

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Monkton Road, 732' N
centerline of Piney Hill Road
7th Election District
3rd Councilmanic District
(1437 Monkton Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-574-A

Dean A. & Crystal S. Turner
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Dean and Crystal Turner, the legal owners of the subject property. The variance request is for property located at 1437 Monkton Road in the Monkton area of Baltimore County. The Petitioners herein seek a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit construction of a detached garage (one-story over a basement) to a maximum height of 22 ft. in lieu of the required 15 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative 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

ORDER RECEIVED FOR FILING

Date 2/18/02
By [Signature]

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 400.3 of the B.C.Z.R., to permit construction of a detached garage (one-story over a basement) to a maximum height of 22 ft. in lieu of the required 15 ft., 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

ORDER RECEIVED FOR FILING

210

7/18/02

By





Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

July 18, 2002

Mr. & Mrs. Dean A. Turner
1437 Monkton Road
Monkton, Maryland 21111

Re: Petition for Administrative Variance
Case No. 02-574-A
Property: 1437 Monkton Road

Dear Mr. & Mrs. Turner:

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,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Paul W. Botzler, P.E.
P. O. Box 261
Monkton, MD 21111

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1437 Monkton RD
which is presently zoned R.C.7

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 (BCZR)

PERMIT

to allow construction of a detached garage, (one-story over a basement) to a maximum height of 22 feet in lieu of the required 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back 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:

Name - Type or Print
Signature
Address Telephone No.
City State Zip Code

Attorney For Petitioner:

Name - Type or Print
Signature
Company
Address Telephone No.
City State Zip Code

Legal Owner(s):

Dean A. Turner
Name - Type or Print
Signature
Crystal S. Turner
Name - Type or Print
Signature
1437 Monkton RD 410.357.5695
Address Telephone No.
Monkton, MD 21111
City State Zip Code

Representative to be Contacted:

Paul W. Botzler, P.E.
Name
PO BOX 261 410.329.2694
Address Telephone No.
Monkton, MD 21111
City State Zip Code

Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

Reviewed By CTM Date 6/19/02

Estimated Posting Date 7/1/02

ORDER RECEIVED FOR FILING
Date 7/1/02
By [Signature]

CASE NO. 02-574-A

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.

That the Affiant(s) does/do presently reside at

Address 1437 Monkton Rd
City Monkton, MD State MD Zip Code 21111

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):

The desire to provide a garage structure with compatible architecture to the existing house and neighborhood, with adequate function within the garage structure, and with reasonable proportions, is ~~then~~ obstructed by the height limitation, creating practical difficulty.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Dean A. Turner
Signature

Dean A. Turner
Name - Type or Print

Crystal S. Turner
Signature

Crystal S. Turner
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of June, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

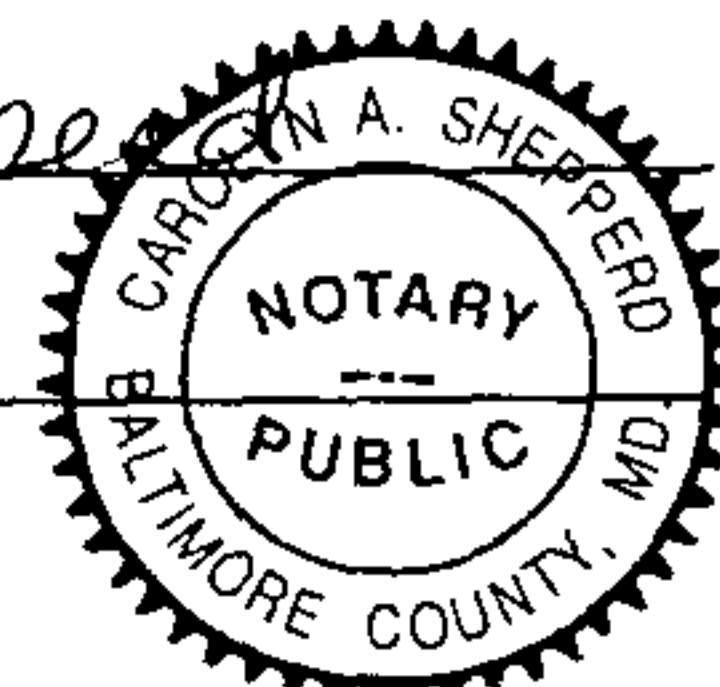
Dean A. Turner and Crystal S. Turner
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Carolyn A. Shepperd
Notary Public

My Commission Expires

12/1/05



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 Affiant(s) does/do presently reside at

Address 1437 Monkton Rd
City Monkton, MD State MD Zip Code 21111

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):

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That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Dean A. Turner
Signature

Dean A. Turner
Name - Type or Print

Crystal S. Turner
Signature

Crystal S. Turner
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

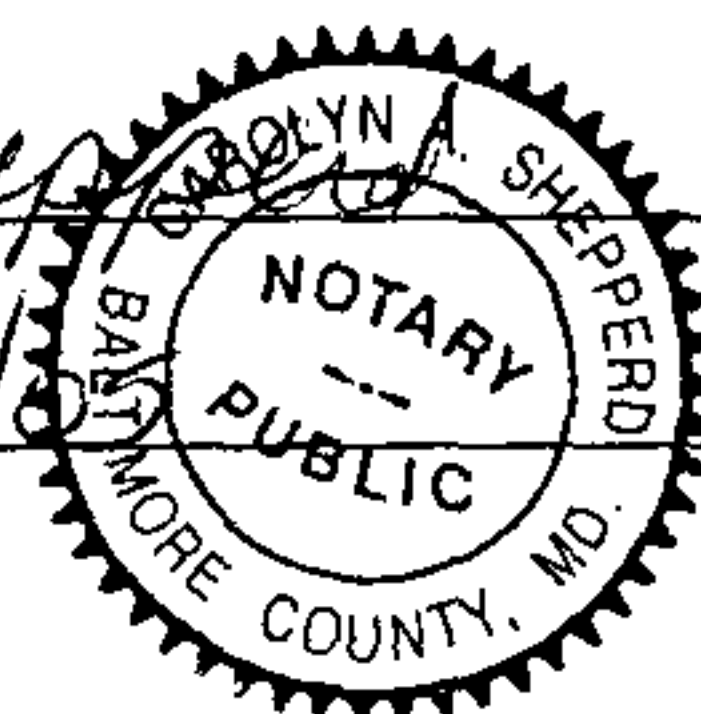
I HEREBY CERTIFY, this 13th day of June, 2002, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Dean A. Turner and Crystal S. Turner
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Carolyn A. Shepherd
Notary Public

My Commission Expires 12/1/05





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1437 Monkton RD
which is presently zoned R.C.7

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 (BCZR)

PERMIT
to allow construction of a detached garage, (one-story over a basement) to a maximum height of 22 feet in lieu of the required 15 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back 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:

Name - Type or Print
Signature
Address Telephone No.
City State Zip Code

Attorney For Petitioner:

Name - Type or Print
Signature
Company
Address Telephone No.
City State Zip Code

Legal Owner(s):

Dean A. Turner
Name - Type or Print
Dean A. Turner
Signature
Crystal S. Turner
Name - Type or Print
Crystal S. Turner
Signature
1437 Monkton RD 410.357.5695
Address Telephone No.
Monkton, MD 21111
City State Zip Code

Representative to be Contacted:

Paul W. Botzler, P.E.
Name
PO Box 261 410.329.2696
Address Telephone No.
Monkton, MD 21111
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 07-574-A

Reviewed By CTM Date 6/19/02

REV 10/25/01

Estimated Posting Date 7/1/02

Zoning Description for 1437 Monkton Road:

Beginning at a point on the West side of Monkton Road which is 80 feet wide at the distance of 732' North of the centerline of Piney Hill Road, the nearest improved intersecting street, which is 40 feet wide. Being Lot #5, Section #2 in the subdivision of Piney Woods, as recorded in Baltimore County Plat Book #EHK Jr. 52, Folio 71, containing 4.585 Acres; Also known as 1437 Monkton Road and located in the ~~#~~th 7th Election District and the 3rd Councilmanic District.

#574

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. 14360

DATE 6/19/02

ACCOUNT 20010066150

AMOUNT \$ 50.00

RECEIVED FROM: TA/WHITE CL SERVICES LLC

FOR: # 574 VAR

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME
6/19/2002	6/19/2002	14:19:45
REC 4506 WALKER KMDM KMD DRYER RECEIPT # 002798 6/19/2002 OFFICE Dept 5 520 ZONING VENTILATION CR 20. 014360		

RECEIVED 50.00 \$50.00
BALTIMORE COUNTY, MARYLAND

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN

RE: Case No. 02-574-A

Petitioner/Developer: TURNER, ETAL

Date of Hearing/Closing: 7/16/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #1437-MONKTON RD

it's Fax Note	7671	Date	# of pages
To	ROBIN/BETTY	From	O'KEEFE
Co./Dept.	ZONING COMM.	Co.	
Phone #	887-4386	Phone #	
Fax #	887-3468 ✓	Fax #	

The sign(s) were posted on

6/26/02
(Month, Day, Year)

Sincerely,

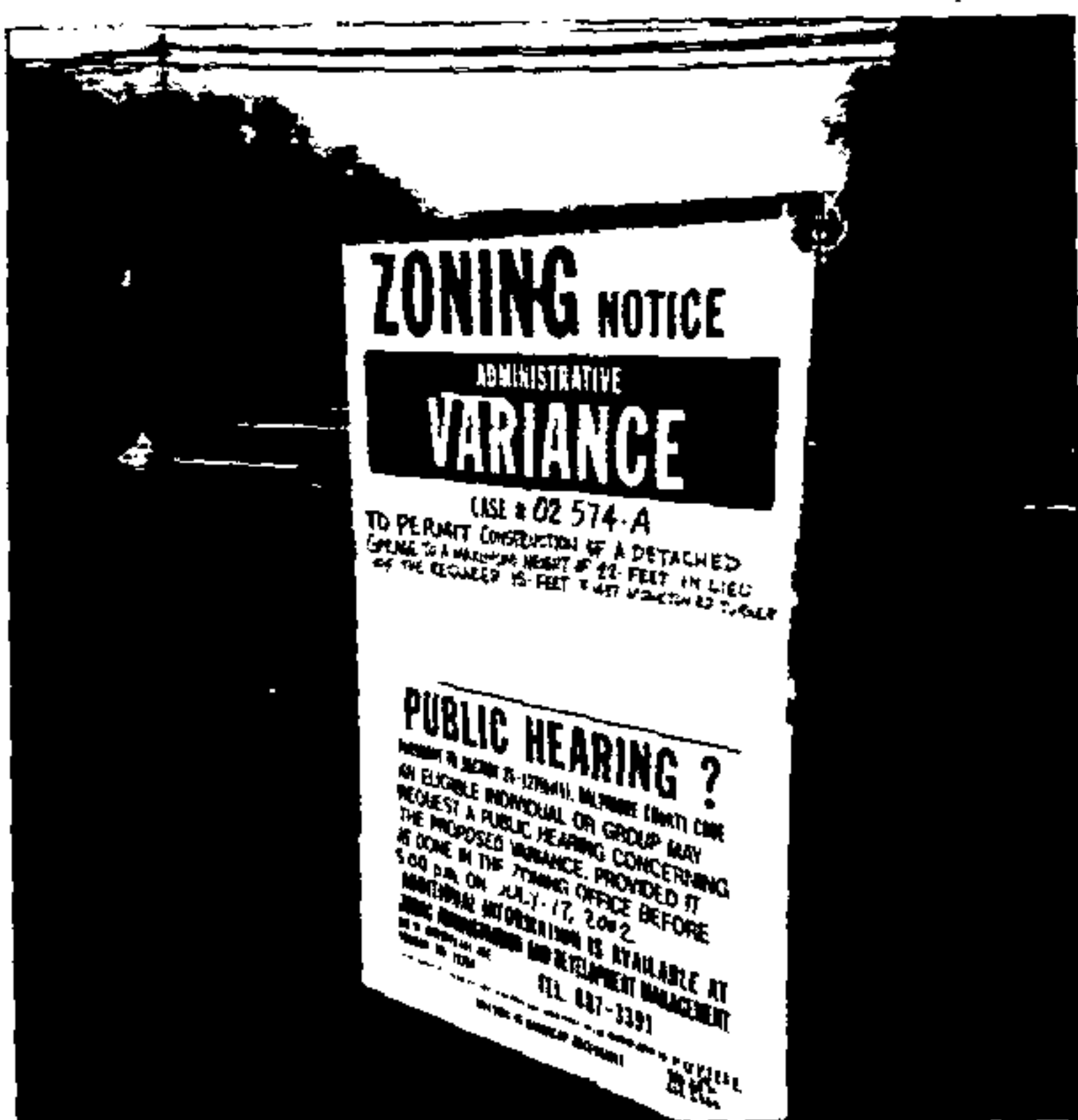
Patrick M. O'Keefe 7/2/02
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE
(Printed Name)

523 PENNY LANE
(Address)

HUNT VALLEY, MD. 21030
(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571
(Telephone Number)



02-574-A
#1437-MONKTON ROAD
TURNER 7/16/02

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 574 -A

Address 1437 MONKTON RD

Contact Person: LLOYD T. MOXLEY

Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 6/19/02

Posting Date: 7/1/02

Closing Date: 7/16/02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 02- 574 -A

Address 1437 MONKTON RD

Petitioner's Name TURNER

Telephone 410 357 5695

Posting Date: 7/1/02

Closing Date: 7/16/02

Wording for Sign: To Permit CONSTRUCTION OF A DETACHED

GARAGE TO A MAXIMUM HEIGHT OF 22 FEET IN

LIEU OF THE REQUIRED 15 FEET

I HAVE RECEIVED POSTING INFO

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-574-A

Petitioner: Mr. Dean Turner

Address or Location: 1437 Monkton Rd. Monkton, MD 21111

PLEASE FORWARD ADVERTISING BILL TO:

Name: Dean Turner

Address: 1437 Monkton Rd
Monkton, MD 21111

Telephone Number: 410. 357. 5695

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

July 15, 2002

Mr. & Mrs. Dean A Turner
1437 Monkton Road
Monkton MD 21111

Dear Mr. & Mrs. Turner:

RE: Case Number: 02-574-A, 1437 Monkton Road

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 Richards, Jr.

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

WCR: gdz

Enclosures

c: Paul W Botzlev PE, P O Box 261, Monkton 21111
People's Counsel

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on Recycled Paper



Baltimore County
Fire Department

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

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

June 24, 2002

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

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: August 2, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For July 1, 2002
Item Nos. 563, 565, 566, 567, 568, 569,
571, and 574

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

RWB:CEN:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

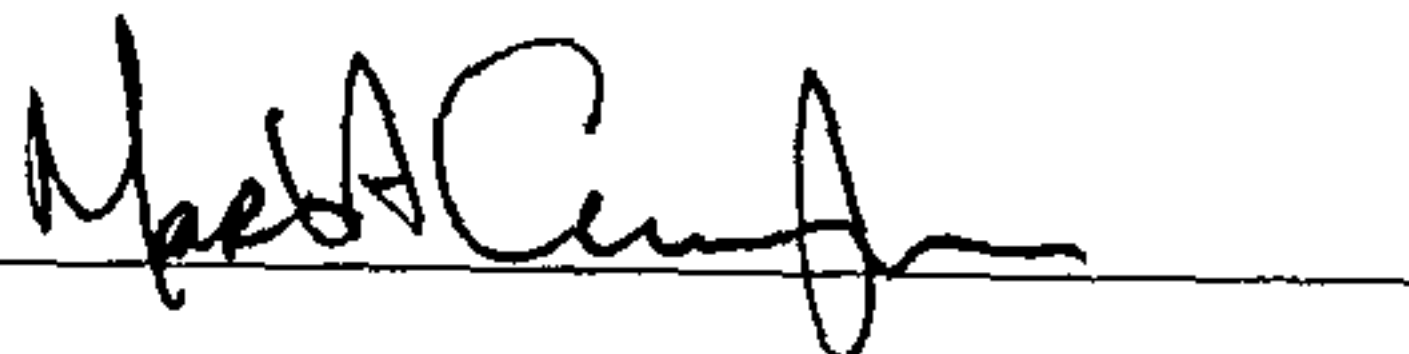
DATE: June 25, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

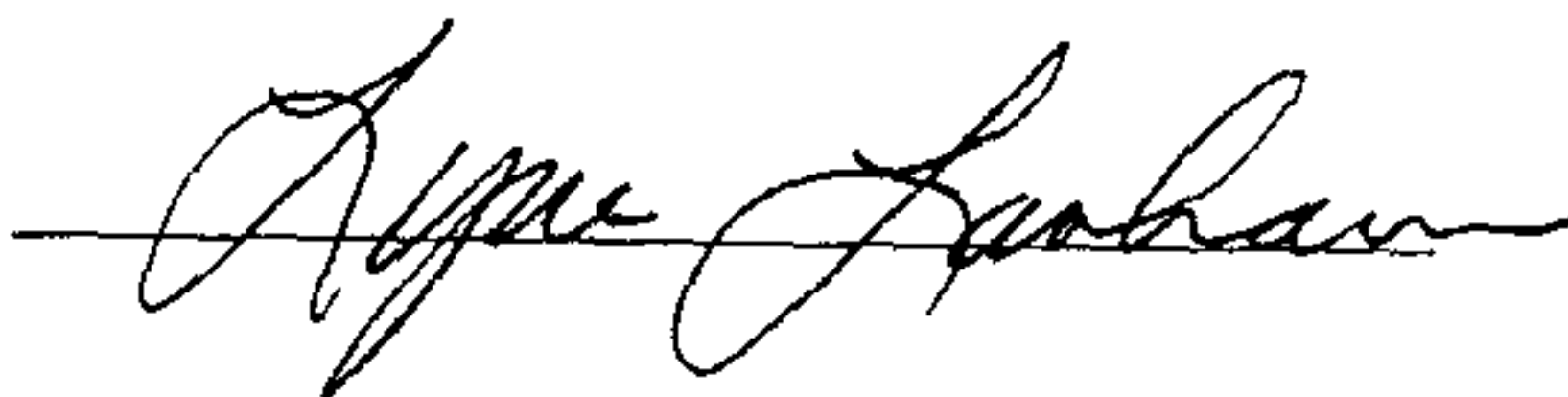
SUBJECT: Zoning Advisory Petition(s): Case(s) 02-566, 02-572, & 02-574

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. 574

LTM

Dear Mr. Zahner:

We have reviewed the referenced item and have no objection to approval, as a field inspection reveals that the existing entrance(s) on to MD/US 137 are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA 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,

1r Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

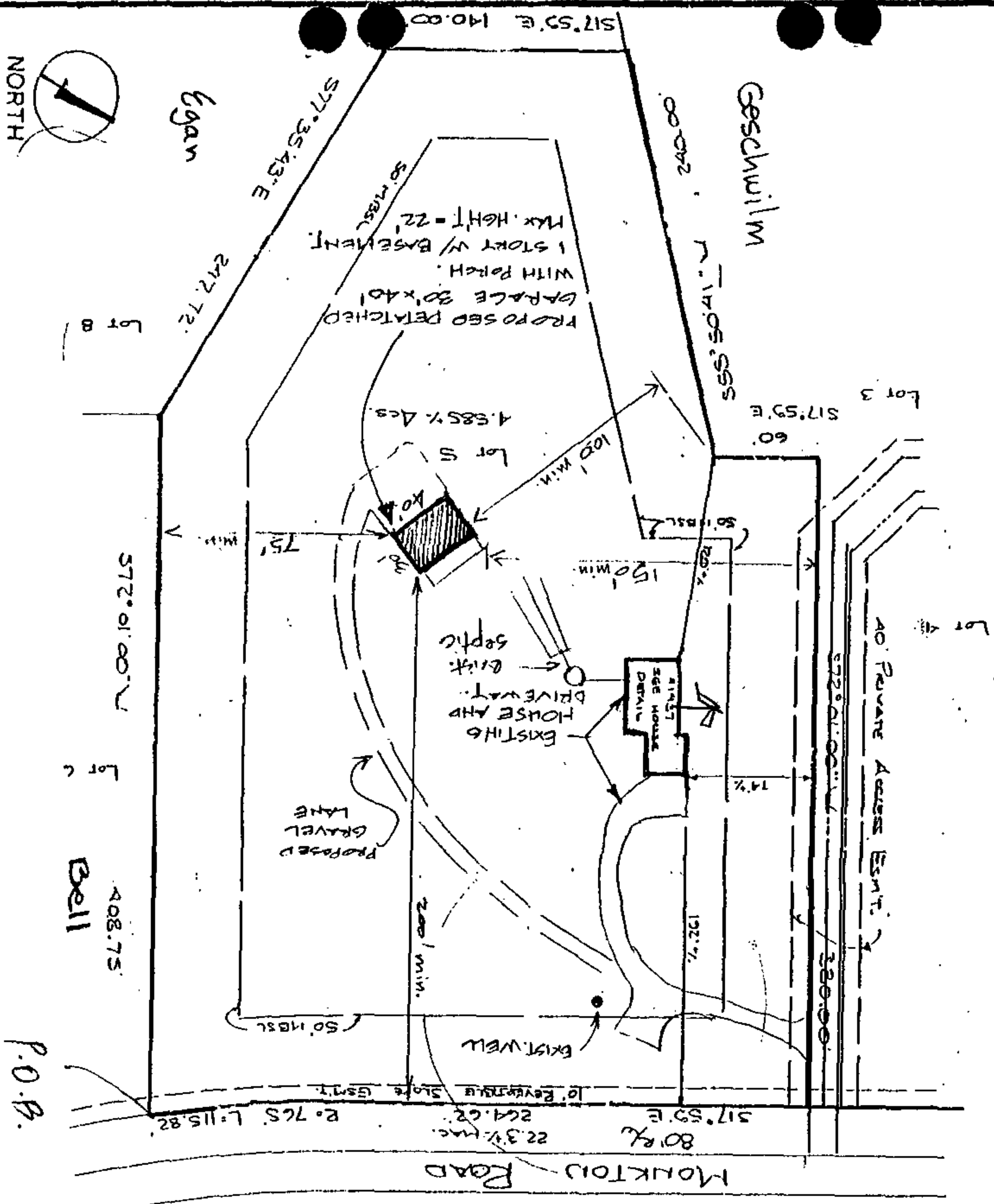
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 1437 Montefu RD

SUBDIVISION NAME Piney Woods

PLAT BOOK # 52 FOLIO # 71 LOT # 5 SECTION # 2

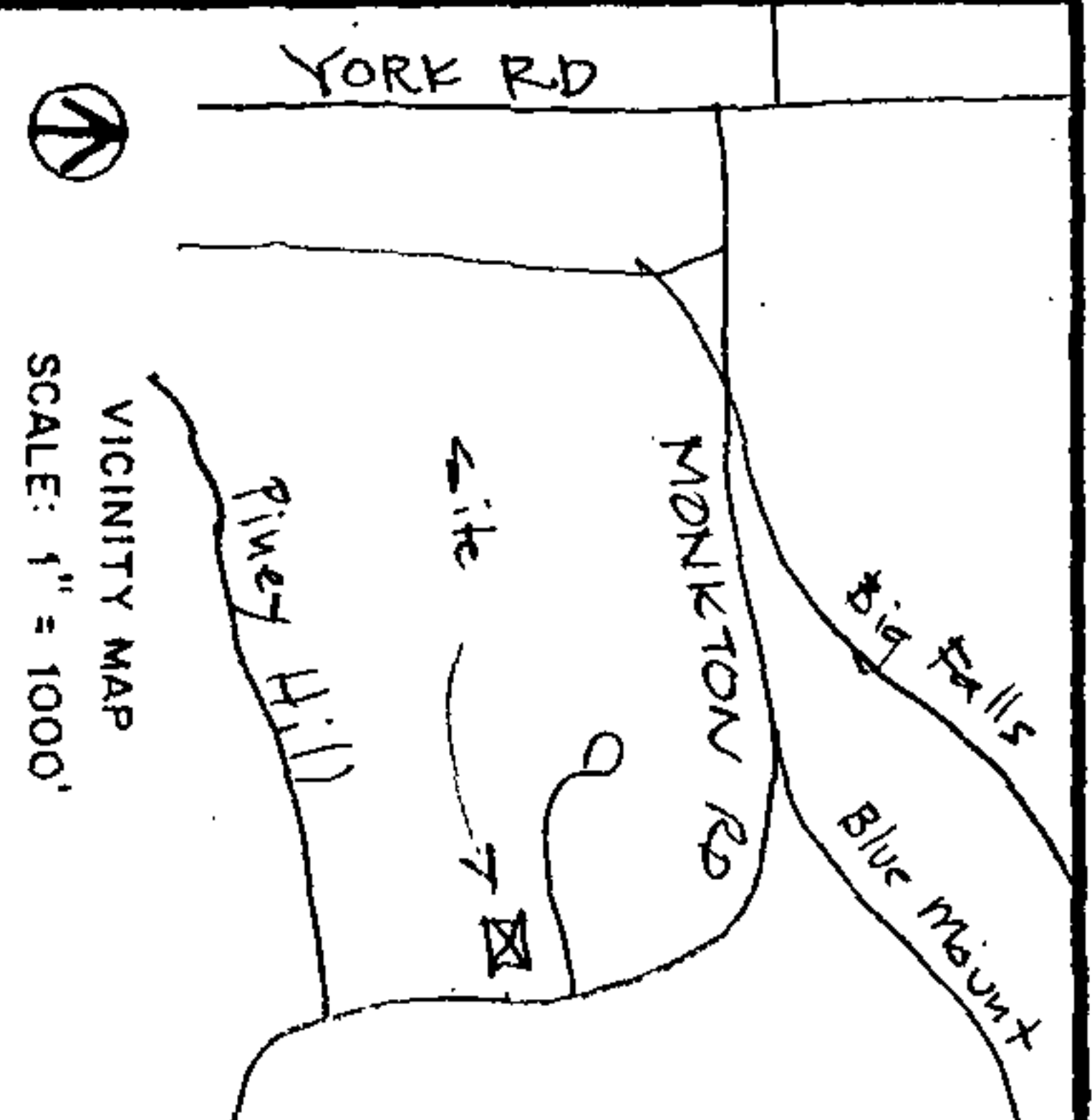
OWNER Dean A. and Crystal S. Turner



PREPARED BY Paul W. Botzler, P.E.

SCALE OF DRAWING: 1" = 100'

LTW 1574

**LOCATION INFORMATION**

ELECTION DISTRICT ~~4~~ 7

COUNCILMANIC DISTRICT 3

1"=200' SCALE MAP # NW 27 A

ZONING R.C. 7

LOT SIZE	<u>4.585</u>	<u>199,722</u>
ACREAGE		
SQUARE FEET		

PUBLIC PRIVATE

SEWER ☒ ☒

WATER ☐ ☒

CHESAPEAKE BAY

100 YEAR FLOOD PLAIN ☐

HISTORIC PROPERTY/ ☐

PRIOR ZONING HEARING n/a

TRAINING OFFICE USE ONLY

REVIEWED BY	ITEM #	CAS

ITM 157

Ret. Ex #1

N 105,000

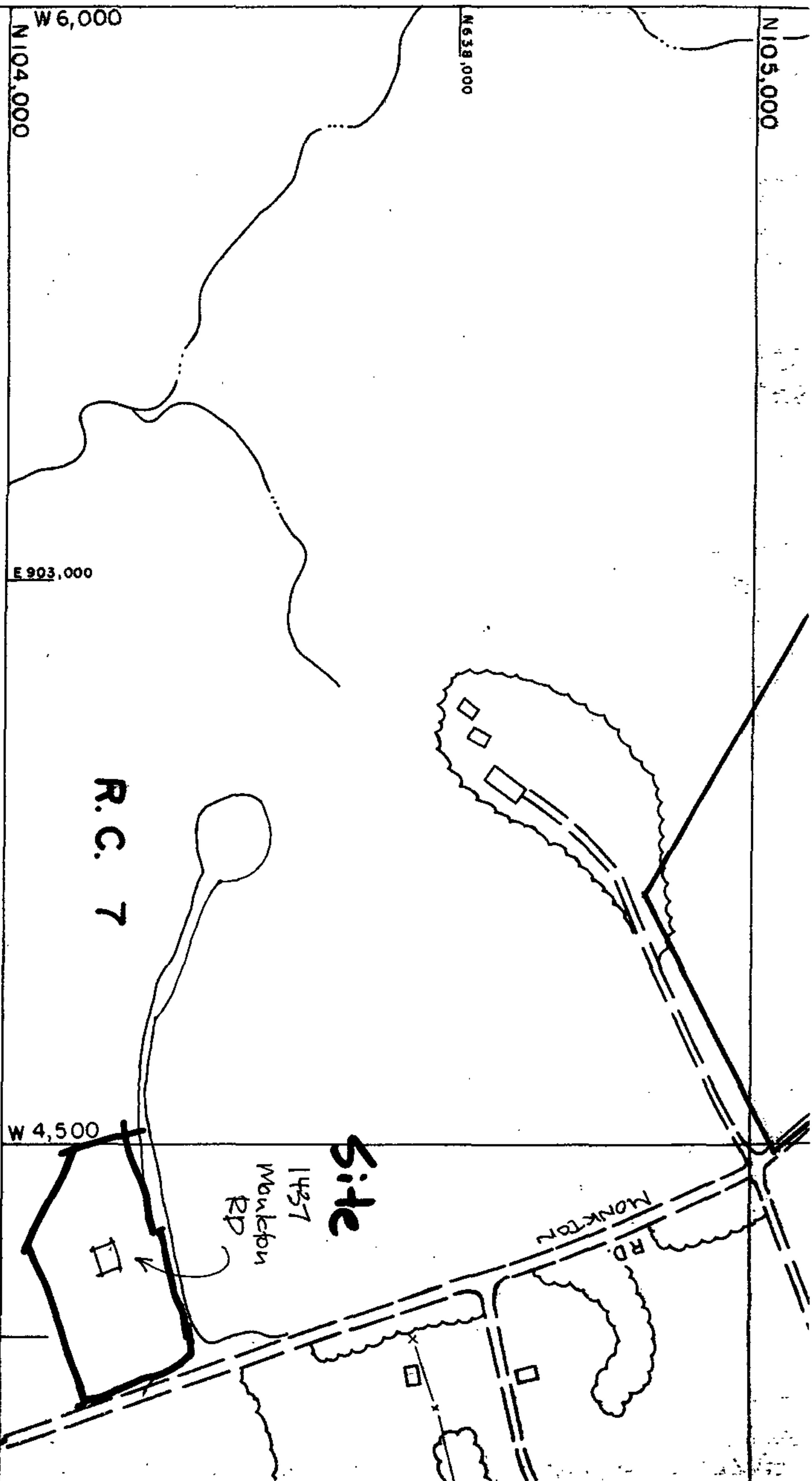
N 638,000

W 6,000

N 104,000

E 903,000

W 4,500



HH-SE 11-SW

R.C. 7

2000 COMPREHENSIVE ZONING MAP

ADOPTED by

THE BALTIMORE COUNTY COUNCIL

OCTOBER 10, 2000
Bills Nos. 87-00, 88-00, 89-00, 90-00, 91-00, 92-00, 93-00,

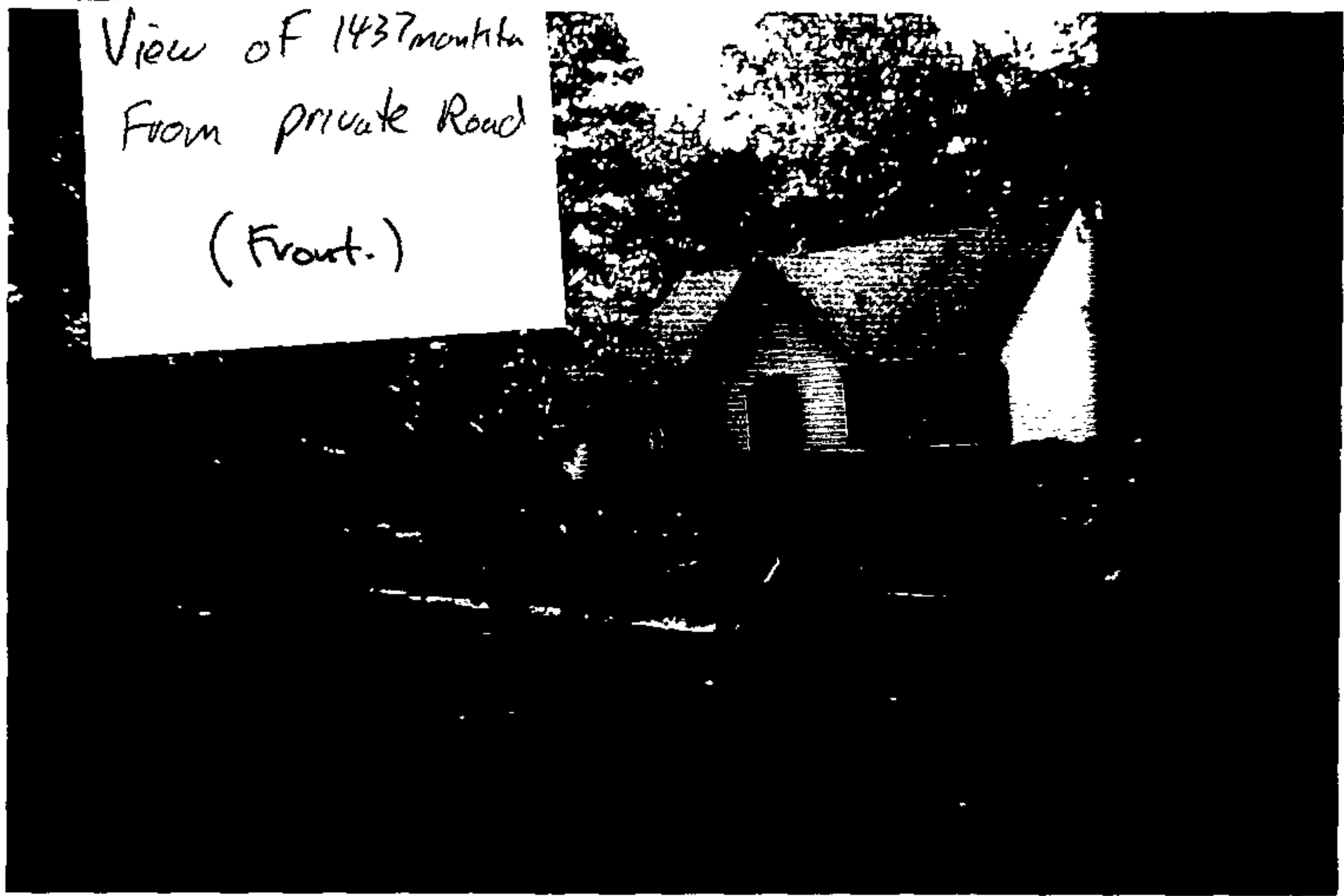
THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

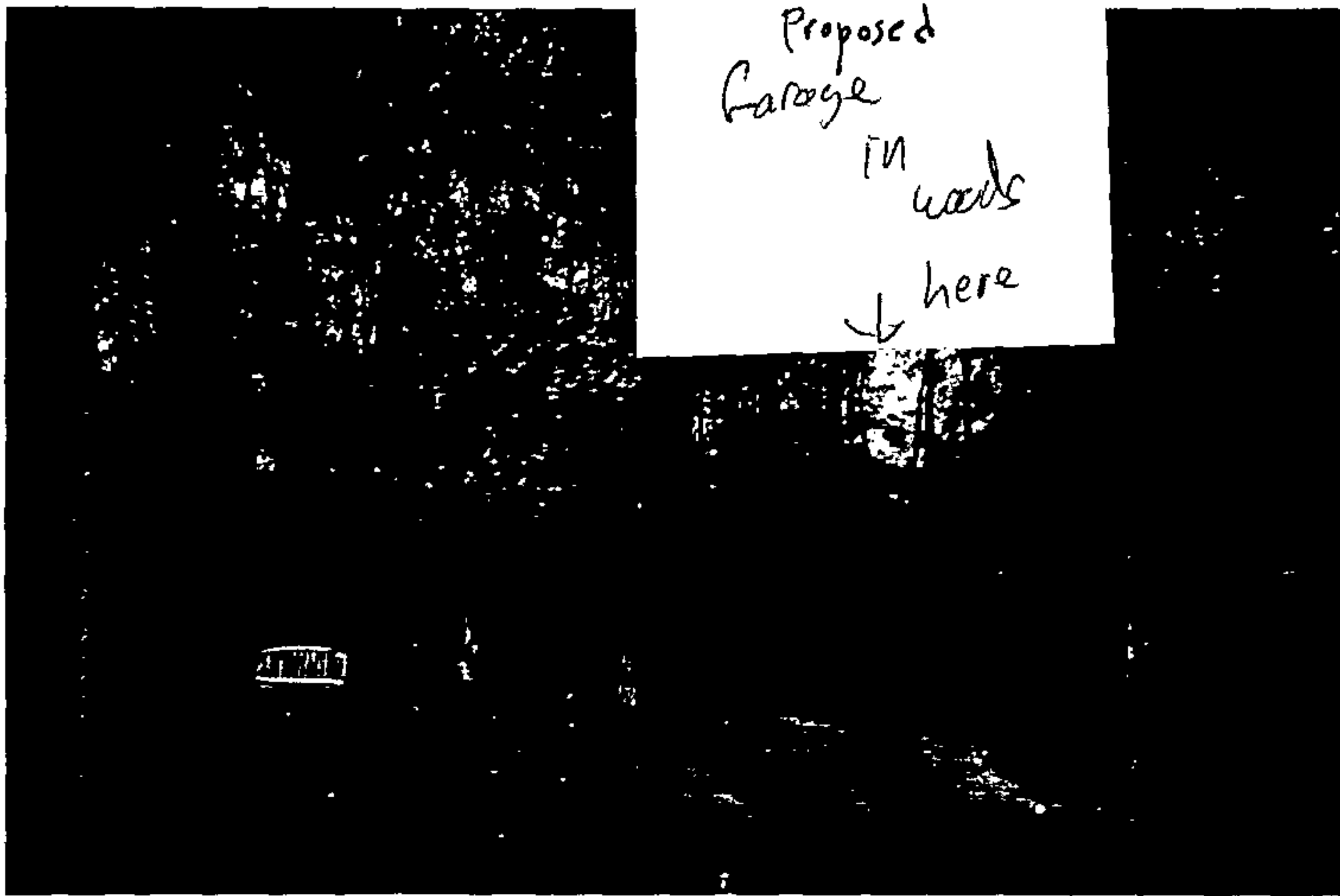
[Signature]
Chairman, County Council

#574

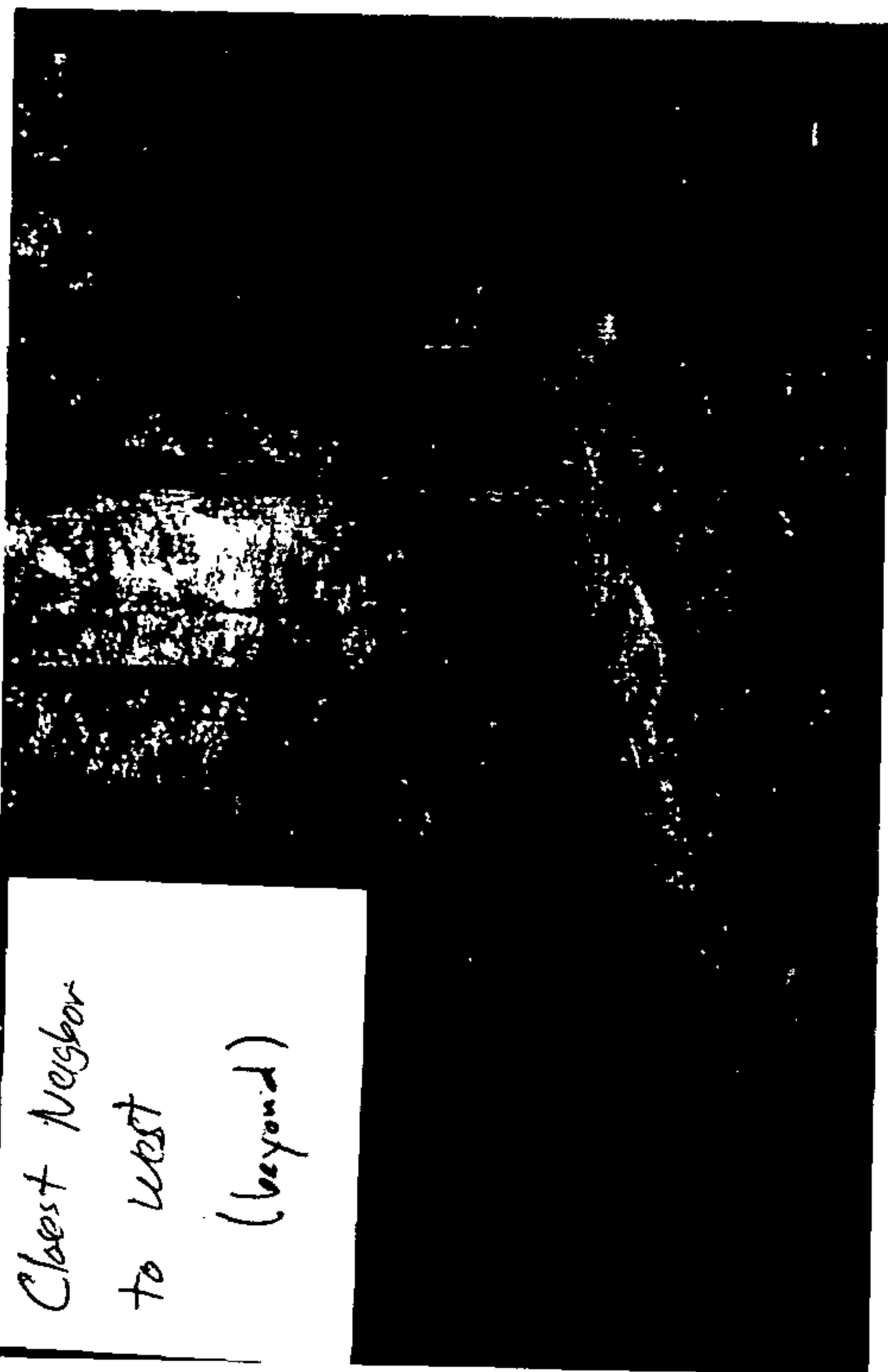
NW 27-A

View of 1437montana
From private Road
(Front.)

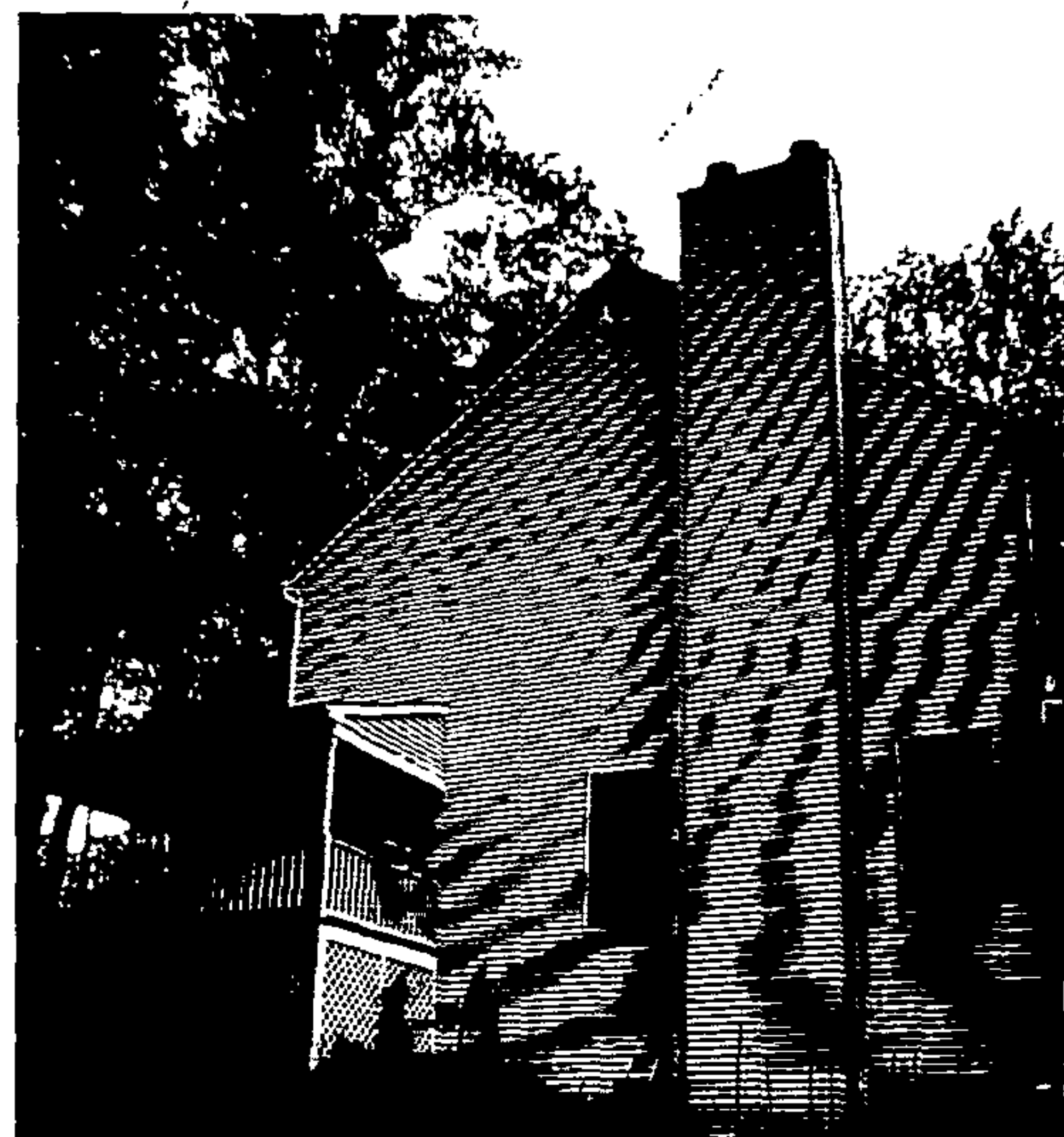




Proposed
Garage
in
woods
↓ here

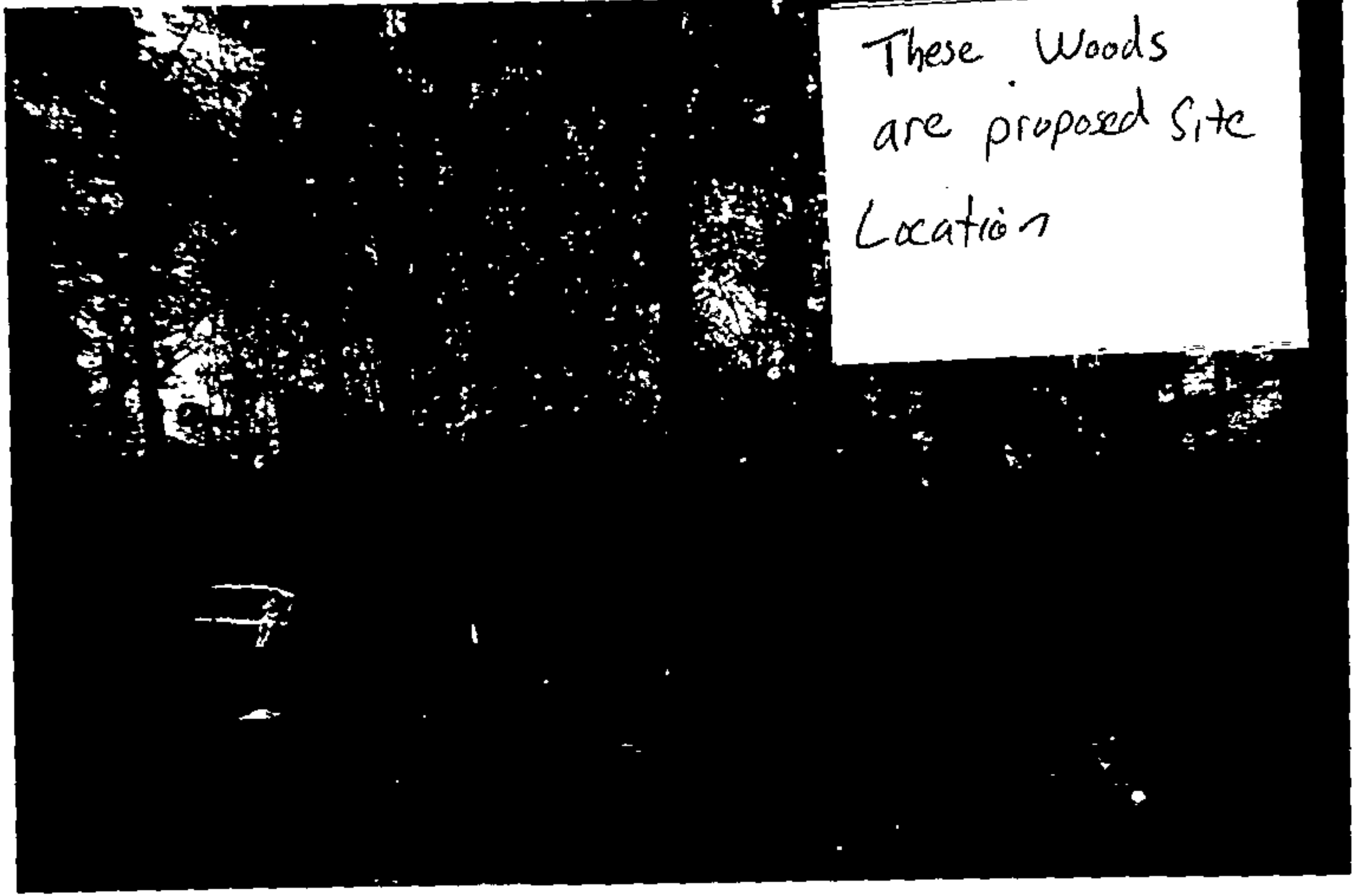


Closest Neighbor
to west
(beyond)

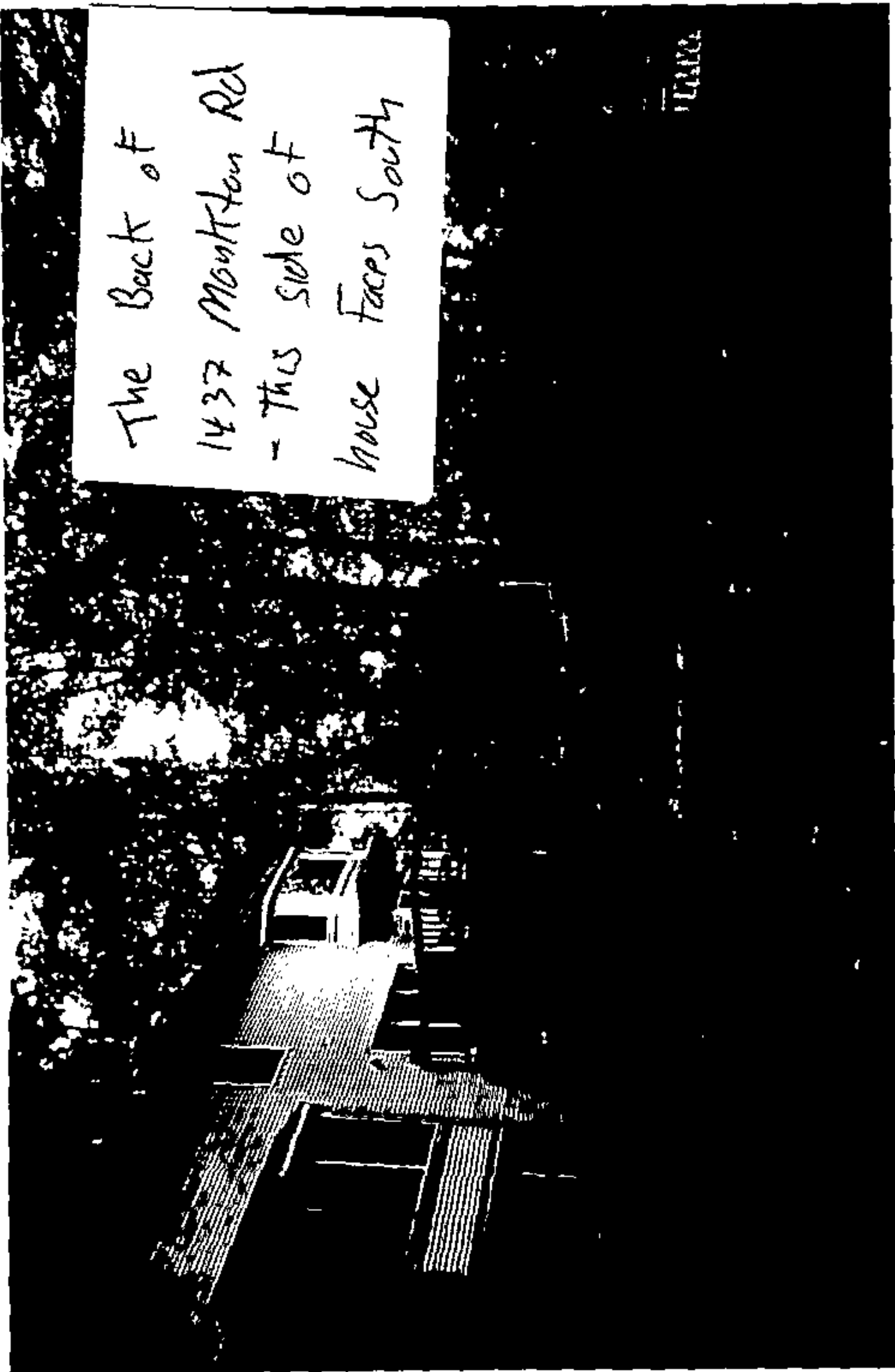


West Side of
1437 Montkton Rd

These Woods
are proposed Site
Location



The Back of
1437 Montkton Rd
- This side of
house Faces South



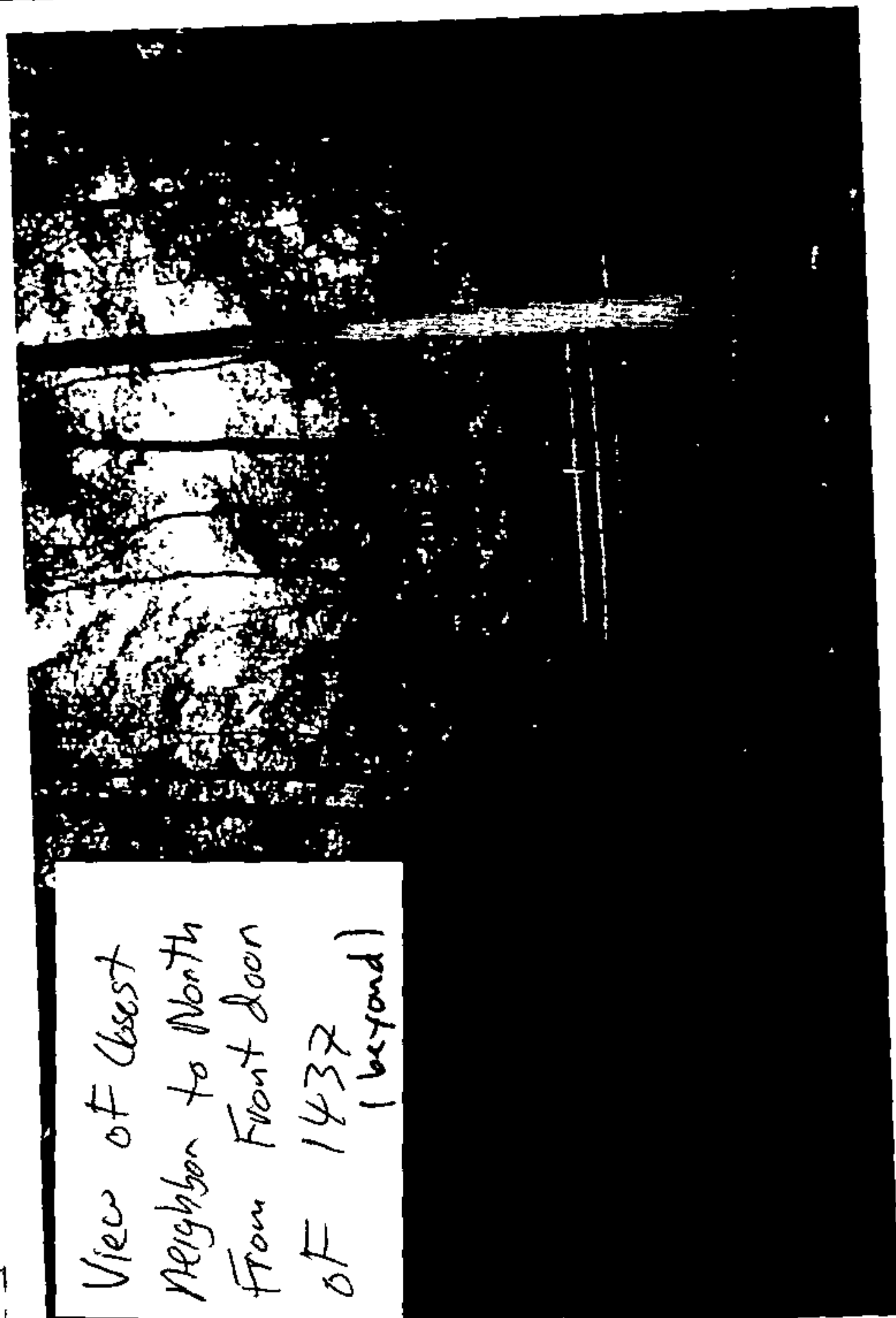
Nearest Neighbor
to the North

↖ beyond ↗

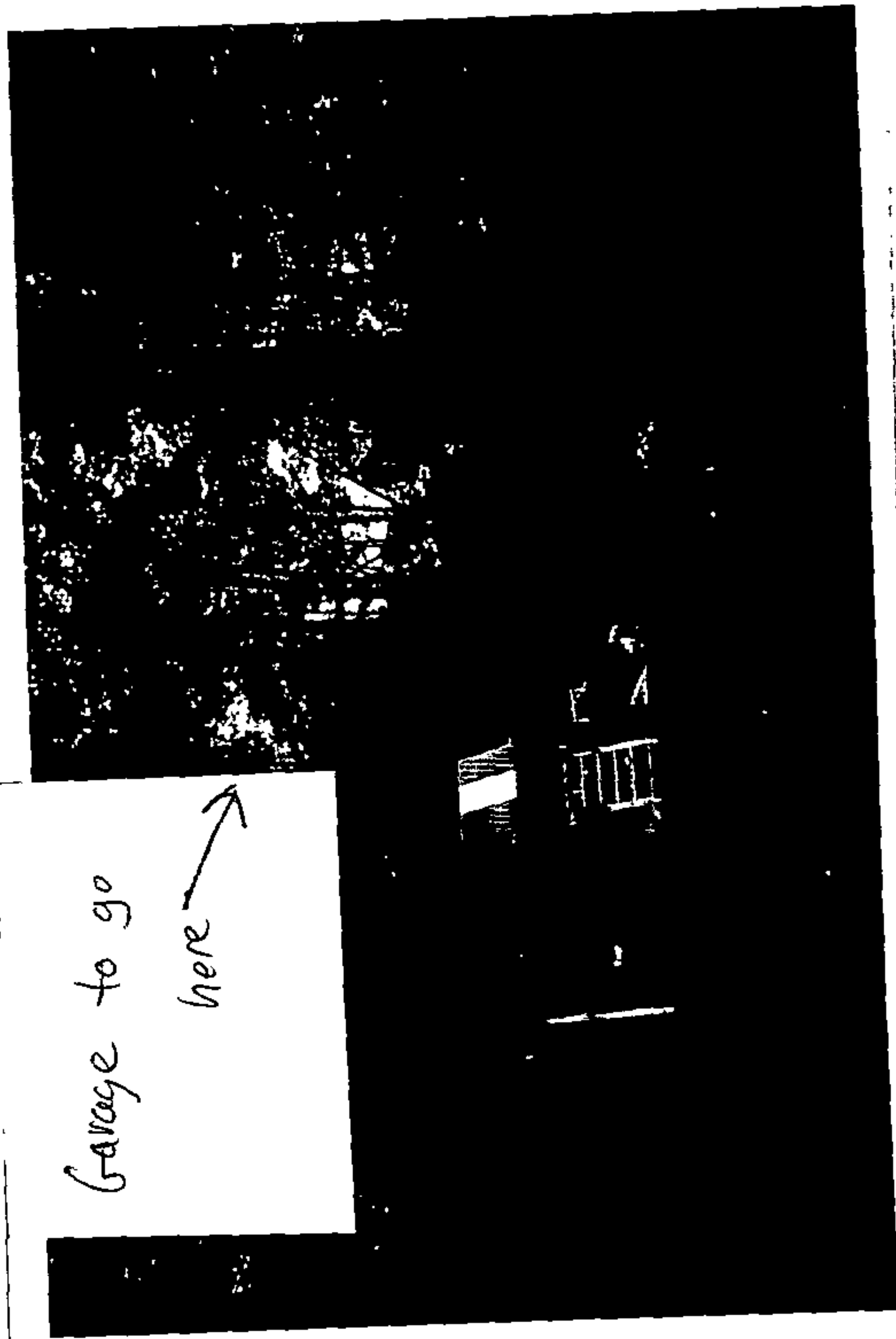




Monkton Rd to East

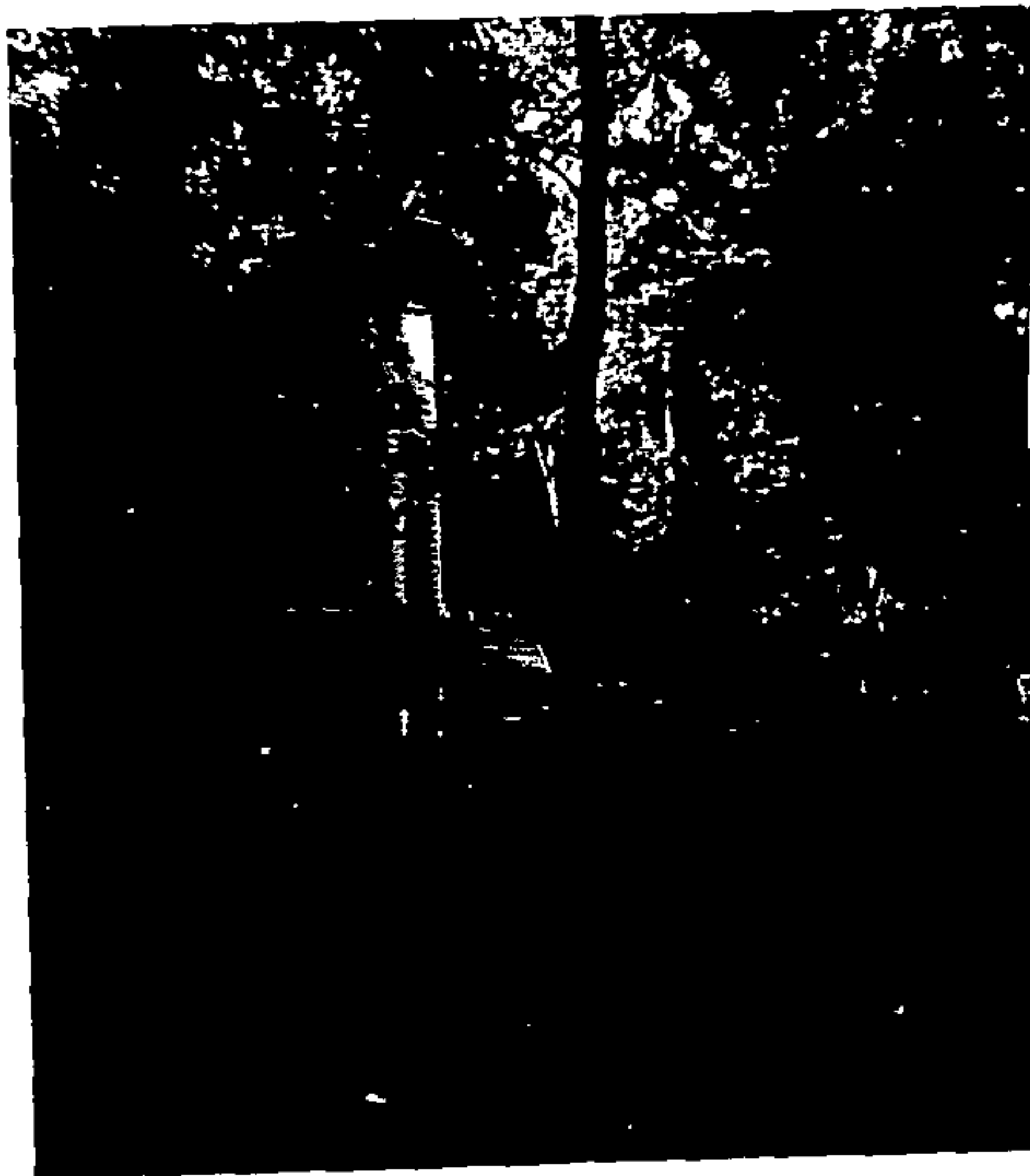


View of Chest
Neighbon to North
From Front door
of 1437
(beyond)



Garage to go



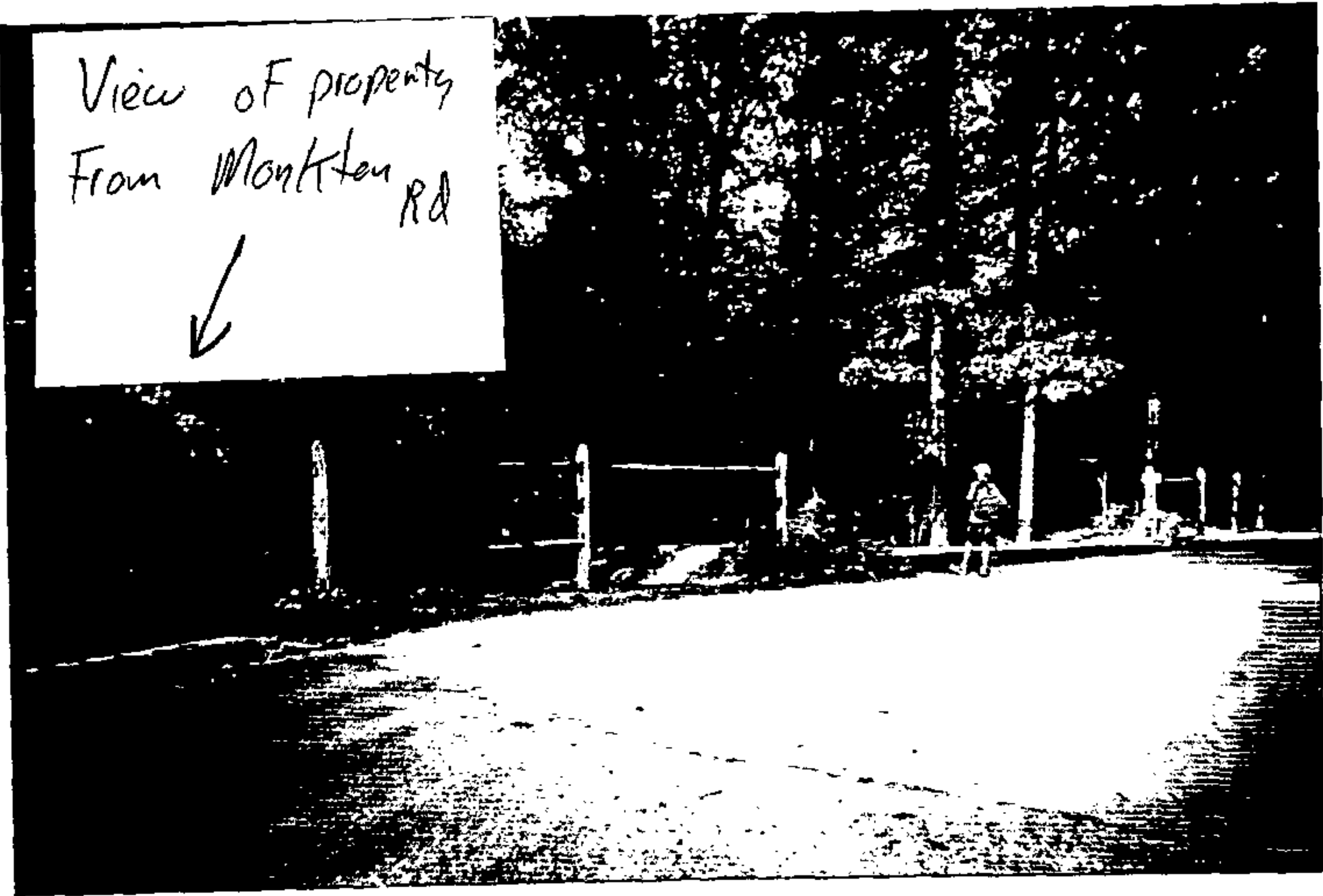


Proposed Site
deep in woods

← Front of House



View of property
From Montkton Rd



The Neighbors to
the South
Cannot be Seen
through extensive
woods

