

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S/S of Springtide Court, 320 ft. E		
centerline of Hunting Fields Road	*	DEPUTY ZONING COMMISSIONER
15th Election District		
6th Councilmanic District	*	OF BALTIMORE COUNTY
(27 Springtide Court)		
	*	CASE NO. 04-082-A
Matt Wright		
<i>Petitioner</i>	*	

* * * * *

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 owner of the subject property, Matt Wright. The variance request is for property located at 27 Springtide Court, which property is located in the Middle River area of Baltimore County. The variance request is from Section 504 of the 1970 Zoning Regulations (Bill No. 100-1970) and Section V.B.7 (1970 Comprehensive Manual of Development Policies), to permit a private yard space of 282 sq. ft. in lieu of the minimum required 500 sq. ft., and to amend the latest Final Development Plan for Carrollwood Manor, II, Block Q, Lot 12. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance

The Petitioner 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 Petitioner has 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

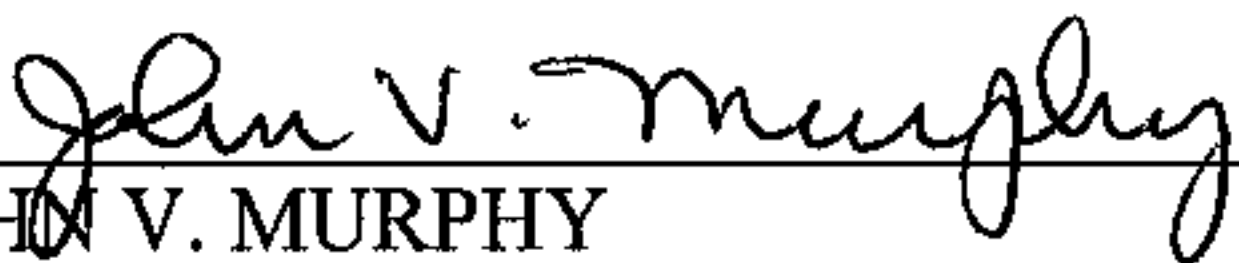
Date 9/16/03
 By: R. J. [Signature]
 Deputy Zoning Commissioner

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

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 16 day of September, 2003, that a variance from Section 504 of the 1970 Zoning Regulations (Bill No. 100-1970) and Section V.B.7 (1970 Comprehensive Manual of Development Policies), to permit a private yard space of 282 sq. ft. in lieu of the minimum required 500 sq. ft., and to amend the latest Final Development Plan for Carrollwood Manor, II, Block Q, for Lot 12 only, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

9/16/03
By 

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

September 16, 2003

Mr. Matt Wright
27 Springtide Court
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 04-082-A
Property: 27 Springtide Court

Dear Mr. Wright:

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 black ink that reads "John V. Murphy". The signature is written in a cursive style.

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 27 Springtide Ct
which is presently zoned DR-16

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) 504, 1970 Zoning Regulations (Bill 100-1970) and section V.B.7 (1970 CMDP) to permit a private yard space of 282 square feet in lieu of the minimum required 500 square feet, and to Amend the latest Final Development Plan for Carrollwood Manor II, Block Q, Lot 12

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:

Matt Wright
Name - Type or Print
[Signature]
Signature
27 Springtide Ct 410 335 2863
Address Telephone No.
Beth MD 21220
City State Zip Code

Attorney For Petitioner:

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

Legal Owner(s):

Matt Wright
Name - Type or Print
[Signature]
Signature
27 Springtide Ct (410) 335 2863
Address Telephone No.
Beth MD 21220
City State Zip Code

Representative to be Contacted:

[Signature]
Name
[Signature] [Signature]
Address Telephone No.
[Signature] [Signature]
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 14 day of August 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.

ORDERED
Date
By

CASE NO. 04-082-A

REV 10/25/01

Zoning Commissioner of Baltimore County

Reviewed By [Signature] Date 8-20-03
Estimated Posting Date 8-24-03

Affidavit in Support of Administrative Variance

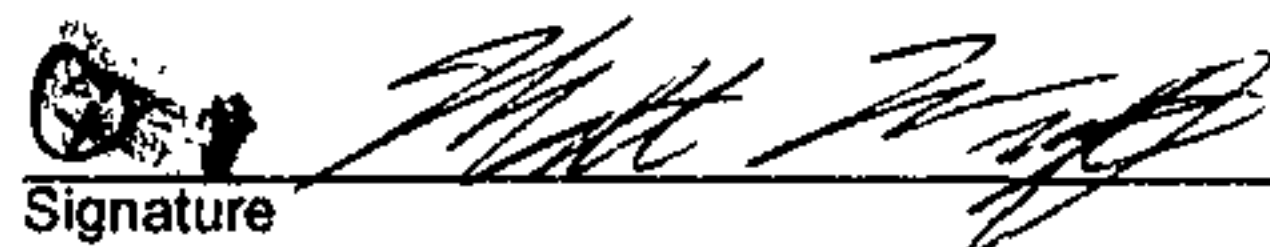
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is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

That the Affiant(s) does/do presently reside at 27 Springdale Ct
Address BALTO MD 21220
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):

FDP was amended in 1988, parcel was not sufficient to build deck, deck was needed for additional space.

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.


Signature
ⓧ Matt Wright
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

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

AS WITNESS my hand and Notarial Seal


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.

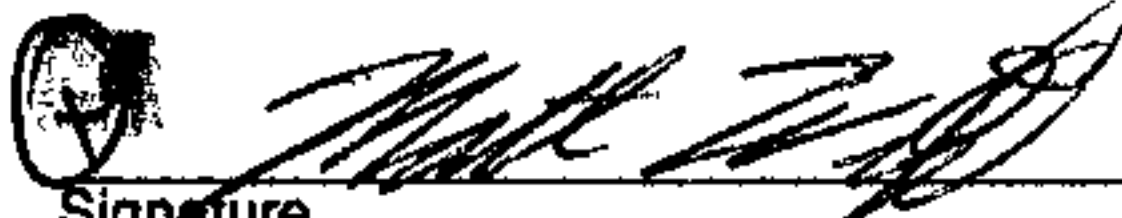
That the Affiant(s) does/do presently reside at

27 Springtide Ct
Address
BALTO MD 21220
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):

FD P was amended in 1988, land was not sufficient to build deck. Deck was needed for additional space.

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.


Signature
Matt Wright
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

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

AS WITNESS my hand and Notarial Seal

Kathleen Corden
Notary Public

My Commission Expires 12/1/05



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 27 Springtide Ct
which is presently zoned DR-16

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) 504, 1970 Zoning Regulations (Bill 100-1970) and Section V.B. 7 (1970 CMDP) to permit a private yard space of 2825 square feet in lieu of the minimum required 500 square ft, and to amend the latest Final Development Plan for Carrollwood Manor II, Block Q, Lot 12

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:

Matt Wright
Name - Type or Print
Matt Wright
Signature
27 Springtide Ct (410) 335 2863
Address Telephone No.
BALTO MD 21220
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Matt Wright
Name - Type or Print
Matt Wright
Signature
27 Springtide Ct (410) 335 2863
Address Telephone No.
BALTO MD 21220
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 _____ 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.

CASE NO. 04-082-4

REV 10/25/01

Zoning Commissioner of Baltimore County
Reviewed By JMP Date 8-20-03
Estimated Posting Date 8-24-03

ZONING DESCRIPTION FOR 27 Spring Tide Ct.
(address)

Beginning at a point on the South side side of
(north, south, east or west)
Spring Tide Ct. which is 24 ft. wide
(name of street on which property fronts) (number of feet of right-of-way width)
wide at the distance of 320 ft ± East of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street Hunting Fields Rd.
(name of street)
which is 50 ft. wide. *Being Lot # 14
(number of feet of right-of-way width)

Block Q, Section # 14 in the subdivision of CARROLLWOOD MANOR
(name of subdivision)

as recorded in Baltimore County Plat Book # 074, Folio # 0135 Block Q,
containing 1600 sq. ft. Also known as 27 Spring Tide Ct.
(square feet or acres) (property address)

and located in the 15th Election District, 6th Councilmanic District.

087

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

DATE 8-20-03 ACCOUNT R-001-006-6150
AMOUNT \$ 65.00

RECEIVED
FROM:

Lee Giroux

FOR:

Residential Variance filing fee
for 27 Springdale Ct.

DISTRIBUTION

WHITE - CASHIER

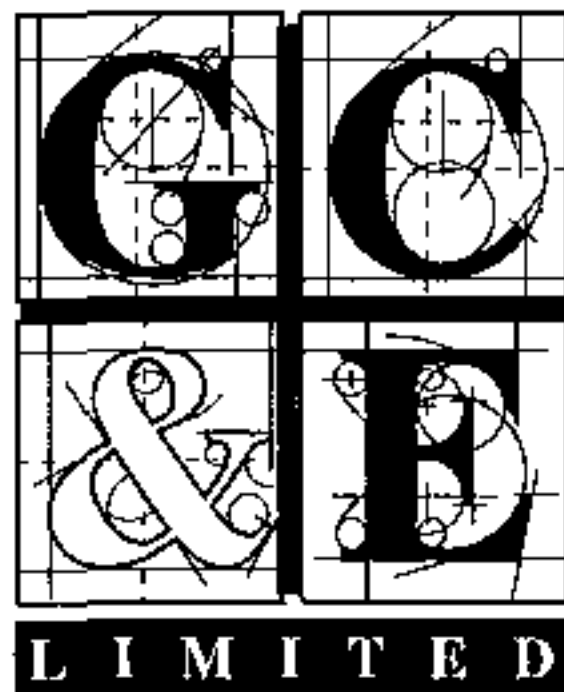
PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DAY
8/20/2003	8/20/2003	11:17:54	4
REG W506	WALKIN	KMCH	KXH
RECEIPT # 186792			8/20/2003
Dept	5	528 ZONING VERIFICATION	OFLN
CF NO.	027480		
Receipt Tot	\$65.00		
65.00	OK	.00	CA
Baltimore County, Maryland			

CASHIER'S VALIDATION



Gerhold, Cross & Etzel, Ltd.
Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: CASE # 04-082-A
PETITIONER/DEVELOPER:
Matthew Wright
DATE OF HEARING:
September 8, 2003

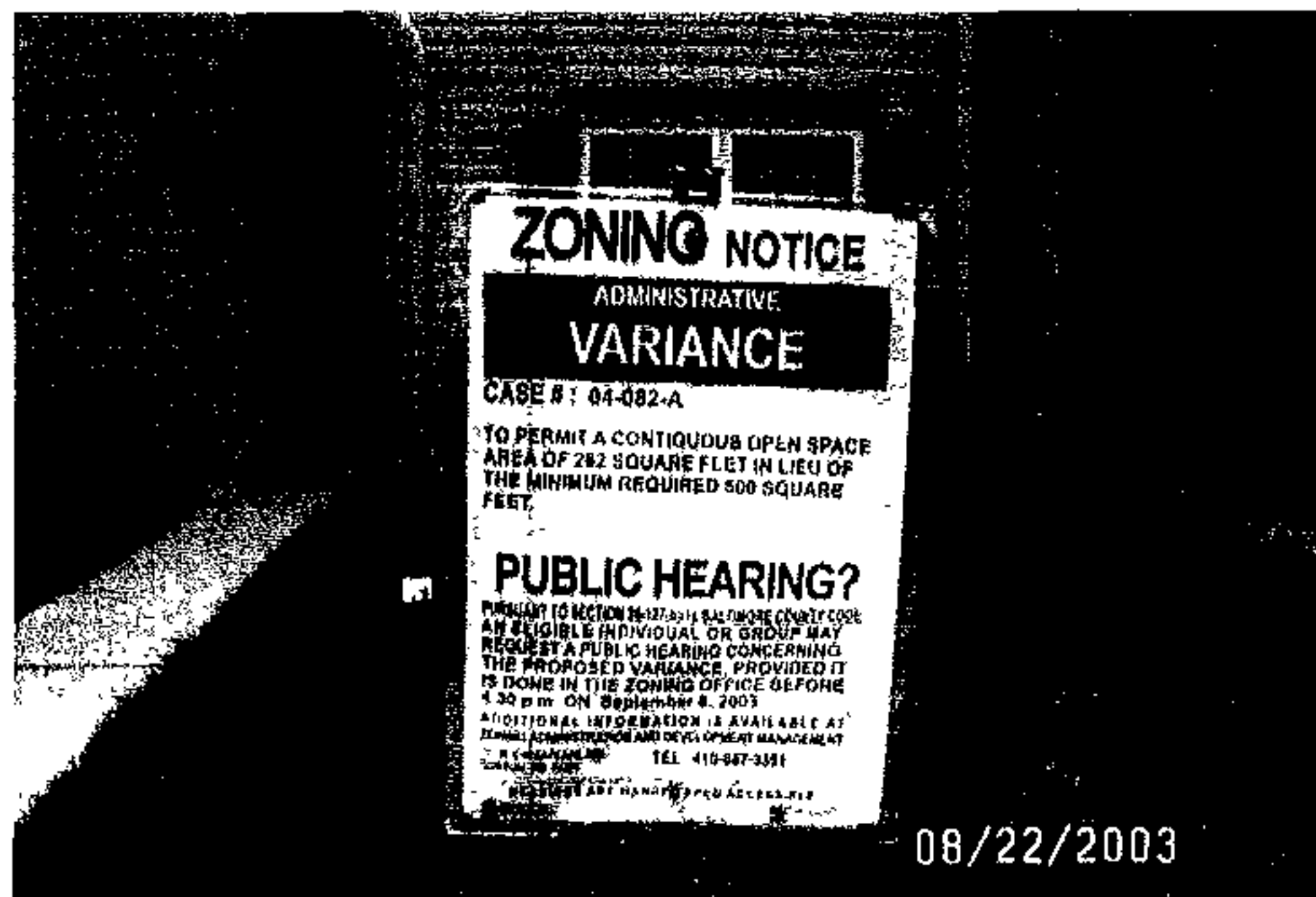
**BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204**

ATTENTION: REBECCA HART

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**

LOCATION:
27 Springtide Court



POSTED ON: August 22, 2003

DATE:
August 26, 2003

SIGNATURE OF SIGN POSTER

BRUCE DOAK

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

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: 04-082-A
Petitioner: Matthew Wright
Address or Location: 27 Springtide Ct., Balto, 21220

PLEASE FORWARD ADVERTISING BILL TO:

Name: Home Remedies
Address: 204 E. Toppa Suite LK08
Towson, Md. 21286
Telephone Number: 410-832-0099

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04-082 -A Address 27 Spring tide ct.
Contact Person: John Sullivan Phone Number: 410-887-3391
Planner: Please Print Your Name
Posting Date: 8-20-03 Posting Date: 8-24-03 Closing Date: 9-08-03

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

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.

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.

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.

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.

Details Along Dotted Line

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 04-082 -A Address 27 Spring tide ct.
Petitioner's Name Matthew Wright Telephone 410-335-2863
Posting Date: 8-24-03 Closing Date: 9-08-03
Reason for Sign: To Permit a contiguous open space area of 282
Sq. ft. in lieu of the minimum required 500 #



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

September 8, 2003

Matt Wright
27 Springtide Court
Baltimore, MD 21220

Dear Mr. Wright:

RE: Case Number: 04-082-A, 27 Springtide Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 20, 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

Visit the County's Website at www.baltimorecountyonline.info



Printed with Soybean Ink
on Recycled Paper



**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 26, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: ⁰⁸² August 26, 2003

Item No.: 069-087

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

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



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

Date: 8.26.03

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

RE: Baltimore County
Item No. 082 JSS

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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *RBS / TGT*

DATE: October 1, 2003

Zoning Petitions

Zoning Advisory Committee Meeting of August 25, 2003

SUBJECT: NO COMMENTS FOR THE FOLLOWING ZONING ITEMS:

04-069-072, 073, 074, 082

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

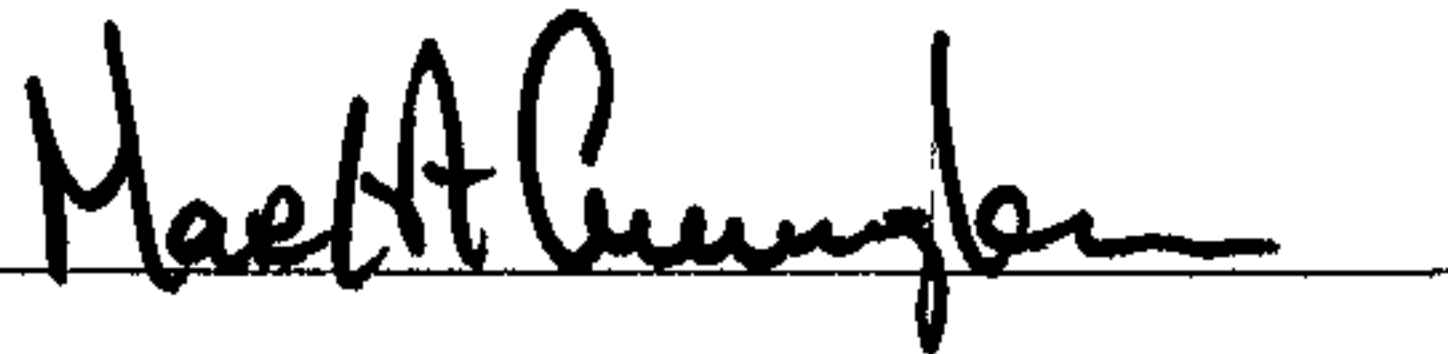
DATE: September 8, 2003

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

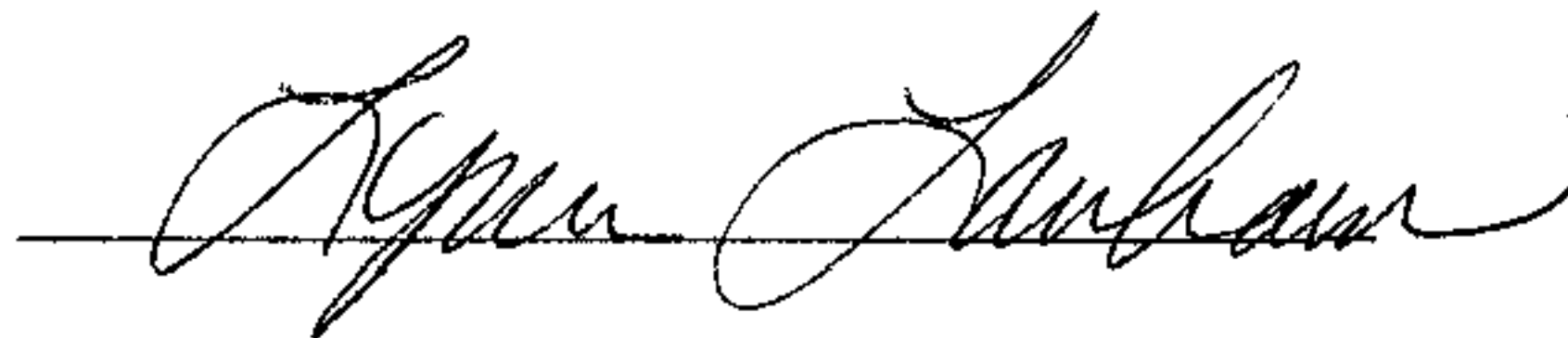
SUBJECT: Zoning Advisory Petition(s): **Case 04-072, 04-082, and 04-084**
Administrative Variance

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:



Section Chief:



AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 25, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For September 2, 2003
Item Nos. 069, 070, 071, 072, 073, 074,
075, 077, 080, 081, 082, 085, and 086

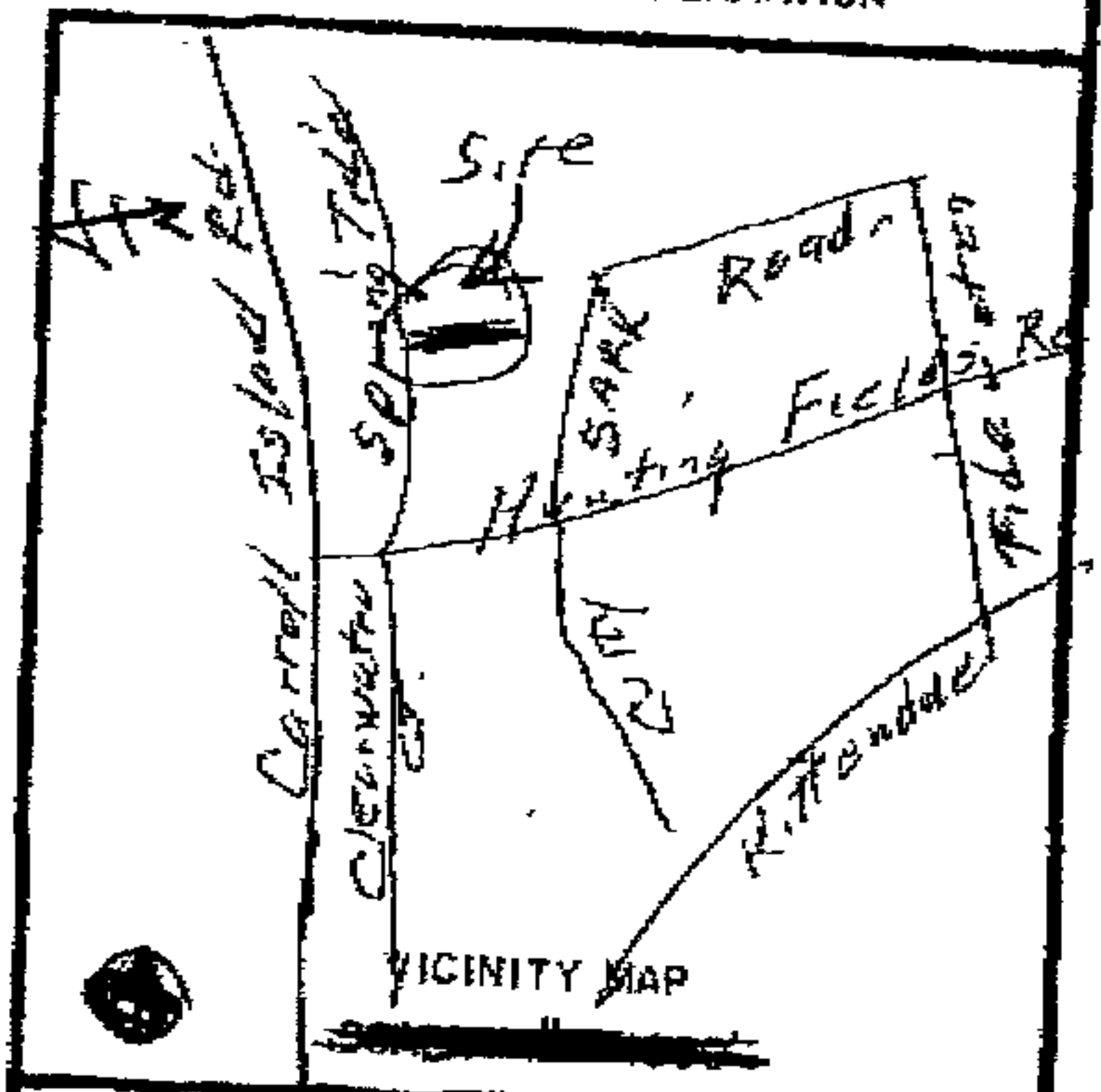
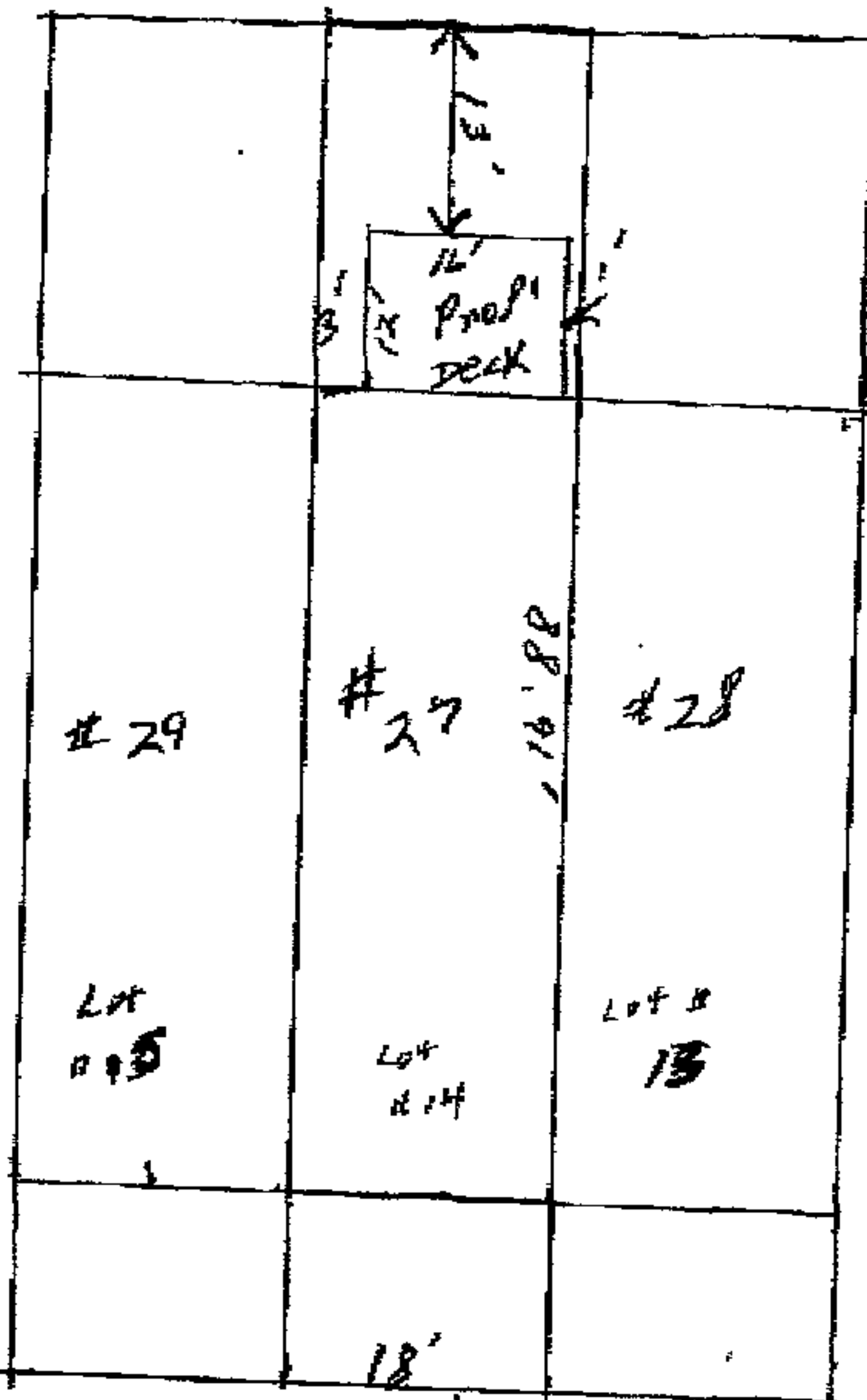
The Bureau of Development Plans Review has reviewed the subject-zoning items, and we have no comments.

RWB:CEN:jrb

cc: File

SUBDIVISION NAME Carrollwood Manor
 PLAT BOOK # 074 FOLIO # 135 LOT # 27 SECTION # 14 Block Q
 OWNER Matthew Wright

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



LOCATION INFORMATION

ELECTION DISTRICT 15
 COUNCILMANIC DISTRICT 6
 1" = 200' SCALE MAP # 3 NE 3-4 K
 ZONING DR-16 3-4 L

LOT SIZE 0.036 1600
 ACREAGE SQUARE FEET

SEWER ☒ PUBLIC ☐ PRIVATE
 WATER ☒ ☐

CHESAPEAKE BAY CRITICAL AREA ☒ YES ☐ NO

100 YEAR FLOOD PLAIN ☐ ☒

HISTORIC PROPERTY/BUILDING ☐ ☒

PRIOR ZONING HEARING

ZONING OFFICE USE ONLY
 REVIEWED BY [Signature] ITEM # 082 CASE #



NORTH

320' to E.g.
Hunting Fields Rd.

- SPRING TIDE CT.

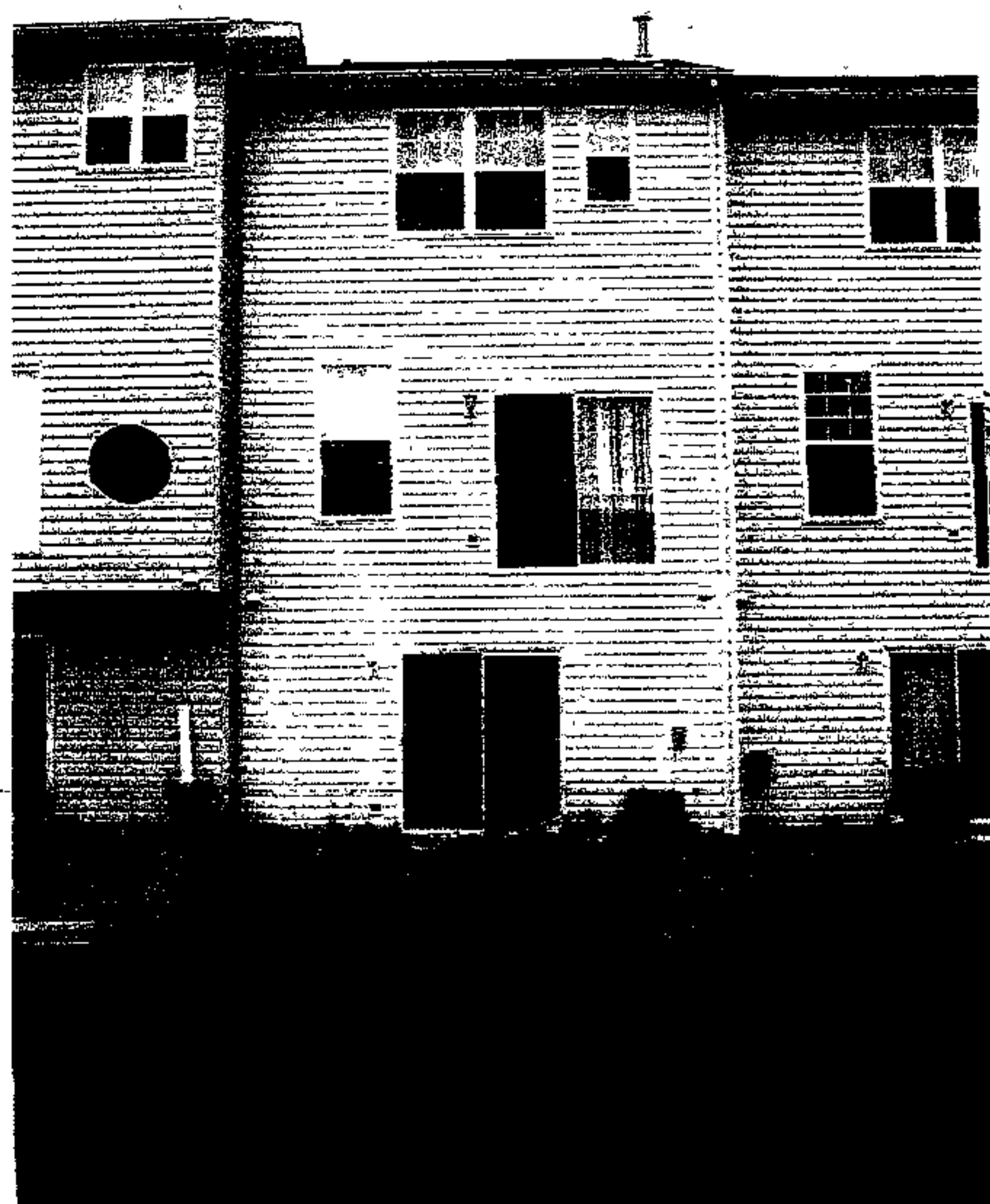
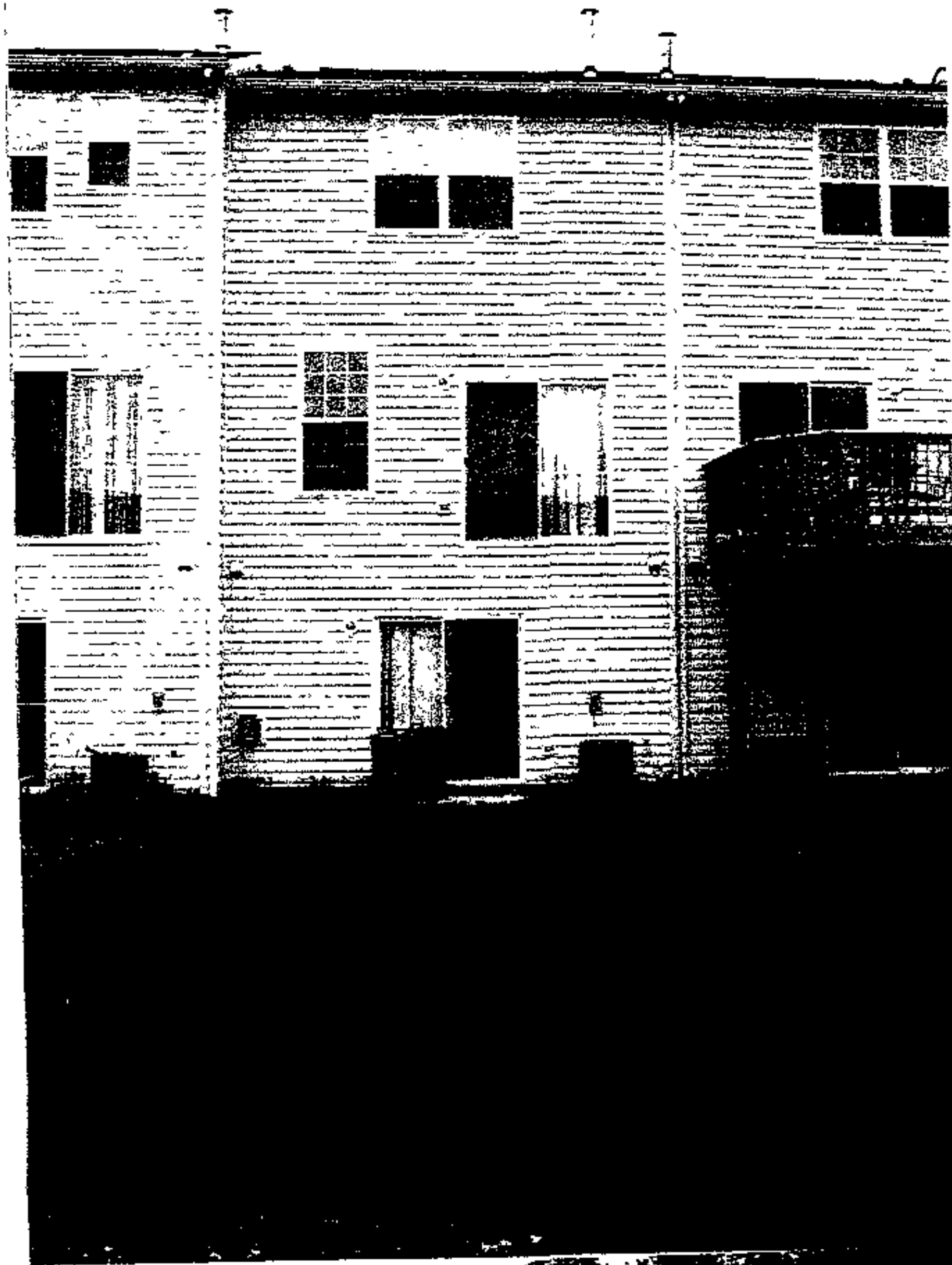
50' R/W

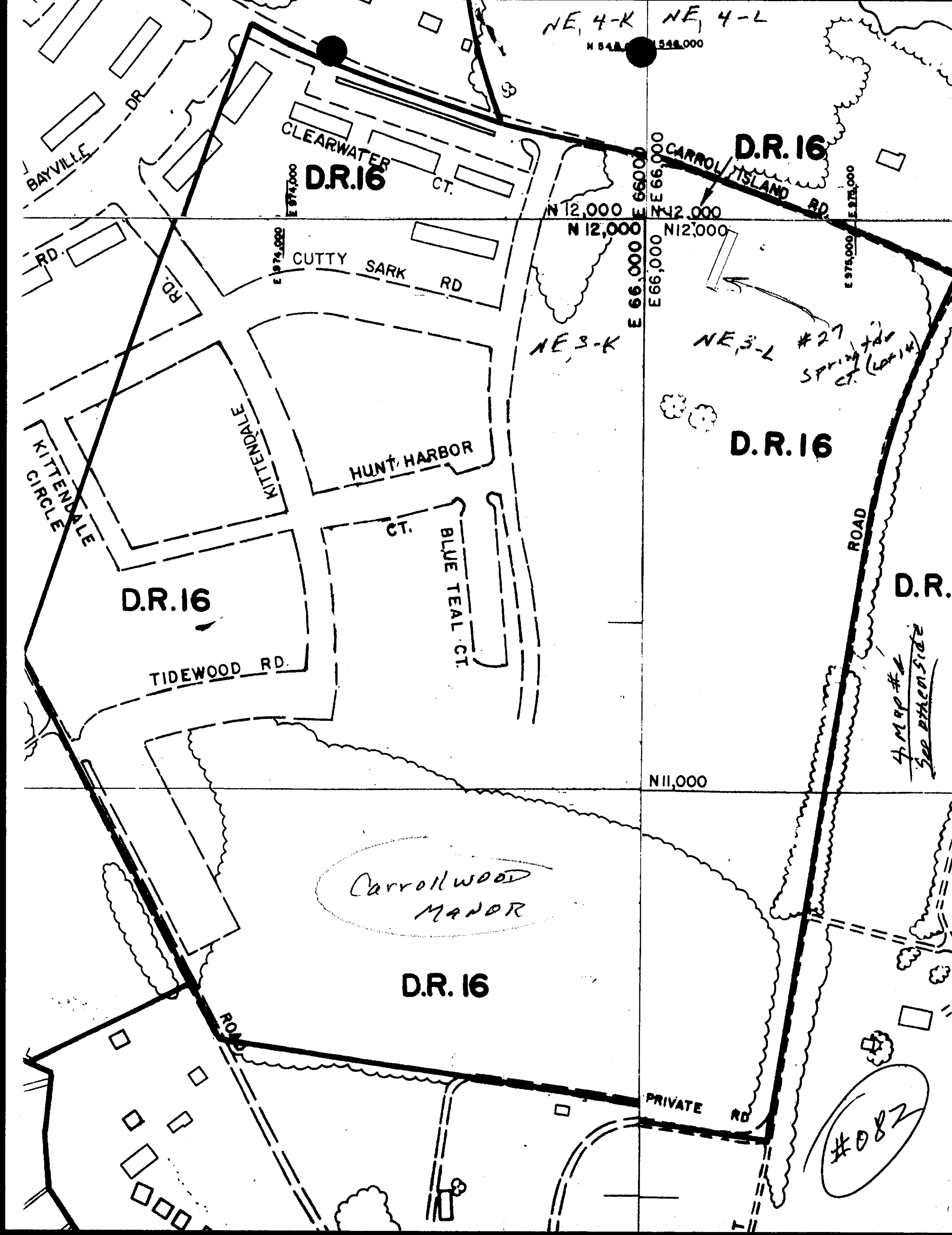
PREPARED BY

SCALE OF DRAWING: 1" = 20'

Det. 94. #1

#082





NE 4-K NE 4-L
N 548,000 E 548,000

CLEARWATER CT.
D.R. 16

D.R. 16

CARROLL ISLAND RD.

N 12,000 E 66,000
N 12,000 E 66,000
N 12,000 E 66,000

E 974,000
CUTTY SARK RD.

NE 3-K

NE 3-L #27 for Spring CT. (Lot 14)

D.R. 16

HUNT HARBOR

CT.
BLUE TEAL CT.

D.R. 16

TIDEWOOD RD.

D.R.

4 map #1
see other side

N 11,000

Carrollwood Manor

D.R. 16

PRIVATE RD.

#082