

IN RE: PETITION FOR ADMIN. VARIANCE
SW/S of Chesapeake Avenue, 80 ft. SE
centerline of Chester Road
15th Election District
7th Councilmanic District
(1318 Chesapeake Avenue)

Vicki W. & John E. Long, Jr.
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-117-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by Vicki W. and John E. Long, Jr., the legal owners of the subject property. The variance request is for property located at 1318 Chesapeake Avenue in the eastern area of Baltimore County. The Petitioners herein seek a variance from Section 400.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a detached accessory structure (garage) to be 20 ft. in height 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

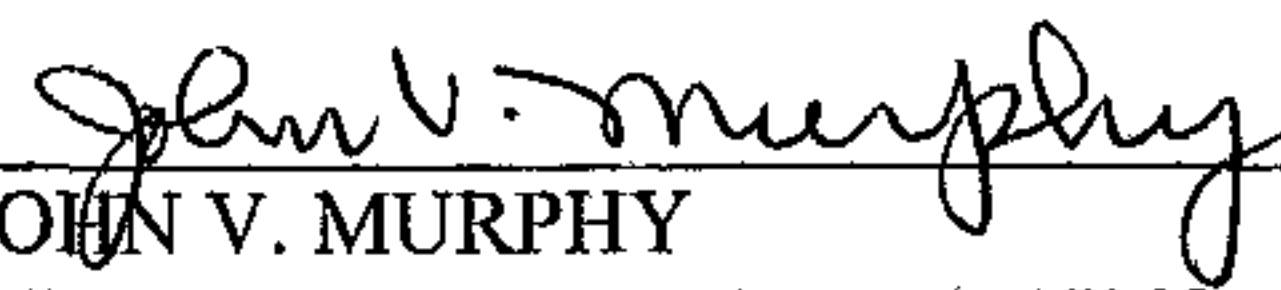
10/2/03
R. J. [Signature]

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 nd 3 day of October, 2003, that a variance from Section 400.2 of the B.C.Z.R., to permit a detached accessory structure (garage) to be 20 ft. in height in lieu of the required 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions 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.
2. The Petitioners or subsequent owners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartment.
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.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

10/2/03


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

October 2, 2003

Mr. & Mrs. John E. Long, Jr.
1318 Chesapeake Avenue
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 04-117-A
Property: 1318 Chesapeake Avenue

Dear Mr. & Mrs. Long:

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 fluid and cursive.

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

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





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1318 Chesapeake Ave
which is presently zoned DR-3.5

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) 400.2 TO PERMITE A

DETACHED ACCESSORY STRUCTURE TO BE 20 FT.
HIGH IN VIEW OF THE REQUIRED 15 FT.

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):

Vicki Wolff Long
Name - Type or Print _____
Signature _____
John E. Long, Jr.
Name - Type or Print _____
Signature _____
410-335-1728
1318 Chesapeake Ave.
Address _____ Telephone No. _____
Baltimore, MD. 21220
City _____ State _____ Zip Code _____

Representative to be Contacted:

Vicki Wolff Long & Pete Jewell
Name _____
same 4514 Woodlea Ave
Address _____ Telephone No. _____
410-488-9050
Baltimore, Md. 21206
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. 04-117-A

Reviewed By [Signature] Date 09-05-03

Estimated Posting Date 09-15-03

280 9/15/98

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 1318 Chesapeake Ave.
Address Baltimore, 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):

As a family of four in a 1300 sq. ft. house, with no basement or attic, storage is currently non-existent. *A GROWING FAMILY NEEDS MORE SPACE. IT*

Property did have a 500 ft² garage with an attic that was 40 years old and completely rotten. This garage was 18 ft. in height.

*THE PROPOSED GARAGE WILL BE 20 FT
IN HEIGHT.*

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

Vicki Wolff Long

Name - Type or Print

Signature

John E. Long, Jr.

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of August, 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), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

8/26/03

Date

Linda H. McDavid

Notary Public

Linda H. McDavid

My Commission Expires

7/1/2006

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

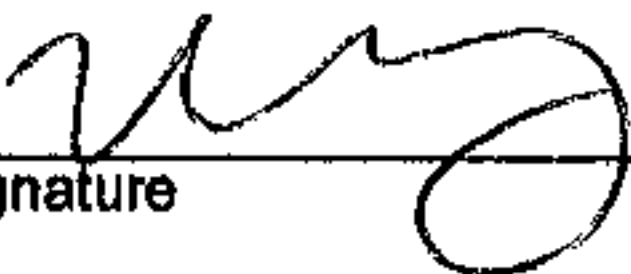
1318 Chesapeake Ave.
Address
Baltimore, Md. 21220
City State Zip Code

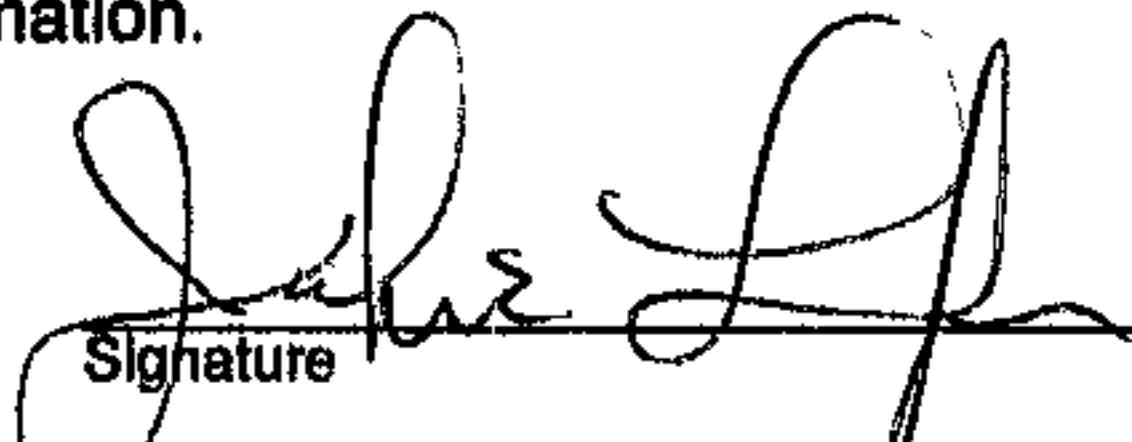
That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

As a family of four in a 1300 sq. ft. house, with no basement or attic, storage is currently non-existent. *A Growing Family Needs more space*

Property did have a 500 ft.² garage with an attic ^{it} that was 40 years old and completely rotten. This garage was 18 ft. in height. *THE PROPOSED GARAGE WILL BE 20 FT IN HEIGHT.*

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
VICKI WOLFF-LONG
Name - Type or Print


Signature
JOHN E. LONG, JR.
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26 day of August, 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


Notary Public Linda L. McDavid
My Commission Expires 7/1/2006



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1318 CHESAPEAKE AVE
which is presently zoned DR. S.S.

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)

400.2 TO PERMIT A DETACHED
ACCESSORY STRUCTURE TO BE 20 FT. HIGH IN LIEU OF
THE REQUIRED 15 FT.

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):

Vicki Wolff Long
Name - Type or Print

Signature

John E. Long, Jr.
Name - Type or Print

Signature

410-335-1728
1318 Chesapeake Ave.
Address Telephone No.

Baltimore, Md. 21220
City State Zip Code

Representative to be Contacted:

Vicki Wolff Long & Pete Jewell
Name

same 4514 Woodlea Ave 21206
Address Telephone No.

Balto, Md 410-488-9050
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. 04-117-A

Reviewed By SDA Date 09-05-03

REV 10/25/01

Estimated Posting Date 09-15-03

Beginning at a point on the Southwest side of
Chesapeake Ave. which is 40 ft. of right-of-way width
wide at the distance of 80 ft. southeast of the
centerline of the nearest improved intersecting street Chester
which is 30 ft. wide. *Being Lot # 167
Block _____ SECTION # _____ in the subdivision of Plan C Long Beach E
as recorded in Baltimore County Plat Book #W.P.C#4 pg.131Folio13
containing 20,650 sq.ft.. Also known as _____
and located in the 15th Election District: 8 Councilmanic Dist.

04-117-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

5707

No. 23669

CG-63.032

ACCOUNT

V.C.C.I.-C.C.C.-C.I.C.

AMOUNT

\$

65.00

RECEIVED
FROM:

Tenell Contractors

FOR:

Res. V.A.R. (Admin)
1315 Ctegarant for TETA C-3-00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

54.117.17

PAID RECEIPT

RECEIVED

ADVIS

THE

1

9/16/2003

9/16/2003

12:00:00

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RECEIVED

9/16/2003

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9/16/2003

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RECEIVED

9/16/2003

1

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 04-117-A

Petitioner/Developer: VICKI AND

JOHN LONG

Date of Hearing/Closing: 9/30/03

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

ATTN: Becky Hart {(410) 887-3394}

Ladies and Gentlemen:

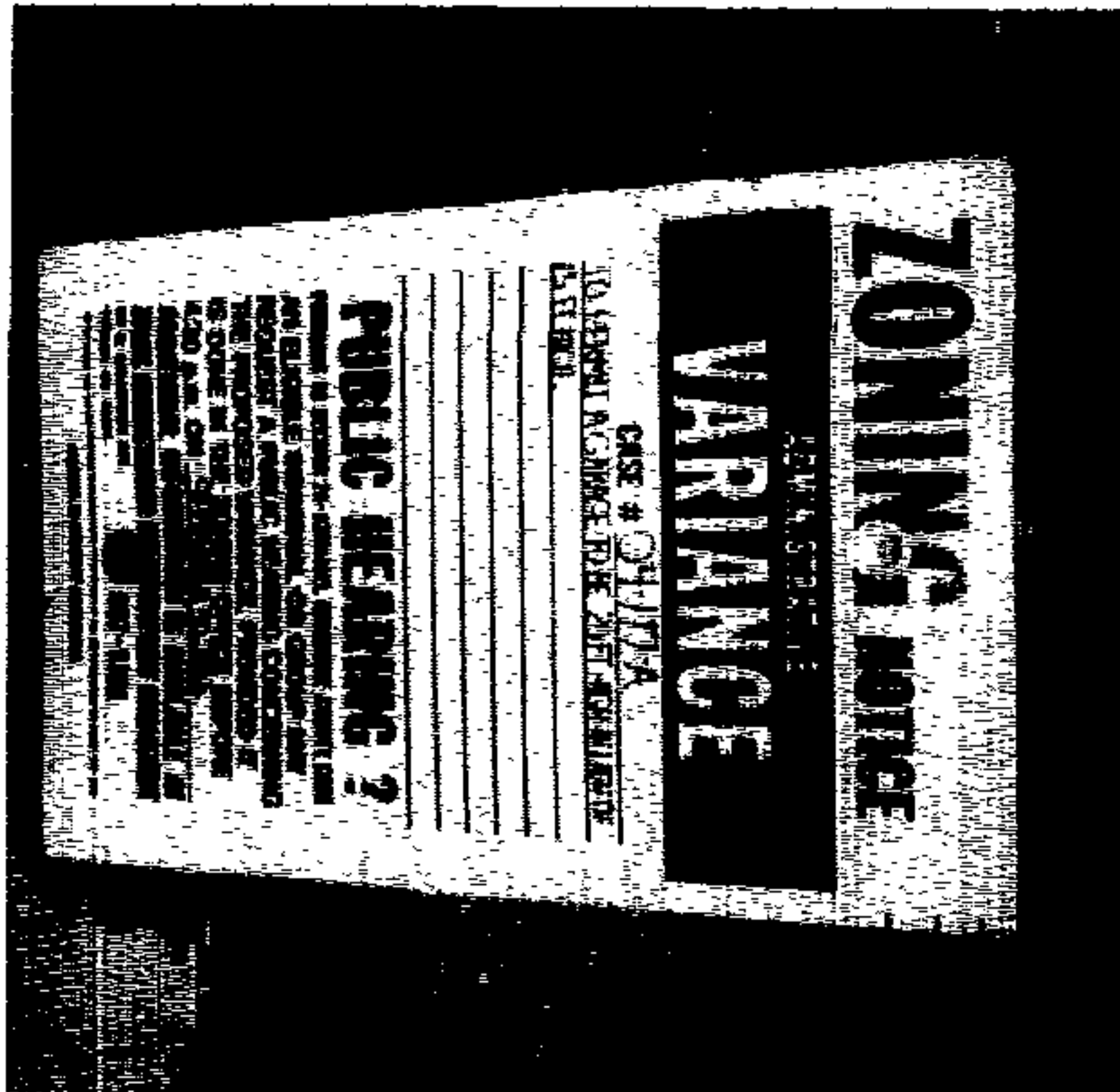
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

1318 CHESAPEAKE AVE

The sign(s) were posted on _____

9/13/03
(Month, Day, Year)

Sincerely,



[Signature] 9/13/03
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04-117-A Address 1318 CHESAPEAKE AVE
Contact Person: JOHN R ALEXANDER Phone Number: 410-887-3391
Planner Please Print Your Name

Filing Date: 09-05-03 Posting Date: 09-15-03 Closing Date: 09-30-03

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.

Detach Along Dotted Line

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 04-117-A Address 1318 CHESAPEAKE AVE
Petitioner's Name VICKI & JOHN LONG Telephone 410-335-1728
Posting Date: 09-15 Closing Date: 09-30-03
Wording for Sign: To Permit A GARAGE TO BE 20 FT. HIGH, IN
LIEU OF 15 FT. HIGH

04-117-A



Baltimore County
Department of Permits and
Development Management

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

September 29, 2003

Vicki Wolff Long
John Long, Jr.
1318 Chesapeake Avenue
Baltimore, MD 21220

Dear Mr. and Mrs. Long:

RE: Case Number: 04-117-A, 1318 Chesapeake Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 5, 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
Vicki Wolff-Long, Pete Jewell, 4514 Woodlea Avenue, Baltimore 21206

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



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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

September 24, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: September 22, 2003

Item No.: 112, 114-122, ^{#1}124, 126, 128-130, 136

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

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



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on Recycled Paper



State Highway
Administration

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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 9.23.03

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

RE: Baltimore County
Item No. 117 JEA

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

DATE: October 8, 2003

TO: Tim Kotroco

FROM: R. Bruce Seeley *RBS /TUT*

DATE: October 8, 2003

SUBJECT: Zoning Item 04-117
Address 1318 Chesapeake Avenue (Long (John) Property)

Zoning Advisory Committee Meeting of September 22, 2003

- _____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- _____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
- _____ If streams or wetlands occur on or within 200 feet of the property, the development of the property may need to comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
- _____ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
- X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Keith Kelley

Date: 10/6/03

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 29, 2003

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

SUBJECT: Zoning Advisory Petition(s): Case 04-117, 04-129 and 04-130
Administrative Variance

RECEIVED

SEP 29 2003

ZONING COMMISSIONER

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: Lynn L. Latham

AFK/LL:MAC

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: September 30, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For September 29, 2003
Item Nos. 113, 114, 115, 116, 117,
118, 122, 125, 126, 128, 130, and
136

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

RWB:CEN:jrb

cc: File

RECEIVED

OCT - 3 2003

ZONING COMMISSIONER

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 1318 CHESAPEAKE AVE

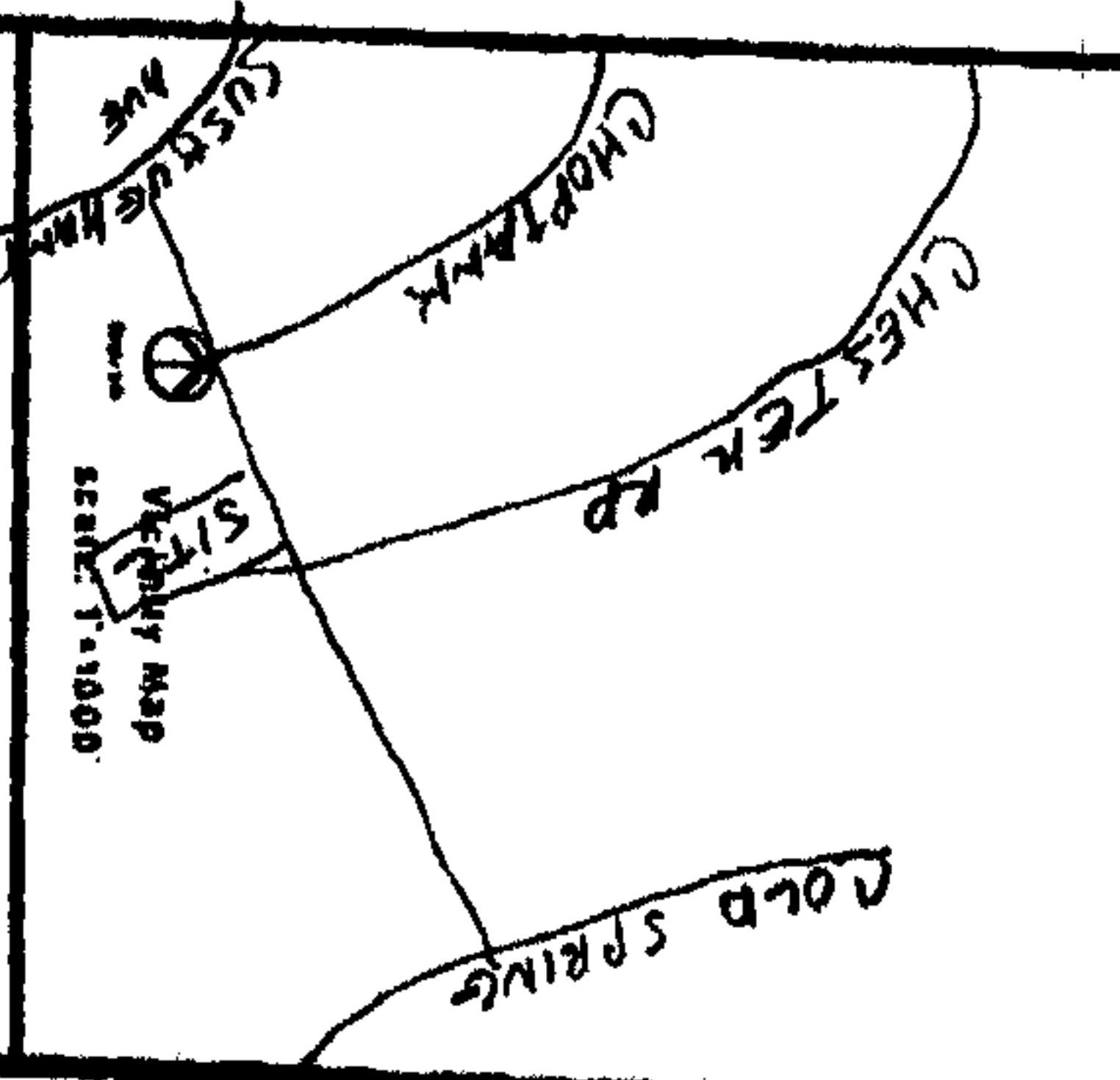
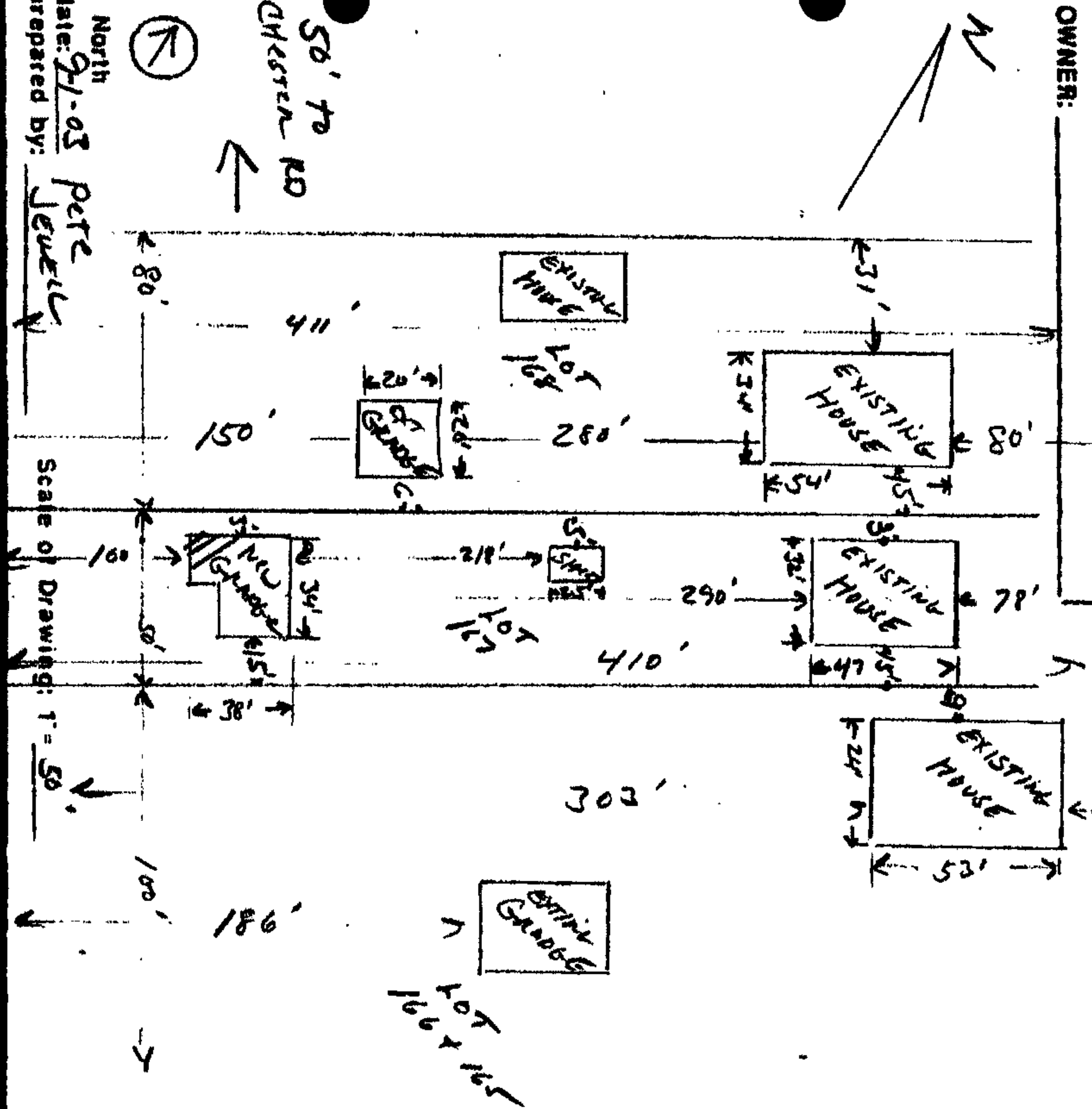
SEE PAGES 3 & 4 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

Subdivision name: LONG BEACH ESTATES

Plat book # 4, pages 130 and 167, sections

OWNER: _____

WATCH FRONT



LOCATION INFORMATION

Election District: 15

Councilman's District: 8

1"=200' scale map: D.E. 2-12

Zoning: D.R. 3.5

Lot size: 20650 SF

acreage square feet

SEWER: ☒ WATER: ☒

CHESAPEAKE Bay Critical Area: ☒

Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

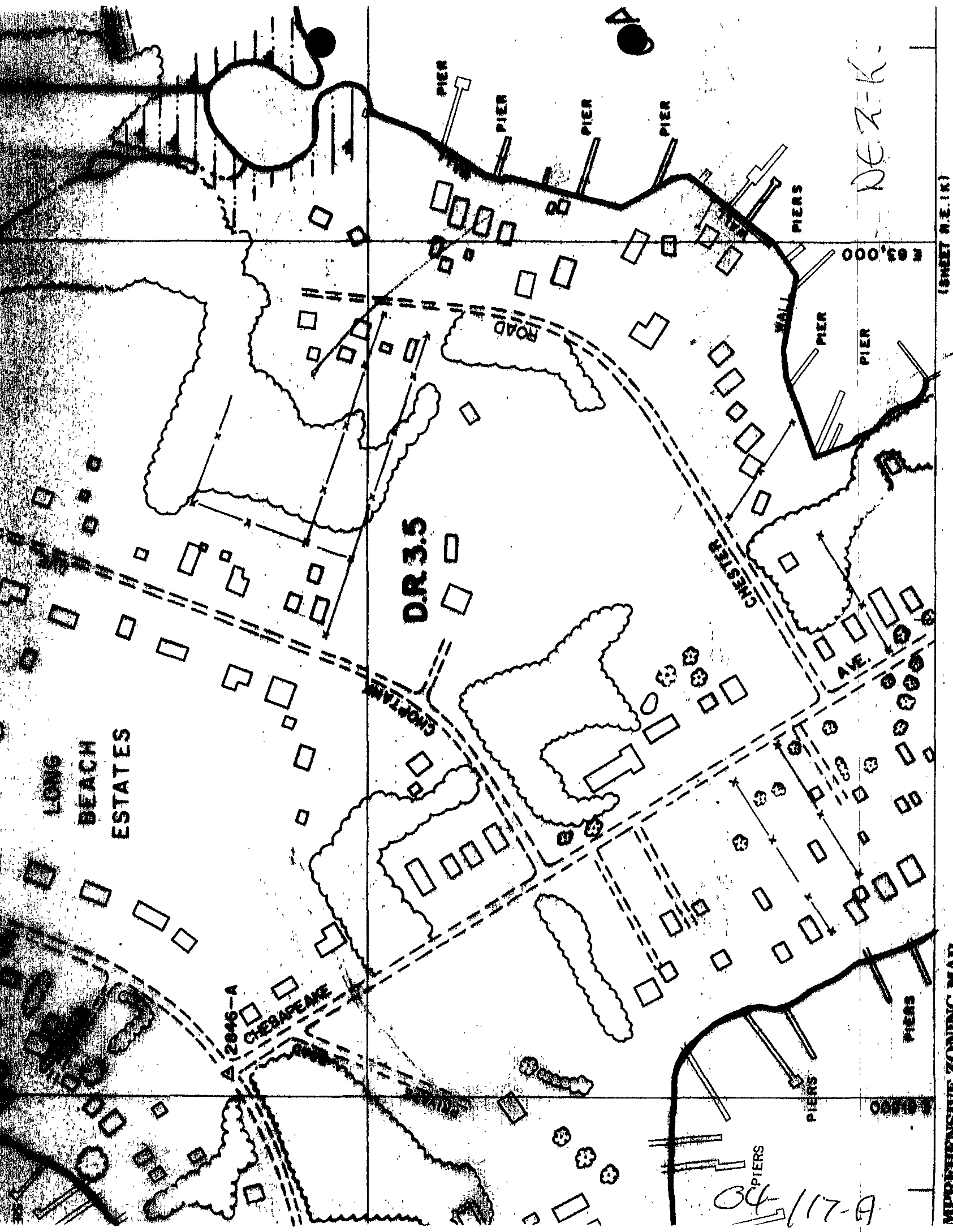
reviewed by: _____ ITEM #: _____ CASE #: _____

5007 34-117-4

North
date: 9-1-03 Pete
prepared by: Jewell

CHESAPEAKE AVE R/W 40'

Plat. G. #1



DE 2-K

DR 3.5

LONG
BEACH
ESTATES

2846-A
CHESAPEAKE

04/17-A

(SHEET N.E. 1 K)

MIDDLEBURY ZONING MAP



04 117.7

Quarters

PLAN "C" of LONG BEACH ESTATES

SUB-DIVIDED BY

CITYCO REALTY CO.

BALTIMORE, MD.

SCALE 1"=200'

NOV 1910

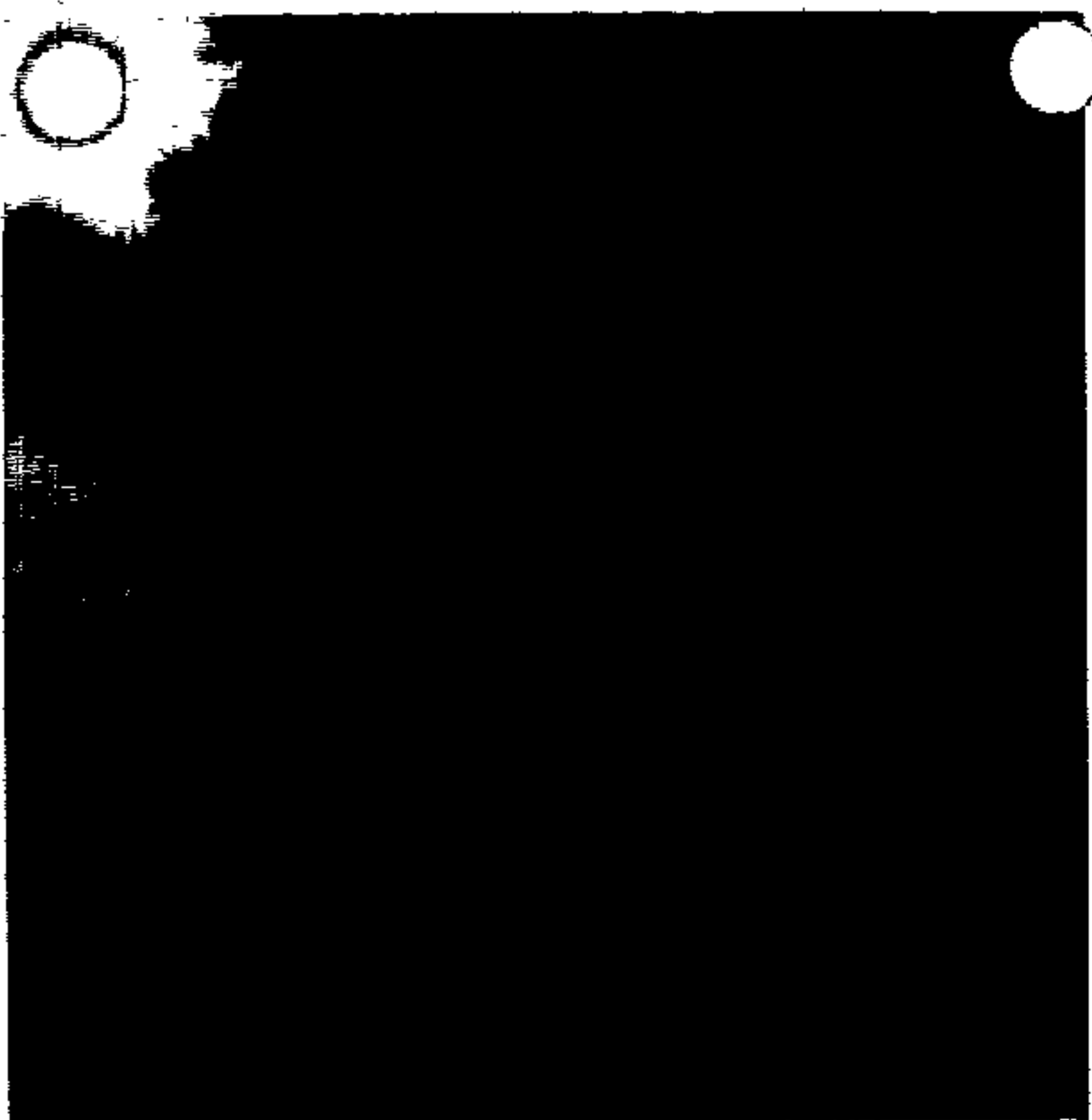
2 E. LEXINGTON ST

ST. PAUL 3652

04-117-D

64-117-60

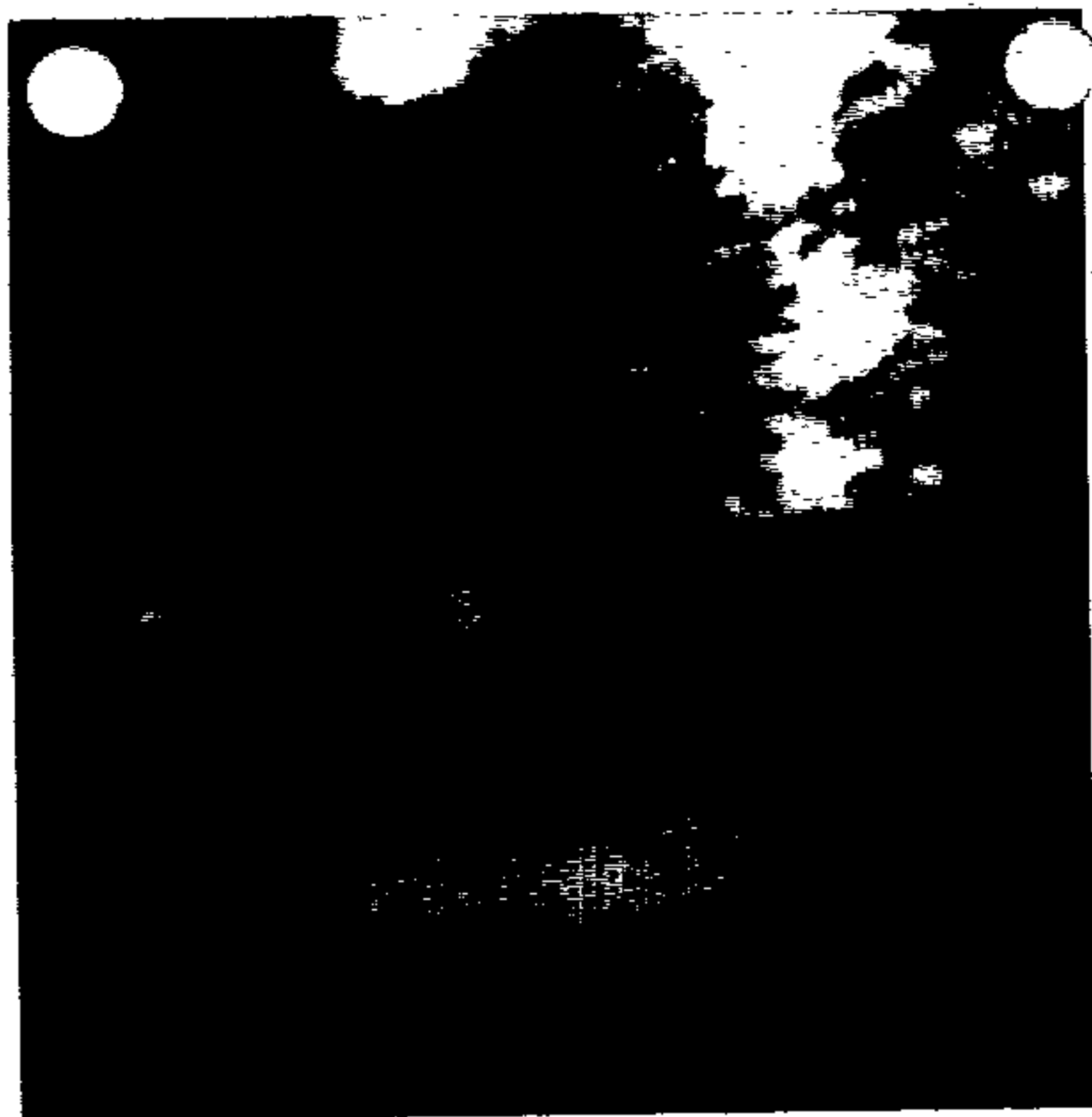




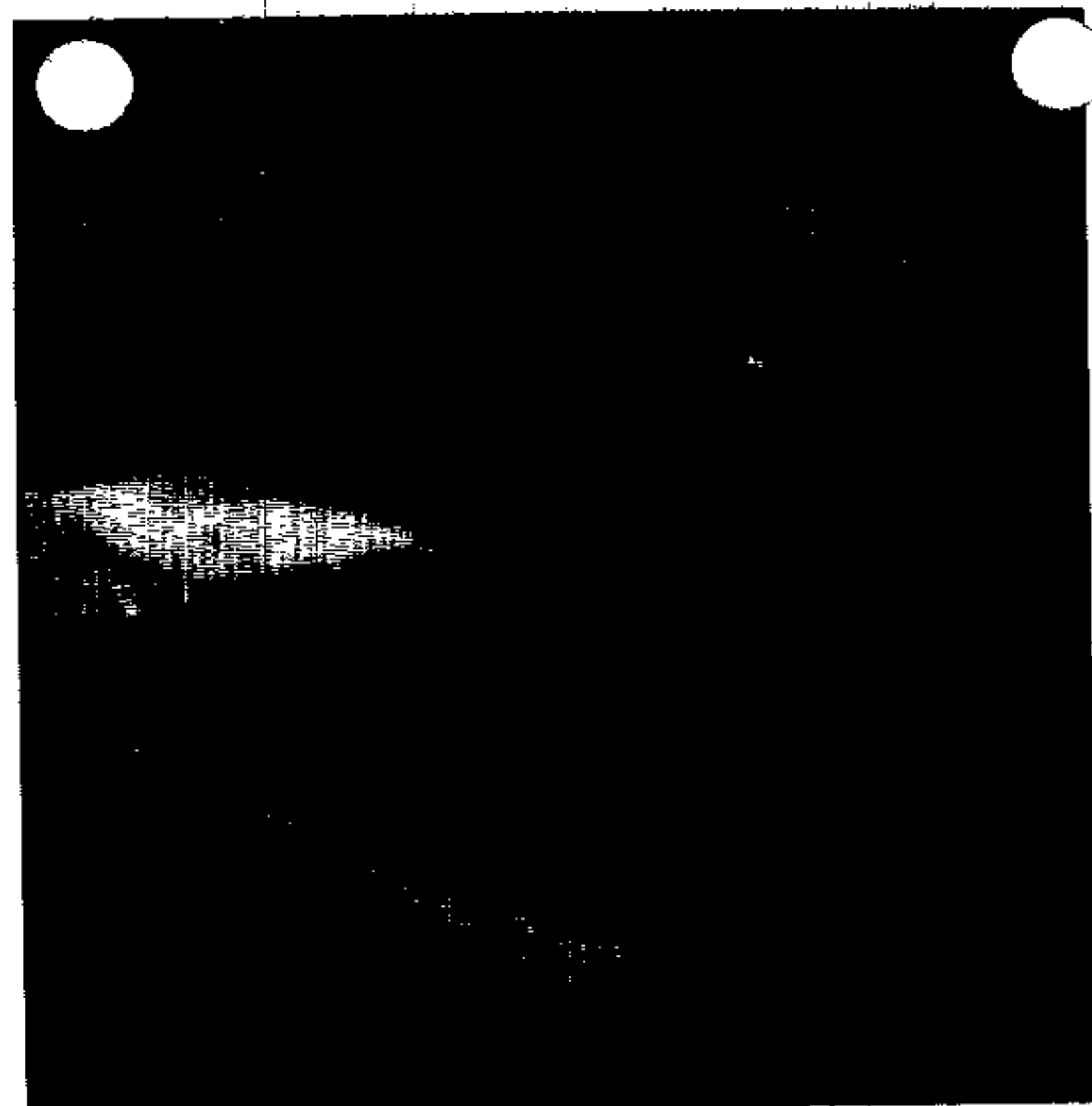
YARD Behind
new GRABER 04-117-A



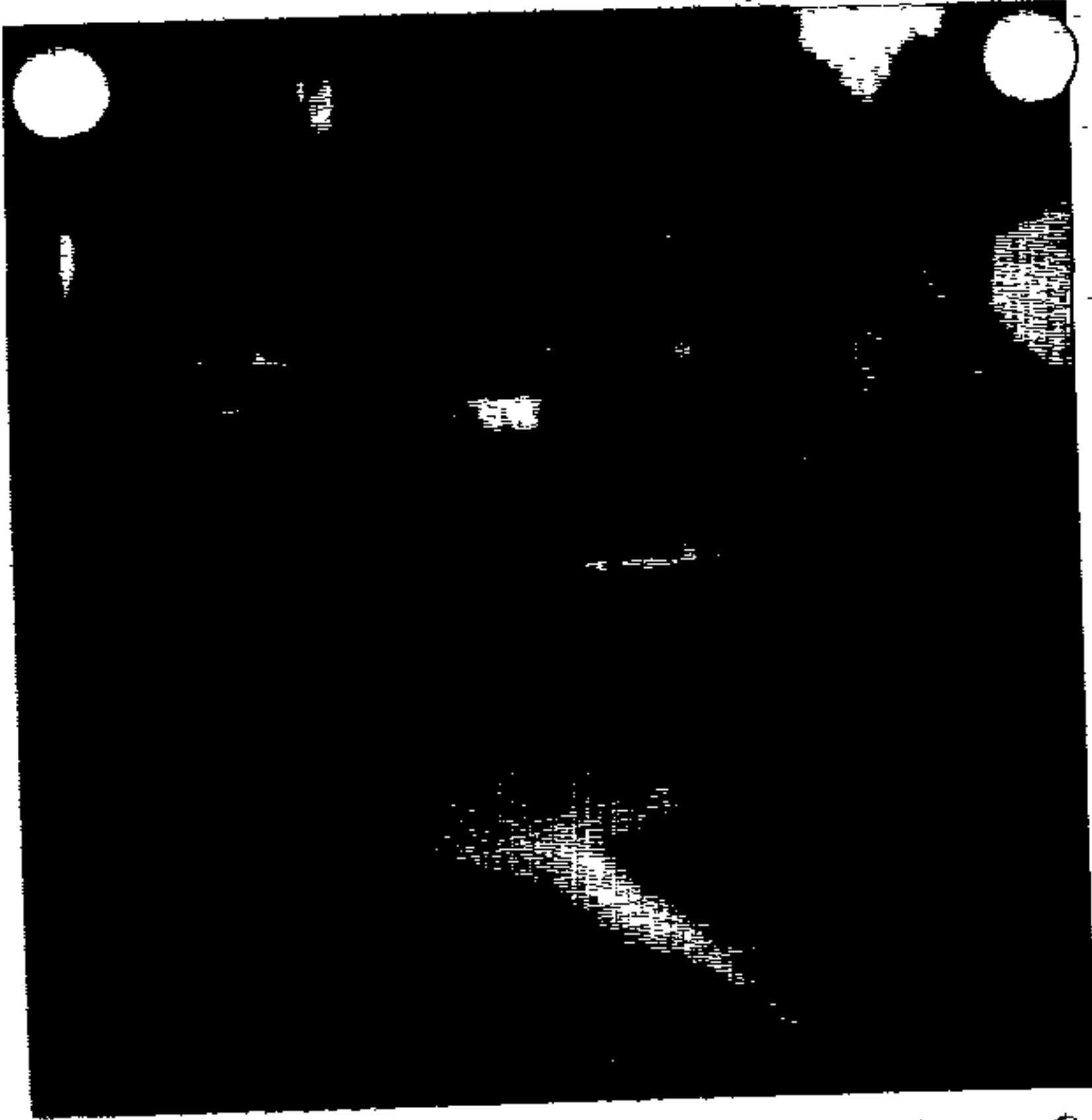
NEIGHBOR YARD
LEFT SIDE 04-117-A



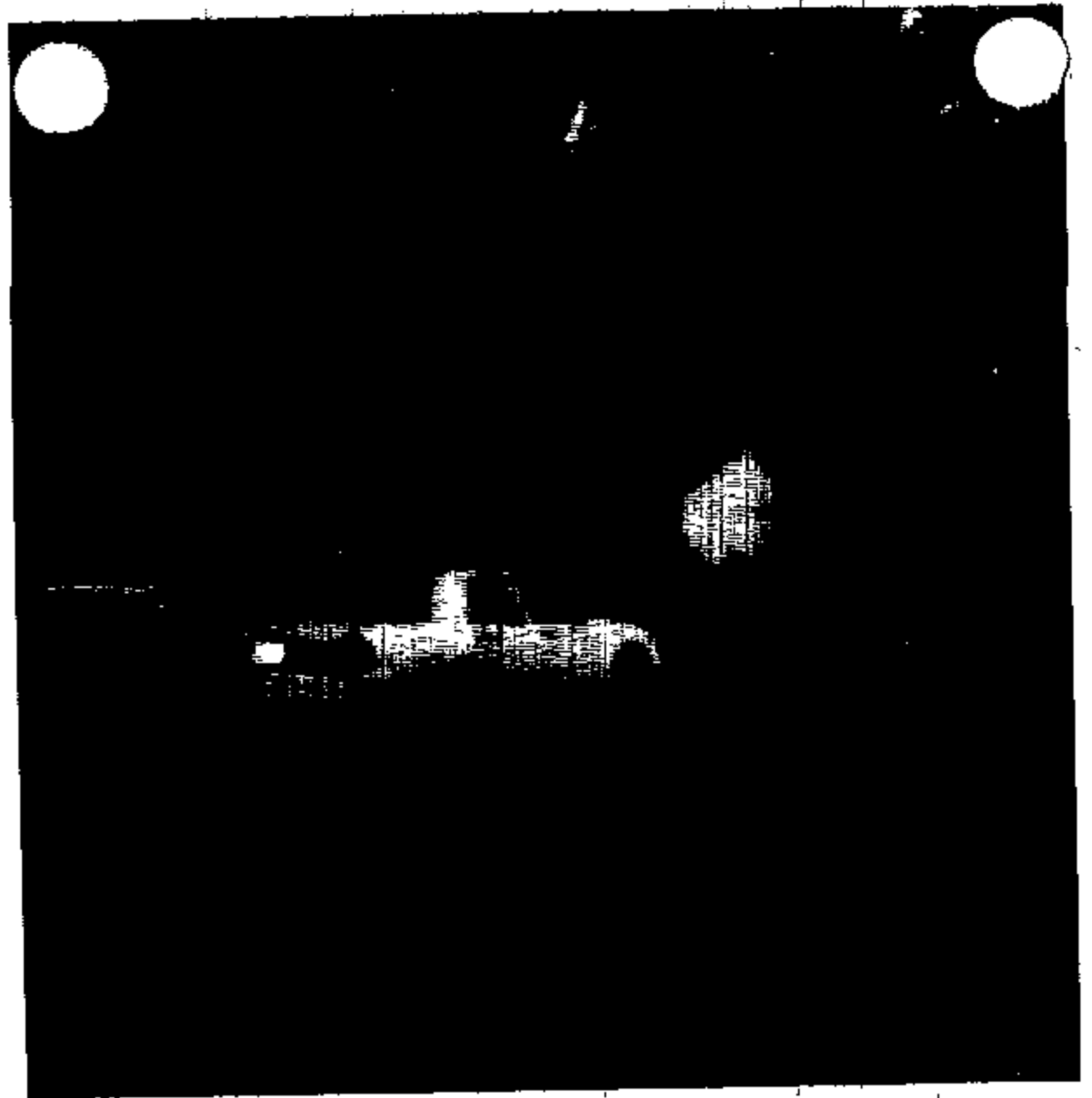
NEIGHBOR YARD
LOT 166 & 165 04-117-A



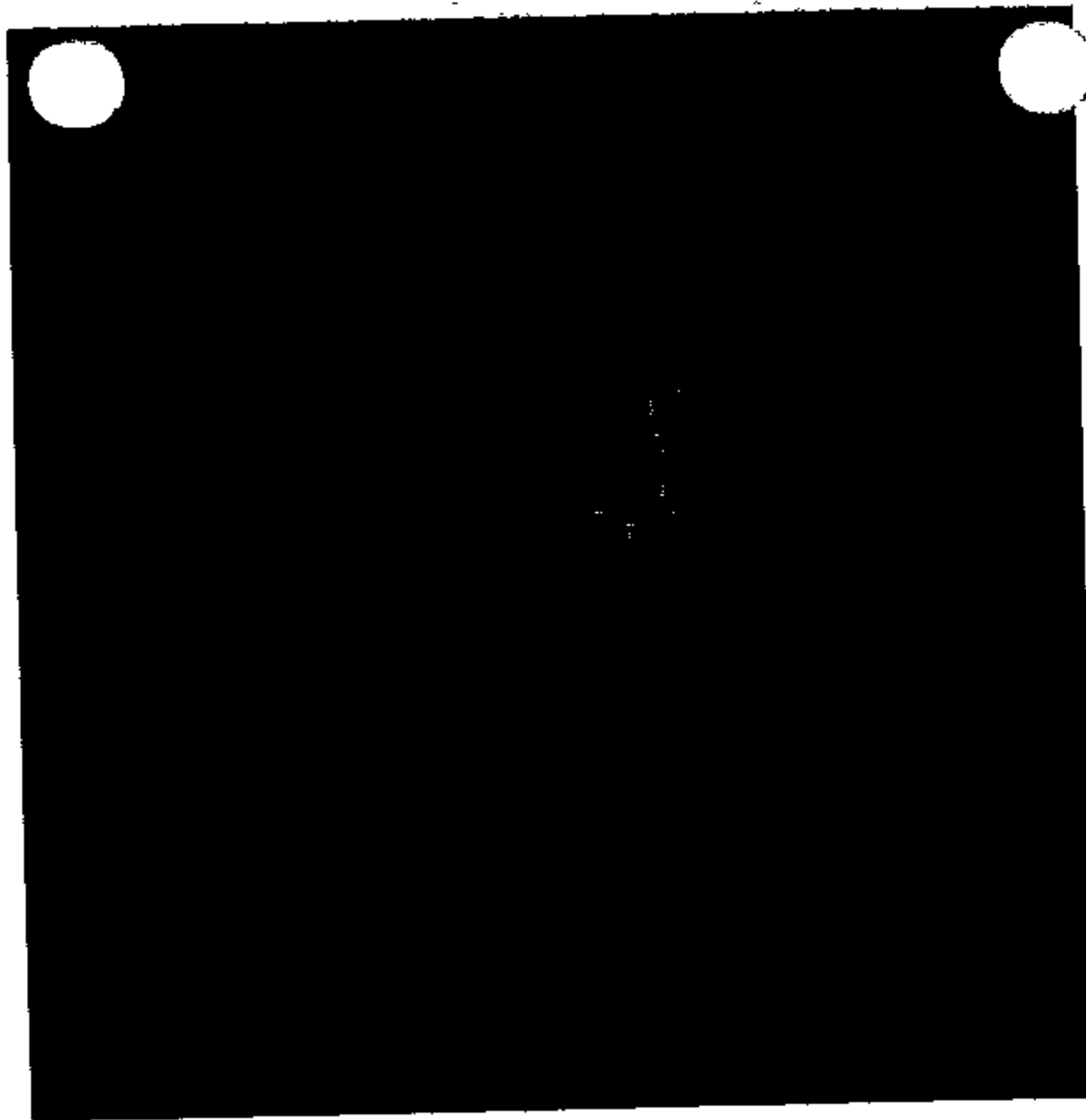
LOCATION OF NEW
GRABER LOT 167
04-117-A



NEIGHBOR YARD 04-117-A
GRASS LOT 168
LINES FOR NEW GRABBE.



EXISTING DRIVE WAY
AND NEIGHBOR YARD.
RT SIDE 04-117-A



NEIGHBOR GRABBE
LOT 168 04-117-A