IN RE: PETITION FOR ADMIN. VARIANCE

N/E end Westcroft Court approximately 900'

NE of Western Run Road

8th Election District

3rd Councilmanic District

(9 Westcroft Court)

BEFORE THE

DEPUTY ZONING COMMISSIONER

OF BALTIMORE COUNTY

CASE NO. 02-572-A

Angela F. & William D. Class, III

Petitioners

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Angela F. and William D. Class, III. The variance request is for property located at 9 Westcroft Court in the Hunt Valley area of Baltimore County. The variance request is from Section 1A03.4B.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 38 ft. in lieu of the required 50 ft. for an addition and to amend the Final Development Plan for "Lambourne Downs", Lot #3. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

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

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

AND FOR FILING

Jage C

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 18th day of July, 2002, that a variance from Section 1A03.4B.4 of the B.C.Z.R., to permit a side yard setback of 38 ft. in lieu of the required 50 ft. for an addition and to amend the Final Development Plan for "Lambourne Downs", Lot #3, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

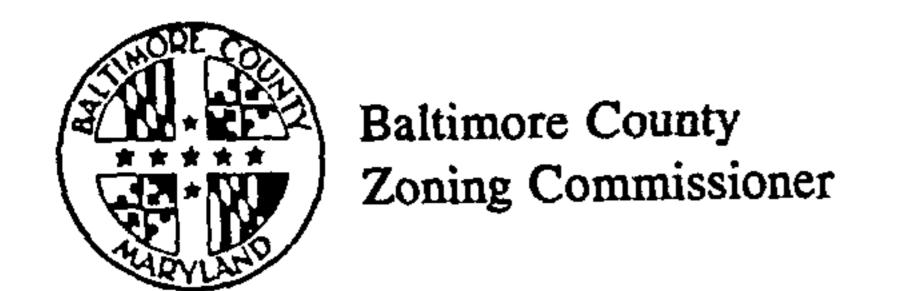
TIMOTHY M. KOTROCO

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

TMK:raj

Date Served FOR FILING By All Operators



Suite 405, County Courts Bldg. 401 Bosley Avenue Towson, Maryland 21204 410-887-4386

Fax: 410-887-3468

July 18, 2002

Mr. & Mrs. William D. Class, III 9 Westcroft Court Hunt Valley, Maryland 21030

> Re: Petition for Administrative Variance Case No. 02-572-A Property: 9 Westcroft Court

Dear Mr. & Mrs. Class:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

Muthy 160troco

Timothy M. Kotroco

Deputy Zoning Commissioner

TMK:raj Enclosure

c: McKee & Associates, Inc. 5 Shawan Road, Suite 1 Cockeysville, MD 21030



Petition for Administrative Variance

for the property located at ____

to the Zoning Commissioner of Baltimore County

#9 Westcroft Court

is the subject of this Petition. Legal Owner(s): Name - Type or Print Name - Type or			which is presently zonedRC-4
OF FEET FOR AN ADDITION AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR "LAM BOURNE DOWNS", LOT 3. of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the baltimore petition form. Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser/Lessee: Legal Owner(s): Name - Type or Print Signature Address Telephone No. Telephone No. Telephone No. Telephone No. Representative to be Contacted: Name - Type or Print Signature Address Telephone No.	This Petition shall be filed with the owner(s) of the property situate in Bamade a part hereof, hereby petition for	Department of Permit Itimore County and which or a Variance from Section.	ts and Development Management. The undersigned, leg th is described in the description and plat attached hereto at on(s)1AOS 4B.4.(めにまなっ1981)
OF HEET FOR AN ADDITION AND TO AMEND THE FINAL DEVELOPMENT PLAN FOR "LAM GOURNE DOWNS", LOT 3. of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the balt of this petition form. Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser/Lessee: Legal Owner(s): Name - Type or Print Signature Address Telephone No. Telephone No. Telephone No. Representative to be Contacted: McKee & Associates, Inc. Name Signature Telephone No.	TO PERMIT A SIDE YA	IRD SETBACK OI	F 38 FEET IN LIFU OF THE REQUIRED
PLAN FOR "LAMBOURNE DOWNS", LOT 3. of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the baltimore form. Property is to be posted and advertised as prescribed by the zoning regulations. Lor we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County. If we do solemnly declare and affirm, under the penalties of perjury, that lower are the legal owner(s) of the property which is the subtribute. Contract Purchaser/Lessee: Legal Owner(s): Name Type or Print Signature Signature Address Telephone No. Address Telephone No. Telephone No. Representative to be Contacted: McKee & Associates, Inc. Name Synatics Telephone No. Telephone No. Address Telephone No.	50 FEET FOR AN ADDIT	TION AND TO AL	MEND THE FINAL DEVELOPMENT
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I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser/Lessee: Legal Owner(s):	 or we, agree to pay expenses of above 	Variance, advertising, pos	sting, etc. and further agree to and are to be bounded by the zonic
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Address Telephone No.	Name - Type or Print		
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Signature Signature Signature Signature Signature Signature Signature Signature Address Representative to be Contacted: McKee & Associates, Inc. Name 5 Shawan Road, Suite 1 (410) 527-1555 Address Telephone No. Address Telephone No. City Address Cockeysville, MD 21030 Telephone No.	Address		Hngela F. Class
Attorney For Petitioner: Name - Type or Print Signature Address Representative to be Contacted: McKee & Associates, Inc. Name 5 Shawan Road, Suite 1 (410) 527-1555 Address Telephone No. Address Telephone No. Address Cockeysville, MD 21030 Telephone No.	, , , , , , , , , , , , , , , , , , ,	i elepnone No.	
Address Telephone No.	_	Zip Code	Signature
Name - Type or Print City State Representative to be Contacted: McKee & Associates, Inc. Name 5 Shawan Road, Suite 1 (410) 527-1555 Address Telephone No. Address Cockeysville, MD 21030 Telephone No.	Attorney For Petitioner:		Address Teléphone N
Representative to be Contacted: McKee & Associates, Inc. Name 5 Shawan Road, Suite 1 (410) 527-1555 Address Cockeysville, MD 21030 Telephone No.		· 	
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Cockeysville, MD 21030			
State Zip Code City State Zip Code	ddress	Telephone No.	Address Cockeysville, MD 21030
	State	Zip Code	City State Zip Code
	egulations of Baltimore County and that the pro	perty be reposted.	is petition be set for a public hearing, advertised, as required by the zonii
that the subject matter of this petition be set for a public hearing, advertised, as required by the zonic equitations of Baltimore County and that the property be reposted.	31/304		- · · · · · · · · · · · · · · · · · · ·
that the subject matter of this petition be set for a public hearing, advertised, as required by the zoni regulations of Baltimore County and that the property be reposted.			
Zoning Commissioner of Baltimore County			
egulations of Baltimore County and that the property be reposted.	CASE NO. <u>02-572-A</u>	Revi	Zoning Commissioner of Baltimore County

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Afficiation decodes propositive recide of		9 Westcroft Cou	ct	
That the Affiant(s) does/do presently reside at	Address	Hunt Valley, MD	21030	
	City	<u> </u>	State	Zip Code
That based upon personal knowledge, the followariance at the above address (indicate hardshi	wing are to ip or pract	the facts upon whical difficulty):	nich I/we base the request for an	Administrative
 The addition of a garage addition The existing topography restricts The location of the septic system The house is existing and to move 	is necess the area restricts	ary due to the gavailable for the the area available	e garage addition. ble for the garage addition	
That the Affiant(s) acknowledge(s) that if a for advertising fee and may be required to provide a			ant(s) will be required to pay a	reposting and
Signature (Man) (Man)		Signature	Jugela Felas	<u> </u>
William D. Class III		Į.	ngela F. Class	<u>.</u>
Name - Type or Print		Name - Typ	e or Print	
STATE OF MARYLAND, COUNTY OF BALTING HEREBY CERTIFY, this day of sof Maryland, in and for the County aforesaid, pe	Μρ rsonally a	ppeared	before me, a Notary Pub	olic of the State
the Affiant(s) herein, personally known or satisfa	d Am actorily ide	nolo F.	uch Affiant(s).	
AS WITNESS my hand and Notarial Seal		Motary Public	Sandykr	
NO. OTAR		// My Commission E	1 / 11 1 1 1 1 T	

REV 10/25/01

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

9 Westcroft Court

REV 10/25/01

Address
Hunt Valley, MD 21030
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

- 1. The addition of a garage addition is necessary due to the growing needs of the family.
- 2. The existing topography restricts the area available for the garage addition.
- 3. The location of the septic system restricts the area available for the garage addition.
- 4. The house is existing and to move it would be practically difficult.

advertising fee and may be required to provide additional information.

Signature

William D. Class III

Argela F. Class

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this day of JUNC of Maryland, in and for the County aforesaid, personally appeared

The Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

My Commission Expires

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and



Petition for Administrative Variance

for the property located at _

to the Zoning Commissioner of Baltimore County

#9 Westcroft Court

RC-4

	which is presently zoned ^{RC-4}
This Petition shall be filed with the Department of I owner(s) of the property situate in Baltimore County and made a part hereof, hereby petition for a Variance from	Permits and Development Management. The undersigned, legal d which is described in the description and plat attached hereto and Section(s) 1AO3, HB. ㄐ (B.CモR-1981)
	K OF 38 FEET IN LIEU OF THE REQUIRED
	O AMEND THE FINAL DEVELOPMENT
PLAN FOR "LAMBOURNE DOWNS"	
of the zoning regulations of Baltimore County, to the zon of this petition form.	ning law of Baltimore County, for the reasons indicated on the back
Property is to be posted and advertised as prescribed by I, or we, agree to pay expenses of above Variance, advertising regulations and restrictions of Baltimore County adopted purs	on costing etc. and further scree to and are to be hounded by the apping
	I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.
Contract Purchaser/Lessee:	Legal Owner(s):
Name - Type or Print	Name - Type or Print
Signature	Signature Clar
Address Telephone No	
City State Zip Code	Signature Signature
Attorney For Petitioner:	Address Vesterost Ct (410)472401 Felephone No.
Name - Type or Print	_ State Zip Code
Signature	Representative to be Contacted:
	McKee & Associates, Inc.
Company	Name 5 Shawan Road, Suite 1 (410) 527-1555
Address Telephone No.	Address Cockeysville, MD 21030
City State Zip Code	City State Zip Code
A Public Hearing having been formally demanded and/or found this day of that the subject matteregulations of Baltimore County and that the property be reposted.	to be required, it is ordered by the Zoning Commissioner of Baltimore County, er of this petition be set for a public hearing, advertised, as required by the zoning
CASE NO. 02-572-A	Zoning Commissioner of Baltimore County Reviewed By DTHOMPSOV Date 4/9/02
REV 10/25/01	Estimated Posting Date

Engineering • Surveying • Environmental Planning
Real Estate Development

June 18, 2002

ZONING DESCRIPTION FOR #9 WESTCROFT COURT 8TH ELECTION DISTRICT 3RD COUNCILMANIC DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING at a point at the end of Westcroft Court, which is 50 feet wide at the distance of 930 feet, more or less, from the centerline of Western Run Road, which is 60 feet wide. BEING Lot 13, Plat 2, in the subdivision of Lambourne Downs as recorded in Baltimore County Plat Book, S.M. 58, folio 54, containing 4.4173 acres. ALSO KNOWN as #9 Westcroft Court and located in the 8th Election District, 3rd Councilmanic District.

DISTRIBUTION

AGENCY

SCHOOL TIME

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R'S VALIDATION

CERTIFICATE OF POSTING

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•	RE	Er Case No.:	02-572-A
		Petitioner/De	veloper: CLASS
•			
		Date of Hear	$\frac{1}{\log/\text{Closing}} = \frac{7}{16} \frac{16}{\theta} 2$
Baltimore County Department of Permits and Development Management County Office Building, Room . Ill West Chesapeake Avenue Towson, MD 21204			
Attention:	- •:-		
Gentlemen:			
This letter is to certify under the penaltic were posted conspicuously on the prope	es of perjury	that the necess	Sary sign(s) required by law VESTCROFT CT
The sign(s) were posted on	(Mo	7/1/02 nth, Day, Year)	· · · · · · · · · · · · · · · · · · ·
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CLASS

Phone #

7671

Post-It* Fax Note

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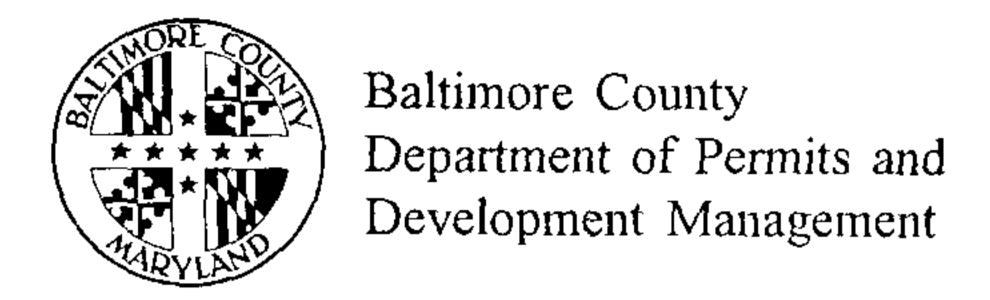
BALTIMORE COUNTRY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENTS AND DEVELOPMENT MANAGEMENT MANAGEMENT

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Address 4 WESTCROFT

Case Number 02- 572

Contact Person: Donna THOMPSON Planner, Please Print Your:Name	Phone Number: 410-887-3391
Filing Date: 6 9 02 Posting Date: 7/1/02	Closing Date: 17/16/02
Any contact made with this office regarding the status of the a through the contact person (planner) using the case number.	dministrative variance should be
1. POSTING/COST: The petitioner must use one of the sign poreverse side of this form) and the petitioner is responsible for reposting must be done only by one of the sign posters on this again responsible for all associated costs. The zoning neproperty on or before the posting date noted above. It should date.	or all printing/posting costs. Any se approved list and the petitioner of otice sign must be visible on the
2. <u>DEADLINE:</u> The closing date is the deadline for an occupant a formal request for a public hearing. Please understand request for a public hearing, the process is not complete on the	that even if there is no formal ne closing date.
ORDER: After the closing date, the file will be reviewed commissioner. He may: (a) grant the requested relief; (b) order that the matter be set in for a public hearing. You (typically within 7 to 10 days of the closing date) as to wheth denied, or will go to public hearing. The order will be mailed to	deny the requested relief; or (c) will receive written notification er the petition has been granted.
4. POSSIBLE PUBLIC HEARING AND REPOSTING: In cases (whether due to a neighbor's formal request or by order commissioner), notification will be forwarded to you. The changed giving notice of the hearing date, time and location posted, certification of this change and a photograph of the athis office.	of the zoning or deputy zoning sign on the property must be As when the sign was originally
(Detach Along Dotted Line)	
Petitioner: This Part of the Form is for the Sign Poster Only	·
USE THE ADMINISTRATIVE VARIANCE SIGI	NFORMAT
Case Number 02- 572 -A Address 9 WESTCROF	T CT.
Petitioner's Name WILLIAM D. YANGKLA F. CLASS	elephone 410-472-4017
Posting Date: -6 19 00 Closing Date:	
Nording for Sign: To Permit A SIDE YARD SETBACK OF !	D8 FEET IN LIEU OF THE
REQUIRED 50 FEET FOR AN ADDITION AND TO A	MEND THE FINAL
DEVELOPMENT PLAN FOR "LAMBOURNE DOWNS"-LOT	F
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Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

July 15, 2002

Mr. & Mrs. William D Class III 9 Westcroft Court Hunt Valley MD 21030

Dear Mr. & Mrs. Class:

RE: Case Number: 02-572-A, 9 Westcroft Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 19, 2002.

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

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

Very truly yours,

W. Carl Ruchards, Jr.

W. Carl Richards, Jr. GDZ Supervisor, Zoning Review

WCR: gdz

Enclosures

c: McKee & Associates Inc, 5 Shawan Road, Suite 1, Hunt Valley 21030 People's Counsel



Office of the Fire Marshal 700 East Joppa Road Towson, Maryland 21286-5500 410-887-4880

June 24,2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF June 24, 2002

Item No.: See Below

Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

563,564,566-569 (572)-574

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office

PHONE 887~4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Arnold Jablon

FROM:

Todd G. Taylor Tot

DATE:

August 7, 2002

SUBJECT:

Zoning Item 572

Address

9 West Croft Court

Zoning Advisory Committee Meeting of June 24, 2002

The septic tank must be at least 20 feet from the proposed addition.

Reviewer: Sue Farinetti

Date: August 1, 2002

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: August 20, 2002

Department of Permits & Development Mgmt.

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For July 1, 2002

Item No. 572

The Bureau of Development Plans Review has reviewed the subject zoning item.

The flood protection elevation for this site shall be determined by an engineer registered in the state of Maryland, in accordance with the requirements of the *Baltimore County Department Works Design Manual*.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot above the floodplain elevation in all construction.

In accordance with Bill No. 18-90, Section 26-276, filling within a floodplain is prohibited.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

Building shall be designed and anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with requirement of B.O.C.A. Inter. Building Code adopted by the county.

RWB:CEN:jrb

cc: File

BALTIM-ORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Arnold Jablon, Director

DATE: June 25, 2002

Department of Permits and Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

SUBJECT:

Zoning Advisory Petition(s): Case(s) 02-566 02-572, & 02-574

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:

Section Chief:

AFK/LL:MAC



Maryland Department of Transportation State Highway Administration

Parris N. Glendening Governor John D. Porcari Secretary

Parker F. Williams
Administrator

Date: 6.25.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE:

Baltimore County
Item No. 572

DT

Dear. Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

____ <u>H</u>

Kenneth A. McDonald Jr., Chief Engineering Access Permits Division





Gaylord Brooks Architectural Committee, Inc.

P.O. Box 400, 3312 Paper Mill Road, Phoenix, Maryland 21131 • 410-667-0800 • FAX 410-667-0078

April 16, 2002

Mr. David Sutphen
Southfen, Inc.
3025 Ayres Chapel Road
Whitehall, MD 21161

Re: Three-Car Garage Addition Lambourne Downs, Lot 13

Dear Mr. Sutphen,

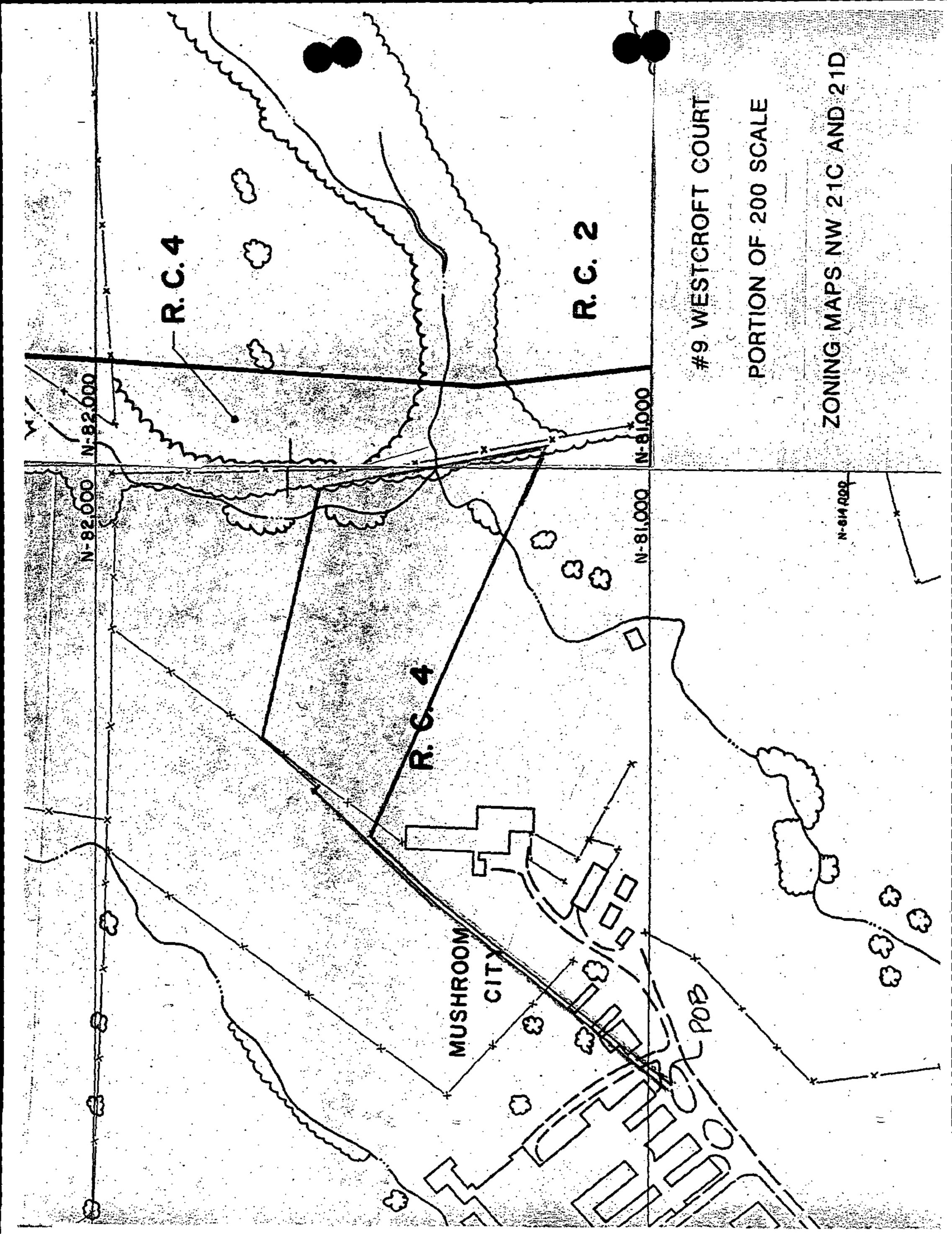
Please be advised that the plans, specifications and color scheme for the proposed three-car garage on the above referenced property have been approved by the Gaylord Brooks Architectural Committee, Inc.

Thank you for your cooperation in this matter and best wishes with the construction of the garage.

Very truly yours,

Thomas O. Moore, Sr.

TOMAL



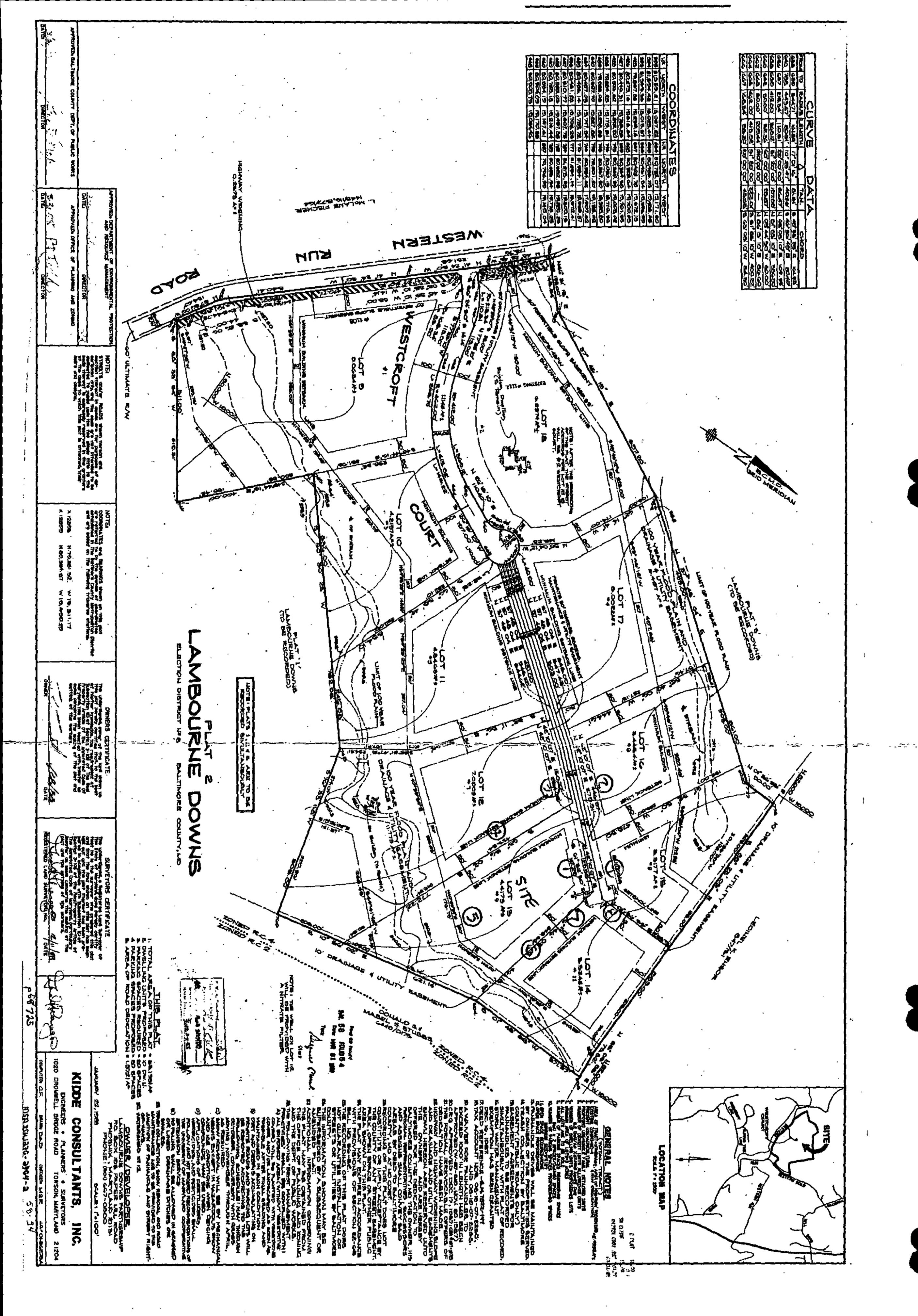


EXHIBIT TO ACCOMPANY SITE PHOTOGRAPHS

#9 WESTCROFT COURT



1. Front view of existing dwelling from panhandle drive.



2. Front of existing dwelling from driveway of Lot 16.



7. Side of existing dwelling where garage addition is proposed.



8. Front and side of existing dwelling taken from near T-turnaround in panhandle drive.



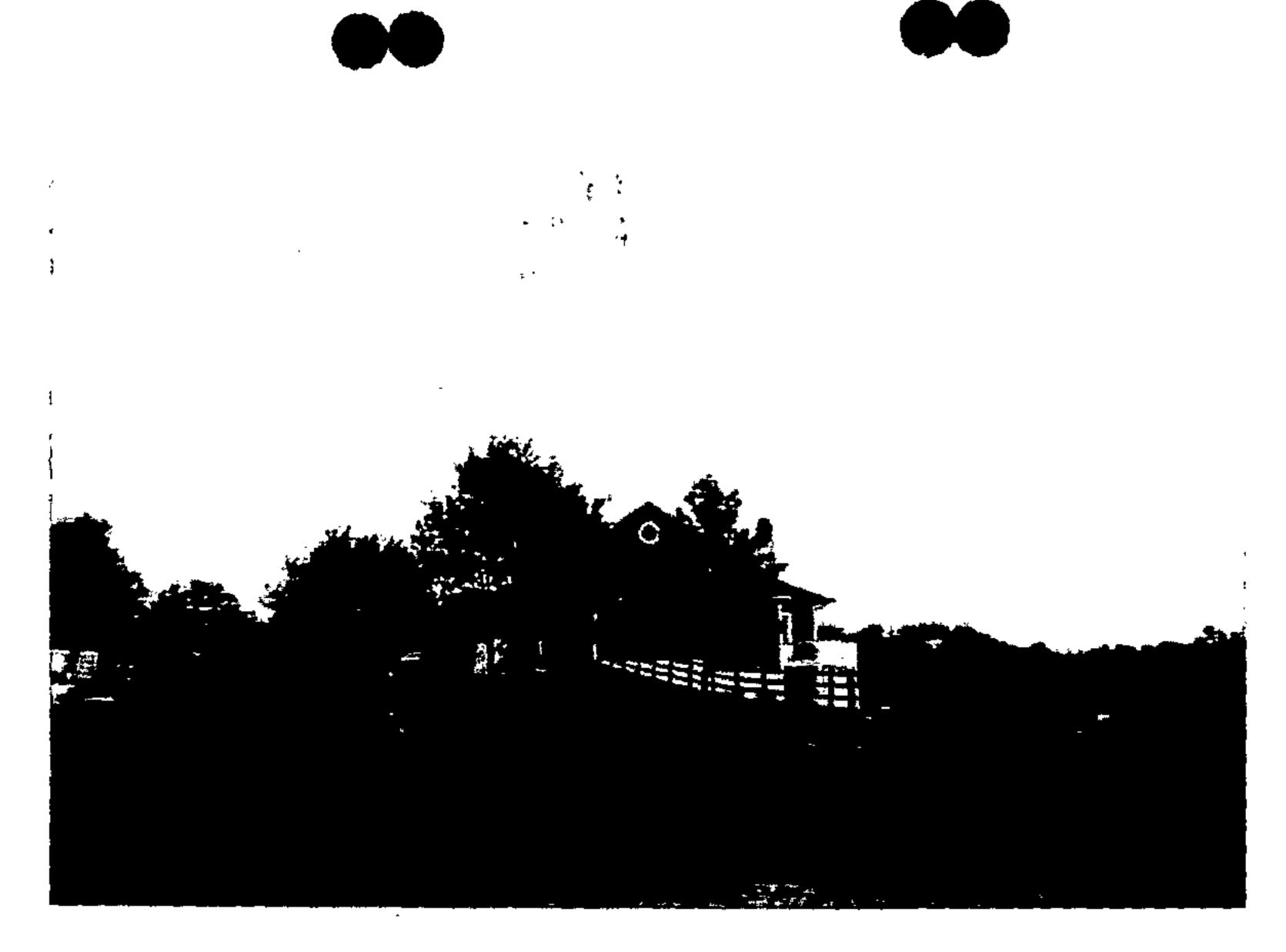
9. View of front of existing dwelling from T-turnaround on Lot 15.



5. Rear of existing dwelling.



6. Side of existing dwelling where garage addition is proposed. Note location of existing dwelling on Lot 12 in background.



3. Side of existing dwelling from front of Lot 12



4. Rear of existing dwelling from property line of Lot 12 and Lot 13.

