

IN RE: PETITION FOR ADMIN. VARIANCE
SW/Corner Windtree Valley Road and
Andrews Court
(21 Andrews Court)
7th Election District
3rd Council District

Thomas Sullivan, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 04-037-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, Thomas and Marylee Sullivan. The Petitioners seek relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 22 feet in lieu of the maximum allowed 15 feet for a proposed detached garage. The subject property and requested relief are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petition was filed through the administrative variance process, pursuant to Section 26-127 of the Baltimore County Code, which allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, any property owner residing within 1,000 feet of the property in question who objects to the relief requested has 15 days from the date of the sign posting to demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. That information, including pictures and affidavits, is sufficient to support a finding that the relief requested meets the spirit and intent of Section 307.1 of the B.C.Z.R. and will not result in any detriment to the health, safety and general welfare of the surrounding locale. It was indicated that the size of the garage was necessary in order to accommodate the storage of the Petitioner's antique and collectible cars and memorabilia and that there is no other intention for the structure but for the purpose of providing more

ORDER RECEIVED FOR FILING

Date

By

8/20/03

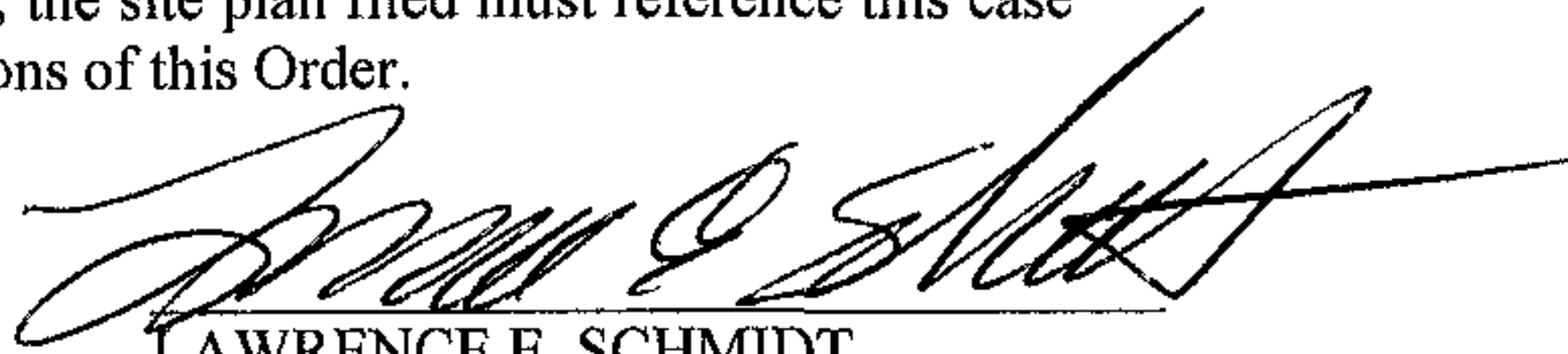
[Signature]

storage space. The site plan indicates that the proposed garage will be 36' x 28' in dimension, with a height of 22', and will be located to the rear of the property adjacent to woods. In support of their request, the Petitioners submitted signed statements from the adjacent property owners, including those who would be most affected by the request, which indicate that they have no objections to the proposal. Moreover, evidence in the file indicates that mature landscaping on the property exists to provide a sufficient buffer of the proposed structure from adjacent properties. For all of these reasons, I am persuaded to grant the variance.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

20th THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this day of August 2003 that the Petition for Administrative Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 22 feet in lieu of the maximum allowed 15 feet for a proposed detached garage, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The garage shall be limited to uses accessory to the residential use of the property. It shall not be used for commercial or business purposes. Moreover, the Petitioner shall not allow or cause the garage to be converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or bathroom facilities.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 8/20/03
By [Signature]



Baltimore County
Zoning Commissioner

August 20, 2003

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

Mr. & Mrs. Thomas Sullivan
21 Andrews Court
Parkton, Maryland 21120

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SW/Corner Windtree Valley Road and Andrews Court
(21 Andrews Court)
7th Election District – 3rd Council District
Thomas Sullivan, et ux - Petitioners
Case No. 04-037-A

Dear Mr. & Mrs. Sullivan:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel; Case File

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



Printed with Soybean Ink
on Recycled Paper

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

21 Andrews Ct.
Address
Parkton MD 21120
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):

See letter

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.

Thomas Sullivan
Signature

Thomas Sullivan
Name - Type or Print

Mariee Sullivan
Signature

MARIEE SULLIVAN
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15th day of July, 2003, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

Jeffrey P. Champness
Notary Public
My Commission Expires

NOTARY PUBLIC, MARYLAND
JEFFREY P. CHAMPNESS

My Commission Expires Feb. 22, 2006



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at #21 Andrews Ct
which is presently zoned RC-5

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 to permit a detached

Accessory structure to be 22 ft. high in lieu of the
Required 15 ft. height; the rear yard features
from the side street.

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):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address Telephone No

City State Zip Code

Representative to be Contacted:

Name

Address Telephone No

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 04-037-A day of July 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. 04-037-A

Reviewed By SPJ Date 07-23-03

REV 10/25/01

Estimated Posting Date 08-03-03

**Thomas Sullivan
Marylee Sullivan
#21 Andrews Ct
Parkton, MD 21120
410-357-4743**

TO WHOM IT MAY CONCERN:

We want to build a garage 36' wide x 28' length x 22' height, 7' higher than the 15' allowed.

Building and Environmental have already approved all aspects of the project. The reasoning for the building is for storage of antique and collectible cars and memorabilia. This is a hobby of mine for show and investment.

We have a wetland drainage buffer to the rear area. Even in the Winter you cannot see the building with leaves gone. We also have a buffer along the fence line area. Pines and Leyland Cypress are planted.

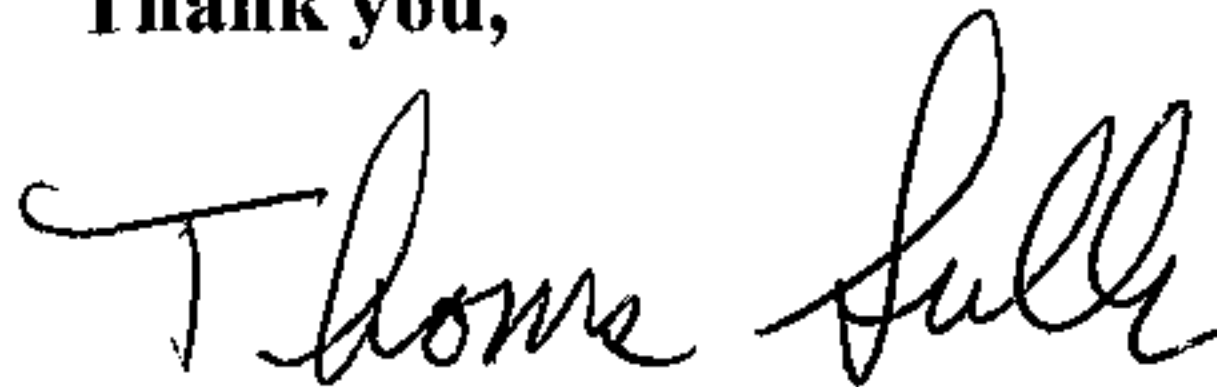
We also want to match the roof of this building to match the roofline of the house. This will make it look like it belongs on the property and community.

I, Thomas Sullivan am the owner of a landscaping company. South Forty, Inc. has a shop over 8000 square feet at 10818 Williamson Lane located in Williamson Lane Industrial Park.

We have been in business for over 20 years and have been located at 10818 Williamson Lane, Cockeysville, MD 21030 since March 17, 1996.

There will be no increase in residential density. This is just for more storage.

Thank you,

A handwritten signature in black ink that reads "Thomas Sullivan". The signature is written in a cursive, flowing style.

**Thomas Sullivan
July 23, 2003**

04.037.A.

**THOMAS SULLIVAN
MARYLEE SULLIVAN
21 ANDREWS COURT
PARKTON, MD 21120**

July 15, 2003

Zoning Description for 21 Andrews Ct, Parkton, MD 21120.

Beginning at the Southeast Corner of the intersection of Andrews Ct and Windtree Valley Drive each 50' wide, being lot #36 in the Subdivision of Windtree Valley. within the 7th Election District and 3rd Councilmatic District.

Zoning to be RC5, with lot size being 83,744 Square feet and 1.9225 Acreage.

Property is owned by Thomas Sullivan and Marylee Sullivan.

04-037-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 25092

DATE 07-23-03 ACCOUNT E-001-006-6150

AMOUNT \$ 65.00

RECEIVED
FROM:

Thomas SULLIVAN

FOR:

REG VAIL. IT.
21 ANDREWS CT.

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

04-037-A

PAID RECEIPT

BUSINESS ACTUAL TIME
7/24/2003 7/23/2003 15:32:15

REG #502 MAIL JENA JEE

RECEIPT # 283129 7/23/2003

Dept 5 528 ZONING VERIFICATION

CR NO. 025092

Receipt Tot \$65.00

65.00 OK .00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

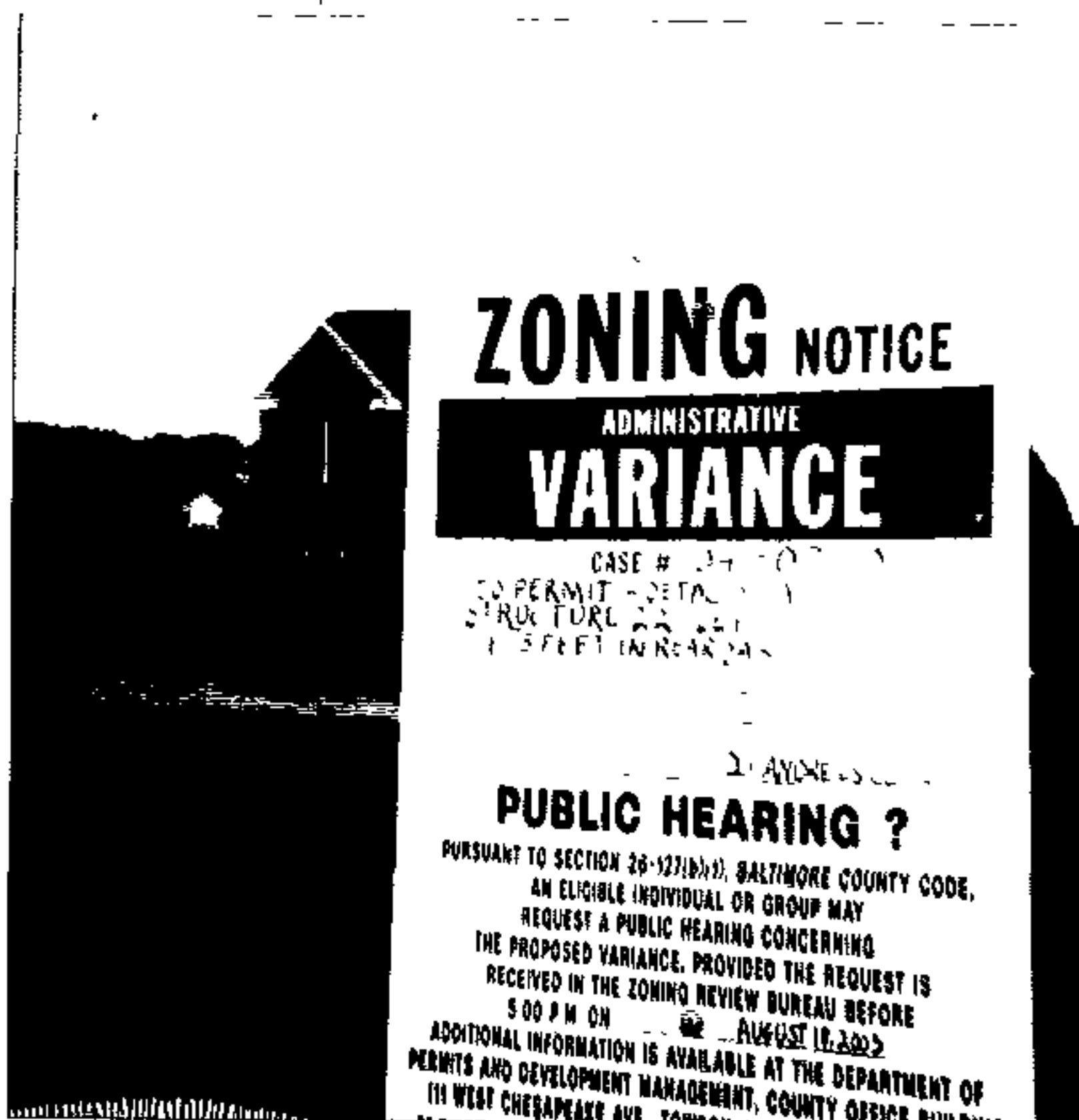
CERTIFICATE OF POSTING

ADMINISTRATIVE VARIANCE Date: July 30, 2003

RE: Case Number 04-037-A
Petitioner/Developer: THOMAS SULLIVAN
Date of Hearing/Closing: AUGUST 18, 2003

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 21 ANDREWS COURT

The sign(s) were posted on July 30, 2003
(Month, Day, Year)



Linda O'Keefe
(Signature of Sign Poster)

LINDA O'KEEFE
(Printed Name of Sign Poster)

523 PENNY LANE
(Street Address of Sign Poster)

HUNT VALLEY MD 21030
(City, State, Zip Code of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

21 ANDREWS COURT

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: 04-037-A

Petitioner: Thomas Sullivan

Address or Location: 21 Andrews Ct. Parkton, Md. 21120

PLEASE FORWARD ADVERTISING BILL TO:

Name: Thomas Sullivan

Address: 21 Andrews Ct.
Parkton, Md. 21120

Telephone Number: 410-357-4743 Home

410-584-2732 Work

410-584-8237 Fax work

Revised 2/20/98 - SCJ

04-037-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04 037 -A Address 21 Andrews Ct.

Contact Person: SOHAN RAJAN Phone Number: 410-887-3391
Planner Please Print Your Name

Filing Date: 07-23-03 Posting Date: 08-03-03 Closing Date: 08-18-03

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.

Detached Accessory Structure

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 04 037 -A Address 21 Andrews Ct.

Petitioner's Name Thomas Sullivan Telephone 410-357-4743

Posting Date: 08-03-03 Closing Date: 08-18-03

Wording for Sign: To Permit A DETACHED ACCESSORY STRUCTURE

22 FT. HIGH IN REAR OR 15 FT. IN REAR YD.



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

August 18, 2003

Thomas Sullivan
Mary Lee Sullivan
21 Andrews Court
Parkton, MD 21120

Dear Mr. and Mrs. Sullivan:

RE: Case Number: 04-037-A, 21 Andrews Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 23, 2003.

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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:klm

Enclosures

c: People's Counsel

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





**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

August 6, 2002

ATTENTION: Rebecca Hart

Distribution Meeting of: August 4, 2003

Item No.: 034, 036-045 037

Dear Ms. Hart:

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.

7. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: September 25, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For August 11, 2003
Item Nos. 033, 034, 035, 036, 037,
039, 040, 041, 043, 045, and 046

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
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *RBS/TBT*

DATE: September 10, 2003

SUBJECT: Zoning Item 04-37
Address 21 Andrew Court

Zoning Advisory Committee Meeting of August 4, 2003

X The Department of Environmental Protection and Resource Management
offers the following comments on the above-referenced zoning item:

The proposed garage must be a minimum of 20 feet from the septic reserve area.

Reviewer: Sue Farinetti

Date: August 28, 2003

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: August 25, 2003

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

RECEIVED
AUG 25 2003
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case 04-037 – Administrative Variance

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: Mark A. Cunningham

Section Chief: [Signature]

AFK/LL:MAC

Robert L. Ehrlich, Jr., Governor
Michael S. Steele, Lt. Governor



Robert L. Flanagan, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 8.5.03

Ms. Rebecca Hart
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 037 JRA

Dear Ms. Hart:

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,

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

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.201.7165 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 Phone 410.545.0300 www.marylandroads.com

BILL MONACELLI
PAM MONACELLI
#112 WINDTREE VALLEY RD
PARKTON, MD 21120
410-343-2829

JULY 21, 2003

TO WHOM IT MAY CONCERN:

WE ARE LOT #7 ON THE WINDTREE VALLEY PLOT PLAN, ACROSS FROM
LOT #36, #21 ANDREWS CT OWNED BY TOM AND MARYLEE SULLIVAN.
WE LOOK INTO THEIR BACKYARD EVERY TIME WE PULL OUT OF OUR
DRIVEWAY.

WE HAVE SEEN THE PLANS FOR THE GARAGE AND KNOW IT WILL HAVE A
2ND STORY.

WE HAVE NO PROBLEM WITH WHAT TOM & MARYLEE SULLIVAN WANT TO
DO.


BILL MONACELLI


PAM MONACELLI

04-037-A

JIM RALLS
DIANA WOLTERECK
#19 ANDREWS CT
PARKTON, MD 21120
410-329-2119

JULY 21, 2003

TO WHOM IT MAY CONCERN:

WE ARE LOT #35 ON THE WINDTREE VALLEY PLOT PLAN, RIGHT NEXT TO
LOT #36, #21 ANDREWS CT OWNED BY TOM AND MARYLEE SULLIVAN.

WE HAVE SEEN THE PLANS FOR THE GARAGE AND KNOW IT WILL HAVE A
2ND STORY.

WE HAVE NO PROBLEM WITH WHAT TOM & MARYLEE SULLIVAN WANT TO
DO.

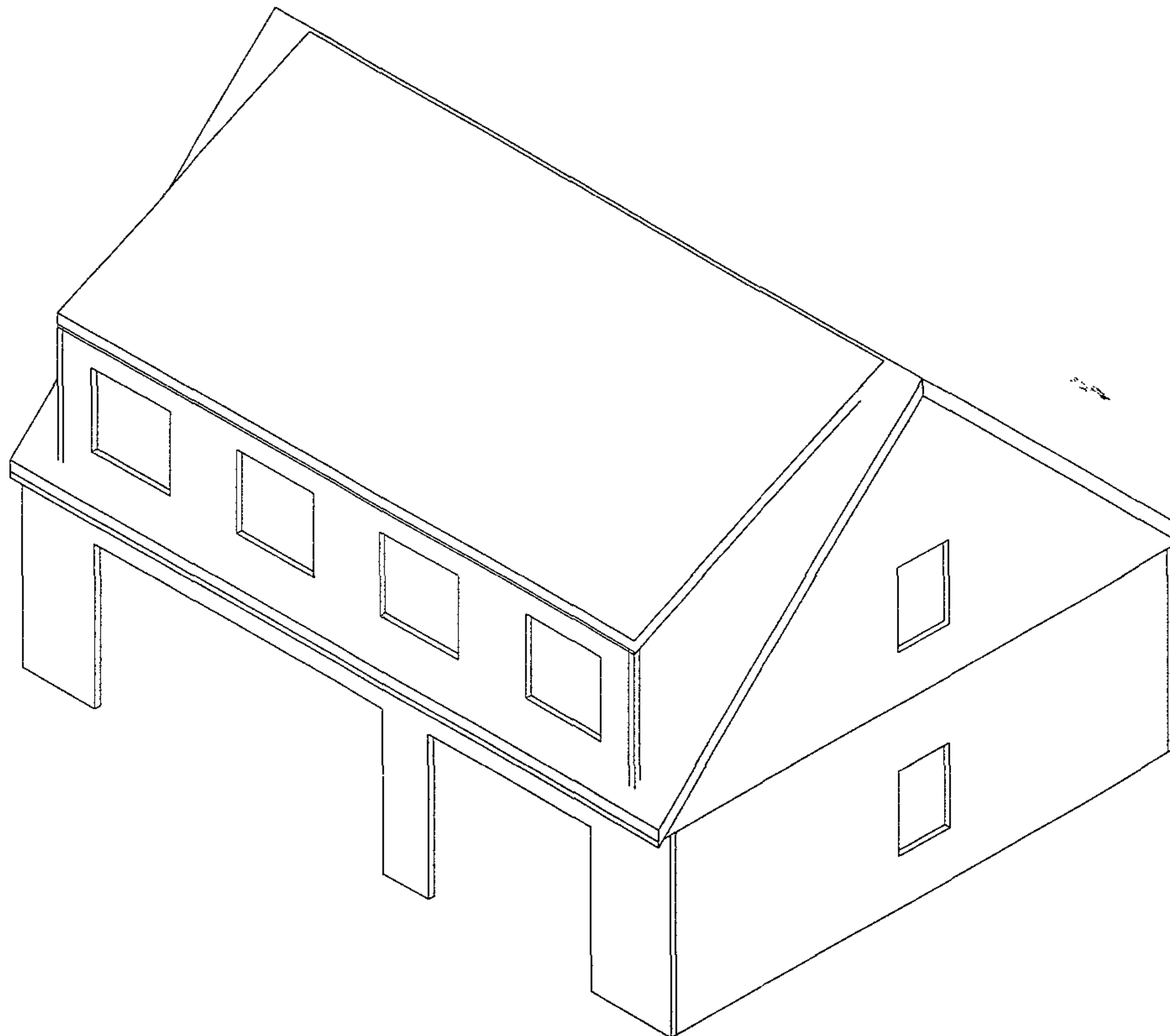
out of town JWR 7/22/2003

DIANA WOLTERECK

Jim Ralls

JIM RALLS

04.037.A



04-037-A

Sturdy Built Mfg.
 P.O. Box 187
 East Freedom, PA 16637

CUSTOMER:
 Sullivan
 28x36 Windsor

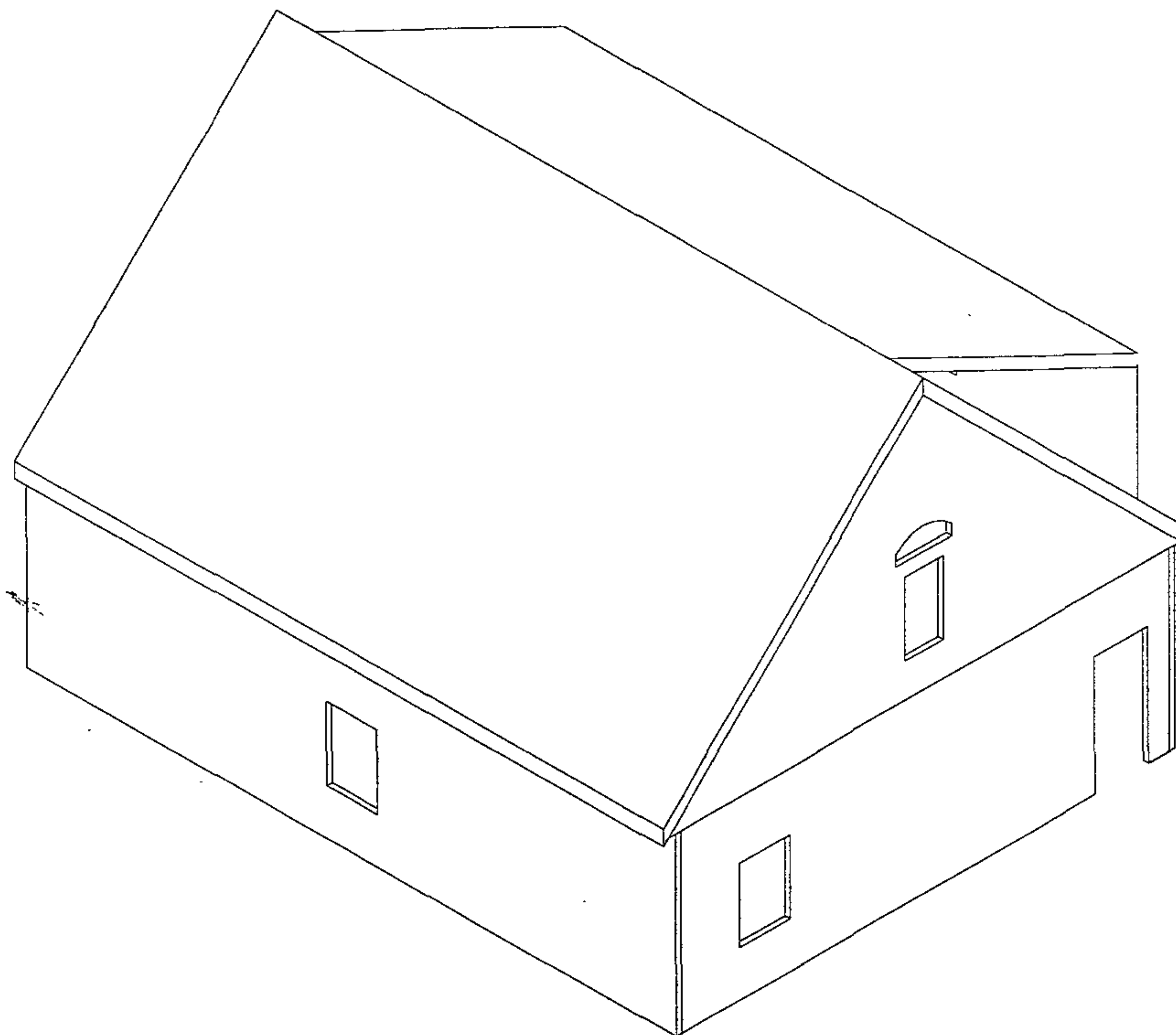
DRAWING:
 Elevation 1
 SCALE:

Customer Approval:

DRAWN BY:
 DATE: 06/24/03
 APPROVED BY:

PAGE NO:
 3

0-25040



Sturdy Built Mfg.

P.O. Box 187

East Freedom, PA 16637

CUSTOMER:

Sullivan

DRAWING:

Elevation 2

SCALE:

Customer Approval:

DRAWN BY:

DATE 06/24/03

APPROVED BY:

PAGE NO:

4

NW 35 B 1"=200'

(SHEET N.W.36-B)

N 140,000

R.C. 5

STA. SOUTH
U.S.C. & G.S.

7th DISTRICT
ELEM. SCHOOL

KAUFFMAN
SUB STATION

(GAS & ELEC. CO)

#36

Lot #36
21 Andrews Ct

R.C. 5

Parkton Md 21120
Tom Sullivan
Marylee Sullivan

R.G.C.

410-357-4743 Home

R.C. 5

Scale 1"=200'

04-037-A

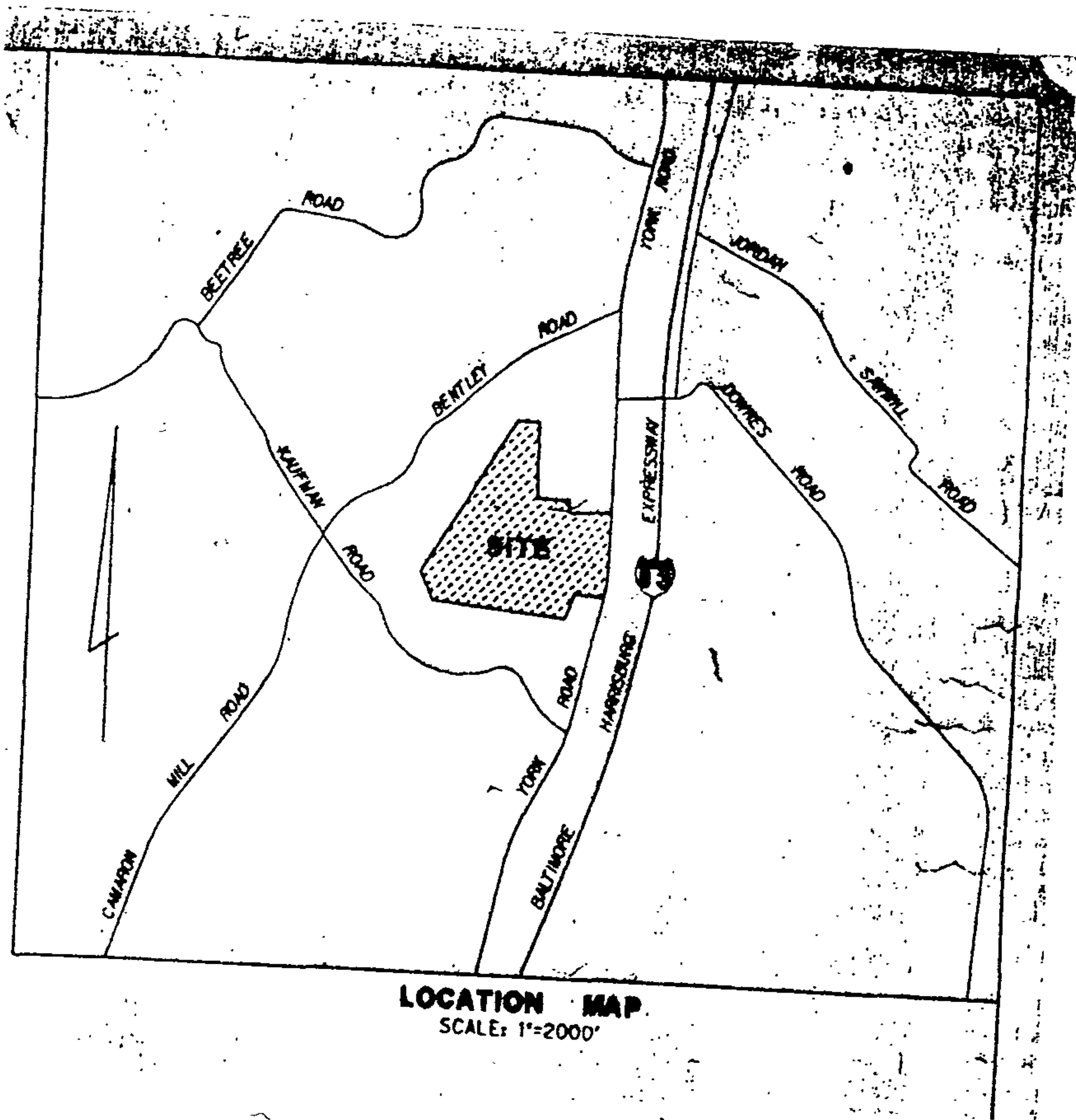
North

N 9000

RD.

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N 139,000



Windtree Valley

Lot # 17 Bill + Pam

17/16/03

Plat to Accompany Petition

Zoning Variance

Property Address # 21 Andrews Ct.
Thomas Sullivan Parkton Md 211
Marylee Sullivan
Subdivision: Windtree Valley

Lot # 36

Plat Book # 60

Folio # 004

Section # None

Location Information

Election District: 7th

Councilmanic District: 3rd

1-200' Scale Map: NW 35B

Zoning RC5

Lot Size 1.9225 83744
AC S.F.

Sewer: Private

Water: Private

Chesapeake Bay
Critical Area ☒ No

100 Year Flood Plain ☒ No

Prior Zoning Hearing None

Reviewed By STJ Zoning Officer Use Case #
4 Item # 04-037-A

WINDTREE

Buffer

Lg Hill

36

83744 SF

Garage

Pool

Retainer

Well

Deck

Pool

Retainer

Well

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Pool

Retainer

Well

Deck

Pool

Retainer

Well

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ANDREWS

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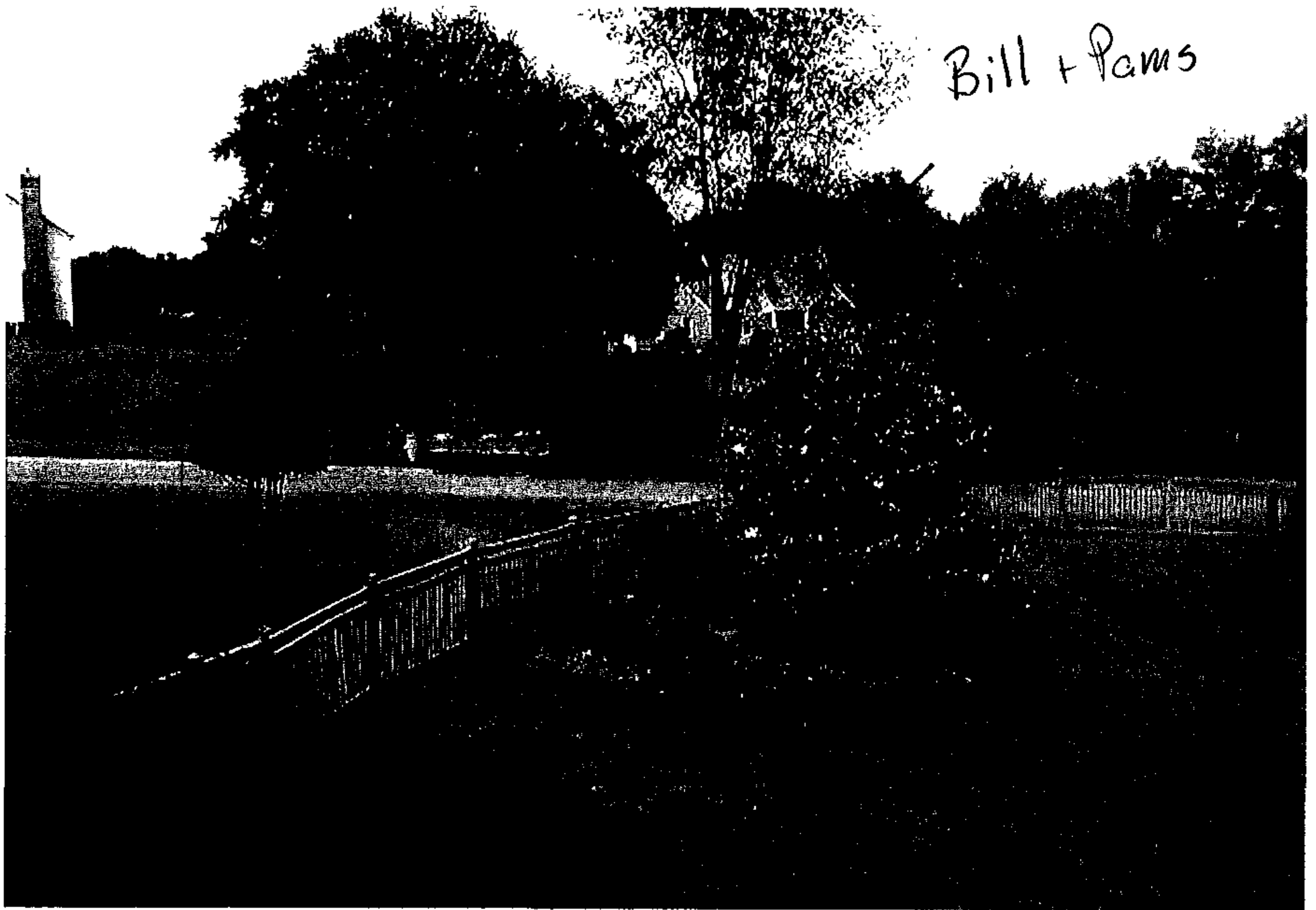
1" = 50' Scale

By Thomas Sullivan

North

All Wooded

Wetlands Buffer



Bill + Pams



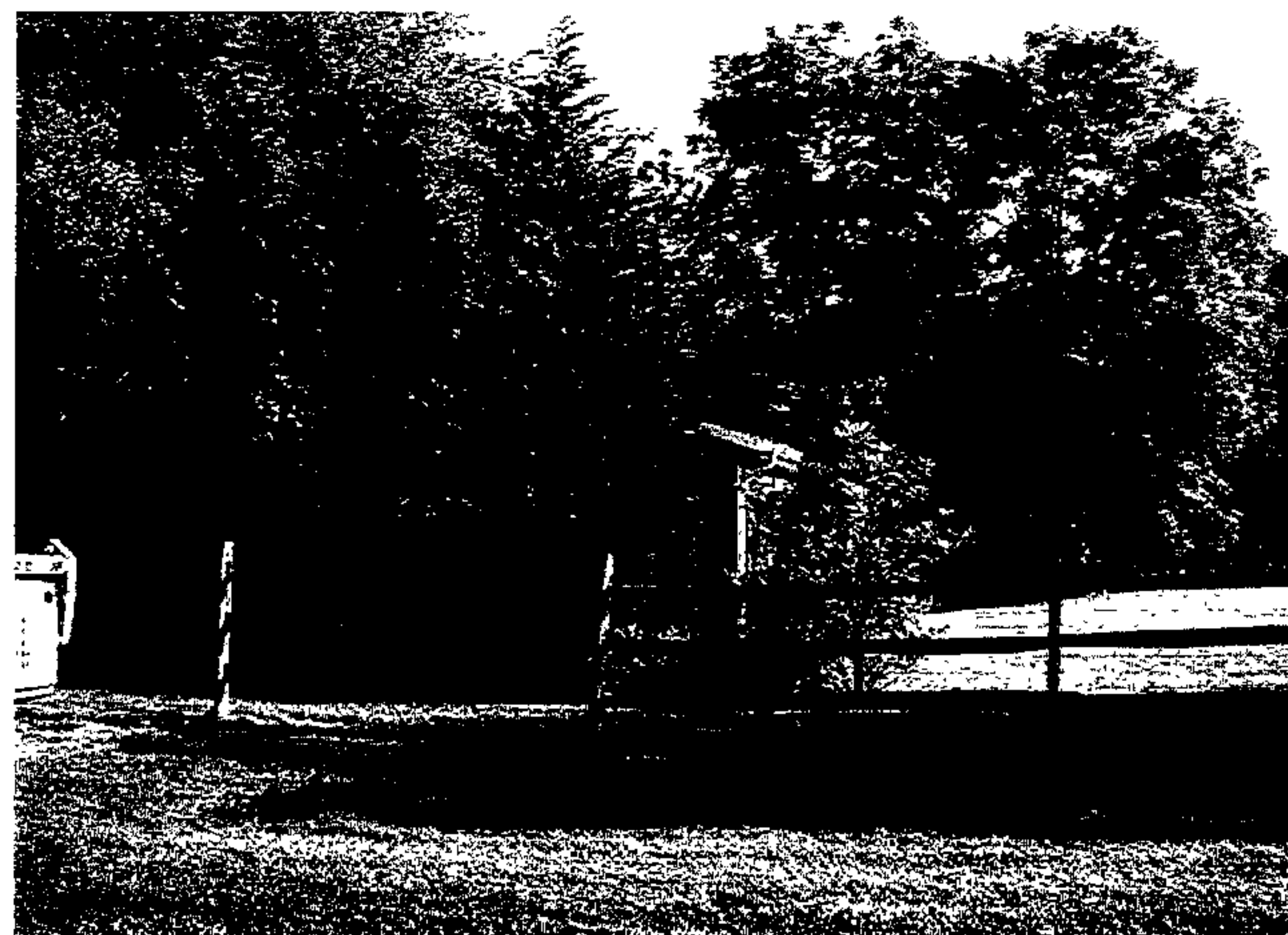
04.037. A

Bill Monacelli + Pam Monacelli's
House. They will look into the
Back of My Parcel. Driveway is across
From My Gate.



04-037-A

Showing the Front of
the property. Gates Both.
Sides of the house
Plus! Showing the roofline
of the house: Garage in the
Front is 22 Ft height in the
Front.



04.037-A

Looking at Garage next
Door.

Looking towards one of
the gates going to the
garage area.

Buffer

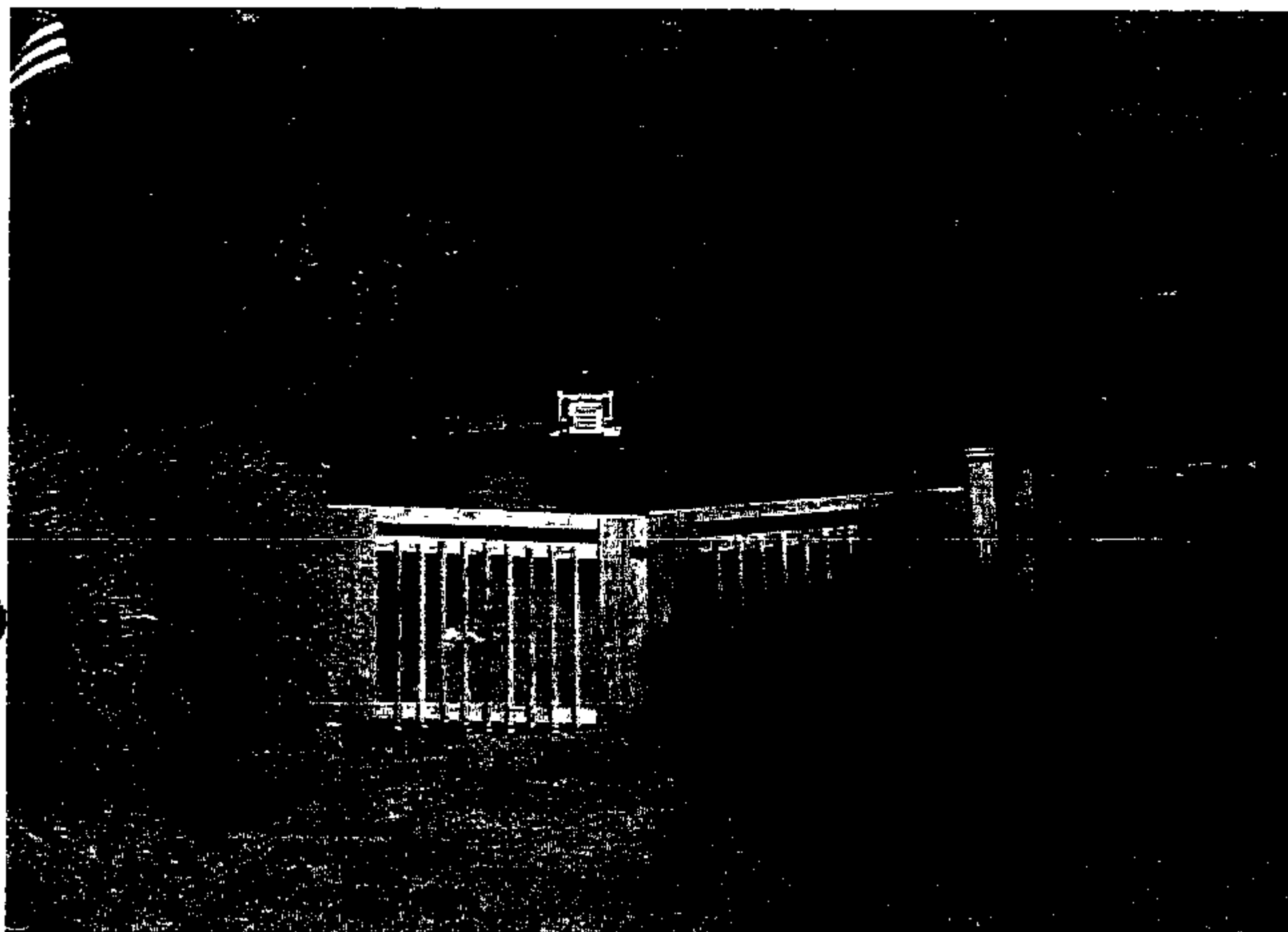
Buffer

Looking at Side of Property
tree line going around
Fence line area.

Looking at Jim + Diana's
Garage Lot #35 #19 Andrews
Next Door

Buffer wood line.

Buffer



04.037.A

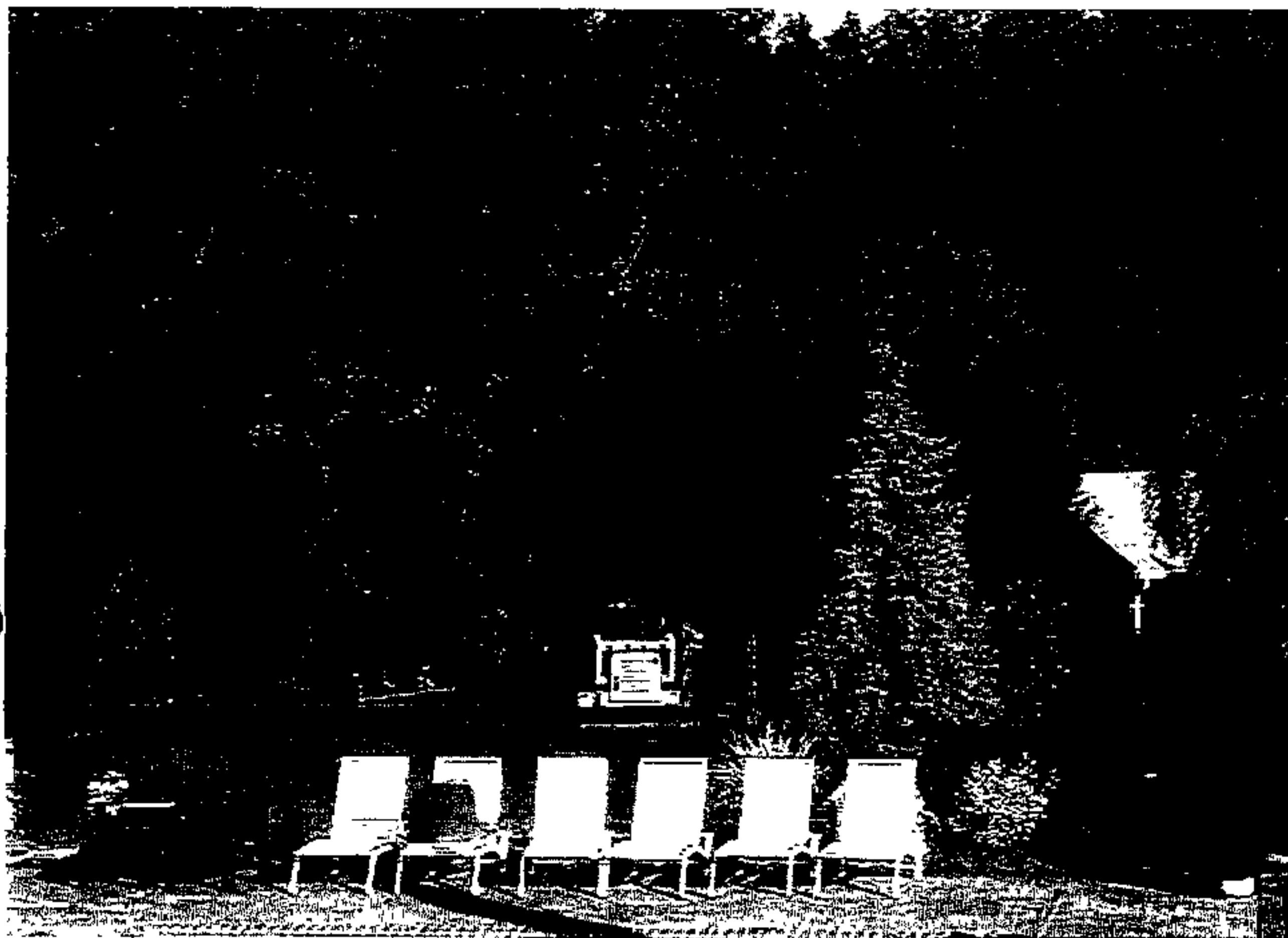
Showing the Side Fence
area.

Other Gate entrance to my
rear yard area. Plus
Fence line Buffer to property
Next Door

Jim + Diana's house next
door: Lot # 35

Showing Buffer Between
Houses

Pictur of Rear area from
Driveway. Plus Fence line
Buffer to Jim + Diana's
Property next Door



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Area that I want to build
the Garage.

- ① Showing Woods as Buffer
- ② Showing JD-8875 with Pavers for
Pad 36' - 21'

Area that I want to build
the Garage.

- ① Showing Woods as Buffer
- ② Showing loader with Pavers on
front

Jim + Diane's Garage next
Door

Area that I want to build
the Garage.

- ① Showing Woods as Buffer



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Picture is the Fence line with
Plant materials: Leyland Cypress
are Planted on the Fence line.

I will Finish off the large
Hillside in the Future

Showing Buffer to Road
(Windfree Valley Drive)

Shows Jim + Diana's
Side. They can not see
the area of the garage

Looking towards Jim + Diana's
house next door.

Back Side of Jim + Diana's
Garage.

① Showing loader with Pavers
that will Go in Front of
Garage 36' x 21' Pad.



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Looking From the Garage
(to be Built area) towards
the House. Showing the
height of the house on
the hill.

Same as above.