:30am - 4pm<br>Closed Weekends and Holidays |
|---|----|--|

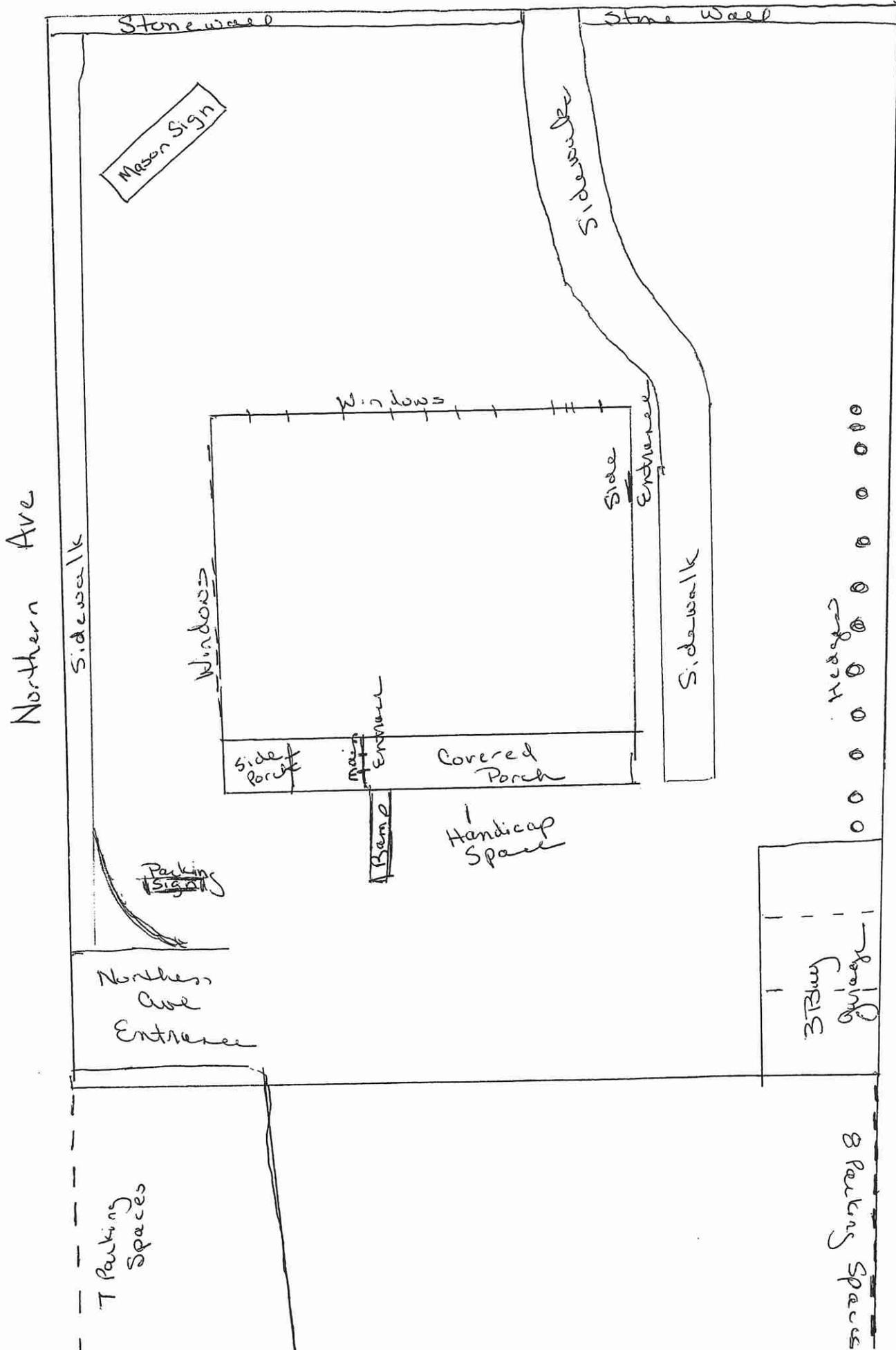
|  |    |                |
|--|----|----------------|
| Entire building used as counseling and crisis short term residential space | Vs | Zero occupancy |
|--|----|----------------|

|                                      |    |                |
|--------------------------------------|----|----------------|
| Outdoor space used for group therapy | Vs | No outdoor use |
|--------------------------------------|----|----------------|

|  |    |   |
|--|----|---|
| Weekly appointments with clients more in and out traffic due to face to face counseling. Others were coming and going due to previous owner living here. Crisis management dealing with police, schools and health department. | Vs | Less traffic since appointments are Bi Annually or Annually |
|--|----|---|

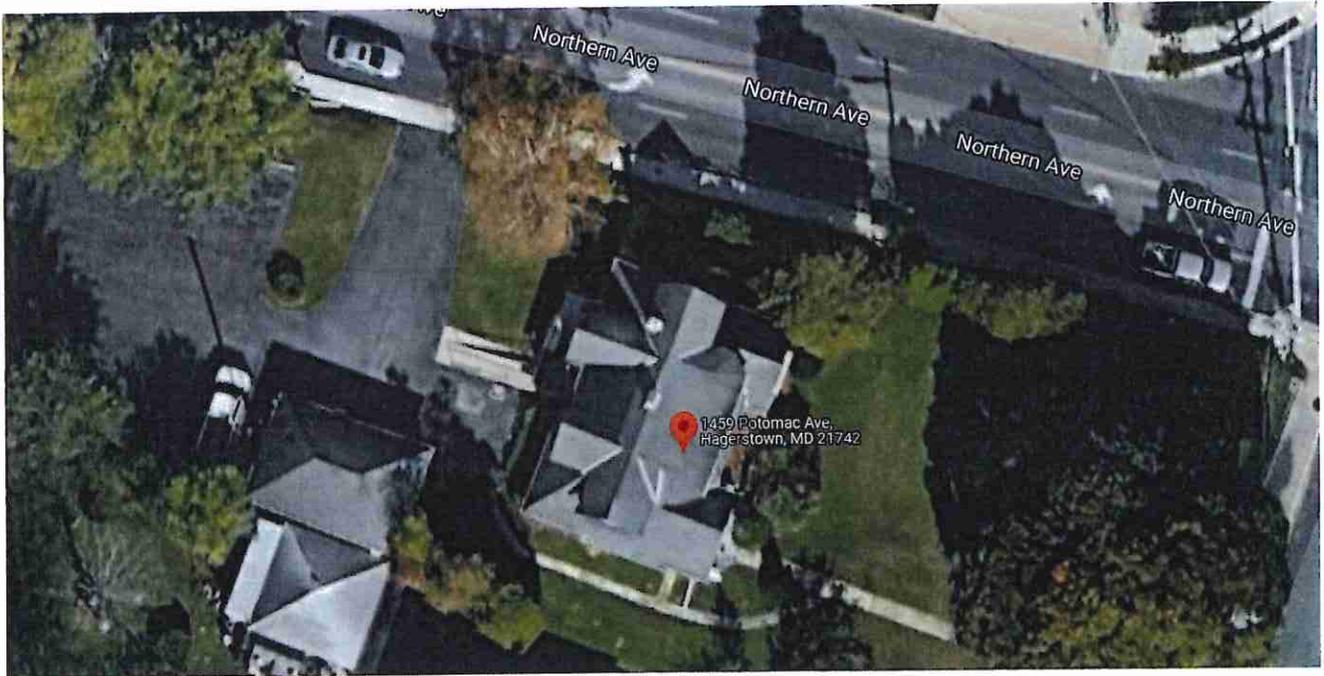
|  |    |                                |
|--|----|--------------------------------|
| Average clients were 10 - 18 years old<br>Juvenile working through issues with school, family, substance abuse or criminal behaviors | Vs | Average client is 72 years old |
|--|----|--------------------------------|

1459 Potomac Ave





Appearance from Street



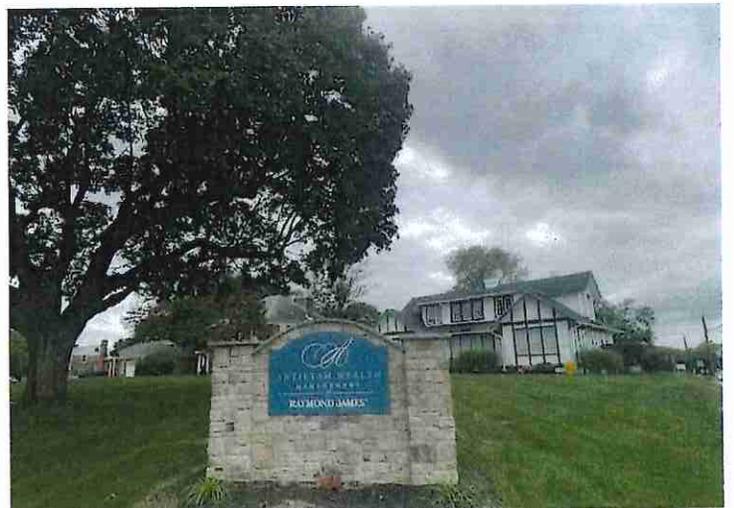
Satellite view



Current  
Appearance



Hedge line  
Between  
Neighbors  
(View)



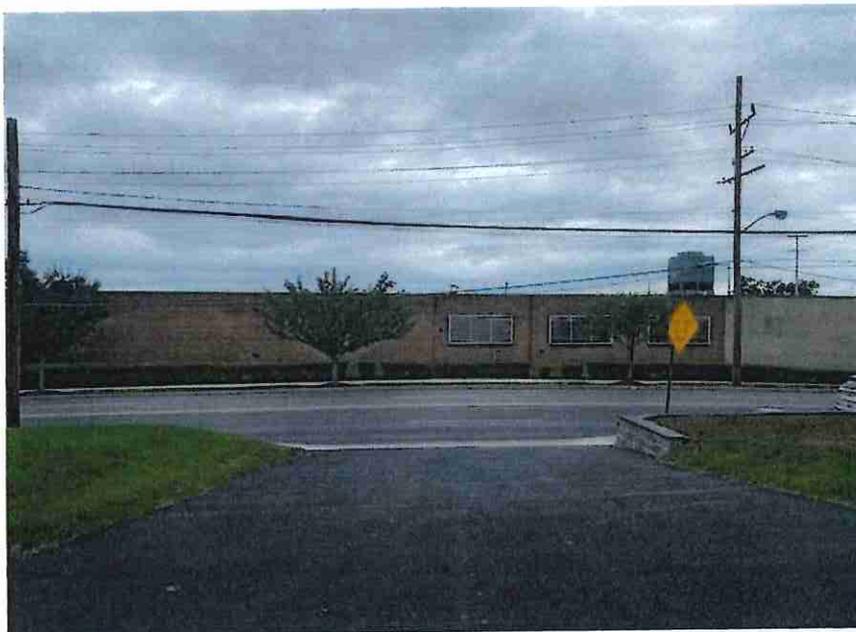
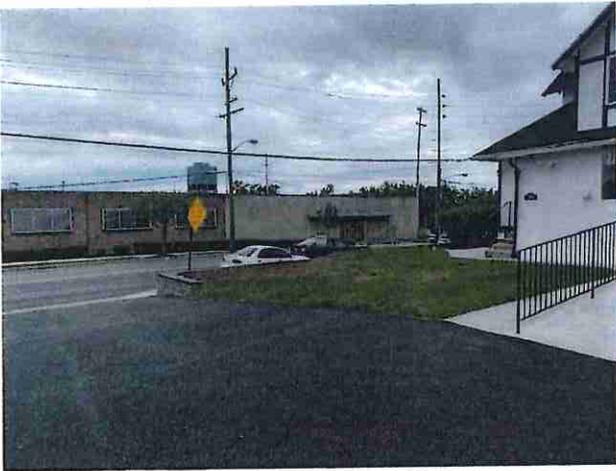
Street View with Signage

# Enhancement to Building

1. Improved site distance from driveway on Northern Ave side of building by excavating hill and adding a retaining wall.
2. Planted screening vegetation between neighbors & parking lot.
3. Removed old shed that was an eye sore to the property and neighborhood.



Hill knocked down to improve site line for leaving Parking lot





Shed removed to improve look of facility.

Tree was removed before we moved in we excavated to improve site line Northern Avenue

| Event | Event Location               | Date   | Time | Area  | Situation  | Report No |
|-------|------------------------------|--------|------|-------|------------|-----------|
| P048  | 1400 BLK POTOMAC AVE         | 041919 | 1030 | 09012 | Traffic St | 19002314  |
| P045  | 1400 BLK POTOMAC AVE         | 072019 | 0916 | 09012 | Traffic St |           |
| P057  | 1400 BLK POTOMAC AVE         | 072619 | 1000 | 09012 | Traffic St |           |
| P081  | 1459 POTOMAC AVE             | 080619 | 1202 | 09012 | Theft Repo | 19004826  |
| P101  | 1400 BLK POTOMAC AVE         | 092619 | 1424 | 09012 | Accident - |           |
| P122  | 1400 BLK POTOMAC AVE         | 100219 | 1450 | 09012 | Traffic St |           |
| P048  | 1459 POTOMAC AVE             | 111419 | 1029 | 09012 | Fraud / Ba | 19006961  |
| E061  | 1459 POTOMAC AVE, ROBERT BRU | 120519 | 1835 | 32310 | BREATHING  | 1928204   |
| P036  | 1400 BLK POTOMAC AVE         | 122919 | 0915 | 09012 | Traffic St |           |

2019

Mr. Price started seeing clients in 6/2019  
at 1459 Potomac Ave, from tax filing  
and Resolution date on Maryland gov site

See Attachment

| Event | Event Location       | Date   | Time | Area  | Situation    | Report No |
|-------|----------------------|--------|------|-------|--------------|-----------|
| P160  | 1400 BLK POTOMAC AVE | 071020 | 1742 | 09012 | Undesirabl   |           |
| P034  | 1400 BLK POTOMAC AVE | 111020 | 0849 | 09012 | Traffic St   |           |
| P139  | 1400 BLK POTOMAC AVE | 022521 | 1547 | 09012 | Check Well * |           |
| P088  | 1400 BLK POTOMAC AVE | 032721 | 1307 | 09012 | Accident -   |           |

2020-2021