

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N/S of Carrollton Avenue, 120 +/- ft.		
from centerline of Chelsea Avenue	*	ZONING COMMISSIONER
9th Election District		
2nd Councilmanic District	*	OF BALTIMORE COUNTY
(1302 Carrollton Avenue)		
	*	CASE NO. 04-226-A
Theresa & David Westerlund		
<i>Petitioners</i>	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Theresa and David Westerlund. The variance request is for property located at 1302 Carrollton Avenue in the Towson area of Baltimore County. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (existing garage with proposed 2nd-story addition) to be located in the front yard in lieu of the required rear yard and to permit a 0 ft. setback in lieu of the required 2 ½ ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

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

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the 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

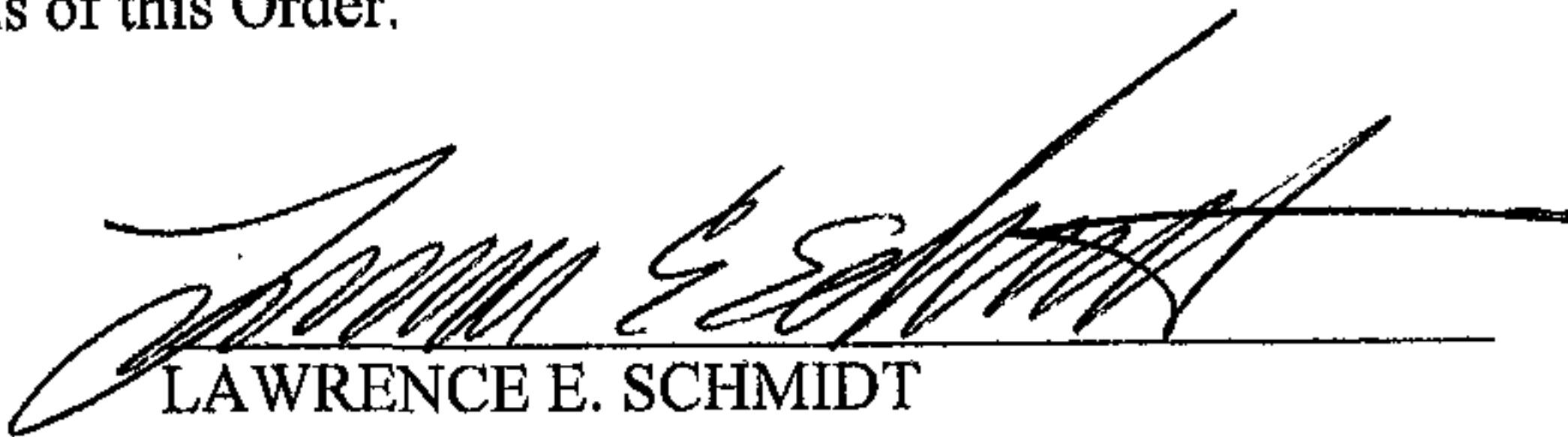
12/14/03
 J. R. Johnson

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 Zoning Commissioner for Baltimore County, this 4th day of December, 2003, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (existing garage with proposed 2nd-story addition) to be located in the front yard in lieu of the required rear yard and to permit a 0 ft. setback in lieu of the required 2 ½ 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.
2. The Petitioners or subsequent owners shall not allow or cause the garage to be used as a separate residence or for commercial/business purposes.
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:raj

Date 12/4/03

By [Signature]

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*

December 4, 2003

Mr. & Mrs. David Westerlund
1302 Carrollton Avenue
Towson, Maryland 21204

Re: Petition for Administrative Variance
Case No. 04-226-A
Property: 1302 Carrollton Avenue

Dear Mr. & Mrs. Westerlund:

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, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES: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 1302 CARROLLTON 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) 400.1 BC22

To permit an accessory structure (Existing garage with proposed 2nd story addition) to be located in the front yard in lieu of the required rear yard. And to permit a 0' setback in lieu of the required 2 1/2'.

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:

Legal Owner(s):

DAVID B. WESTERLUND
Name - Type or Print
David B. Westerlund
Signature
1302 CARROLLTON AVE. 410-977-7591
Address Telephone No.
Towson MD 21204
City State Zip Code

DAVID WESTERLUND
Name - Type or Print
David Westerlund
Signature
THERESA WESTERLUND
Name - Type or Print
Theresa Westerlund
Signature
1302 CARROLLTON AVE 410-823-1733
Address Telephone No.
Towson MD 21204
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Representative to be Contacted:

DAVID WESTERLUND
Name
1302 CARROLLTON AVE. 410-977-7591
Address Telephone No.
Towson MD 21204
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. 04-226-A

Reviewed By JRF Date 11/5/03

Estimated Posting Date 11-16-03

REV 10/25/01

ORDER RECEIVED

Date 11/14/03
By [Signature]

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 1302 Carrollton Avenue
Address
Baltimore MD 21204
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):

Administrative Variance for front yard in lieu of rear yard.

2nd story addition on existing garage. *STRUCTURE AT GRADE;*
CHILDREN HAVE EASY ACCESS TO TOP. IT IS CURRENTLY
A SAFETY HAZARD.

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.

David B. Westerlund
Signature

DAVID B. WESTERLUND
Name - Type or Print

Theresa K. Westerlund
Signature

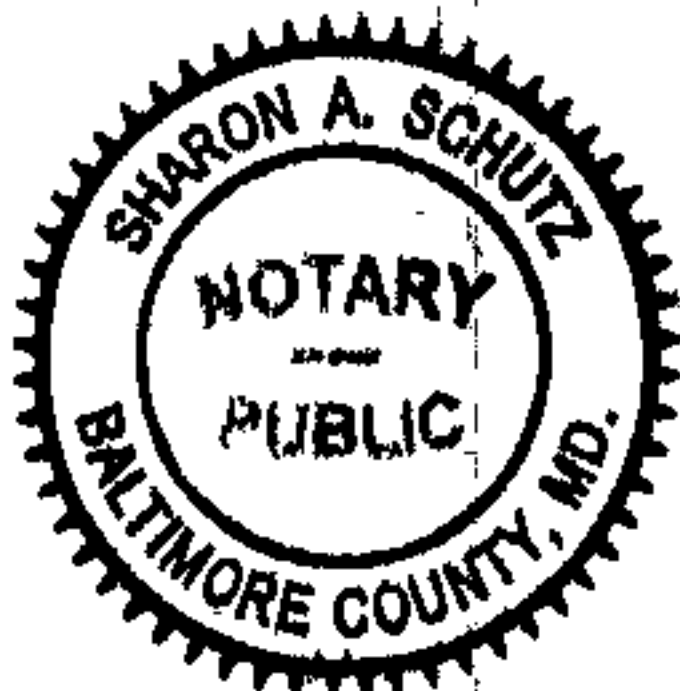
THERESA K. WESTERLUND
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

David B. Westerlund & Theresa K. Westerlund
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



REV 10/25/01

Sharon A. Schutz
Notary Public
My Commission Expires 8/1/06

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 1302 Carrollton Avenue
Address
Baltimore MD 21204
City State Zip Code

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CHILDREN HAVE EASY ACCESS TO TOP. IT IS CURRENTLY
A SAFETY HAZARD.

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.

David B. Westerlund
Signature

DAVID B. WESTERLUND
Name - Type or Print

Theresa K. Westerlund
Signature

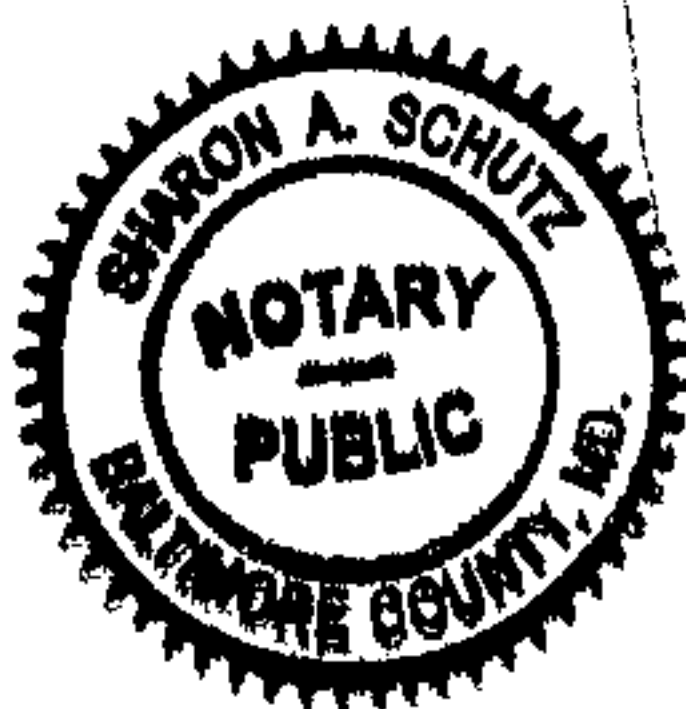
TERESA K. WESTERLUND
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

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

David B. Westerlund and Theresa K. Westerlund
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Sharon A. Schutz
Notary Public

My Commission Expires 8/1/06



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 1302 CARROLLTON 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) 400.1 BC2R

TO PERMIT AN ACCESSORY STRUCTURE (EXISTING GARAGE WITH PROPOSED 2ND STORY ADDITION) TO BE LOCATED IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD. AND TO PERMIT A 0' SET BACK IN LIEU OF REQUIRED 2 1/2'.

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:

DAVID B. WESTERLUND

Name - Type or Print

David B. Westerlund

Signature

1302 CARROLLTON AVE

Address

TOWSON

City

MD

State

410-977-7591

Telephone No.

21204

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

DAVID WESTERLUND

Name - Type or Print

David Westerlund

Signature

THERESA WESTERLUND

Name - Type or Print

Theresa Westerlund

Signature

1302 CARROLLTON AVE

Address

TOWSON

City

MD

State

410-823-1733

Telephone No.

21204

Zip Code

Representative to be Contacted:

DAVID WESTERLUND

Name

1302 CARROLLTON AVE

Address

TOWSON

City

MD

State

410-977-7591

Telephone No.

21204

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 11/5/03 day of November 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. 04-226-A

Reviewed By JRF Date 11/5/03

Estimated Posting Date 11/16/03

ZONING DESCRIPTION FOR 1302 CARROLLTON AVENUE

BEGINNING FOR THE SAME at a point on the north side of Carrollton Avenue which is 40 feet wide at the distance of 120' more or less from the centerline of the nearest improved intersecting street Chelsea Avenue which is 40' wide. Being Lots #82, 82A, 83 and 83A in the subdivision of Ruxton Heights as recorded in Baltimore County Plat book #1, Folio 185 containing 11,500 square feet of land more or less. Also known as 1302 Carrollton Avenue and located in the 9th Election District and 2nd Councilmanic District.

#226

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 22562

NO RECEIPT

DATE _____ ACCOUNT NO. 000 000 000 000

AMOUNT _____

RECEIVED _____

FOR _____

CONTRIBUTOR _____
NAME & ADDRESS _____

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No. **04-226-A**
Petitioner/Developer:
David Westerlund
Closing Date: **12/01/03**

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

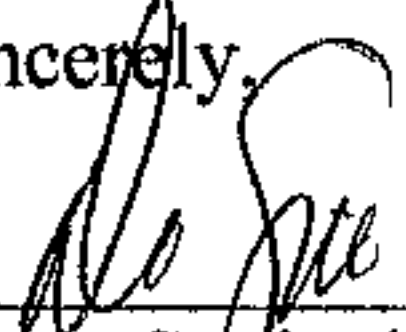
Attention: Ms. Becky Hart:

Ladies and Gentlemen:

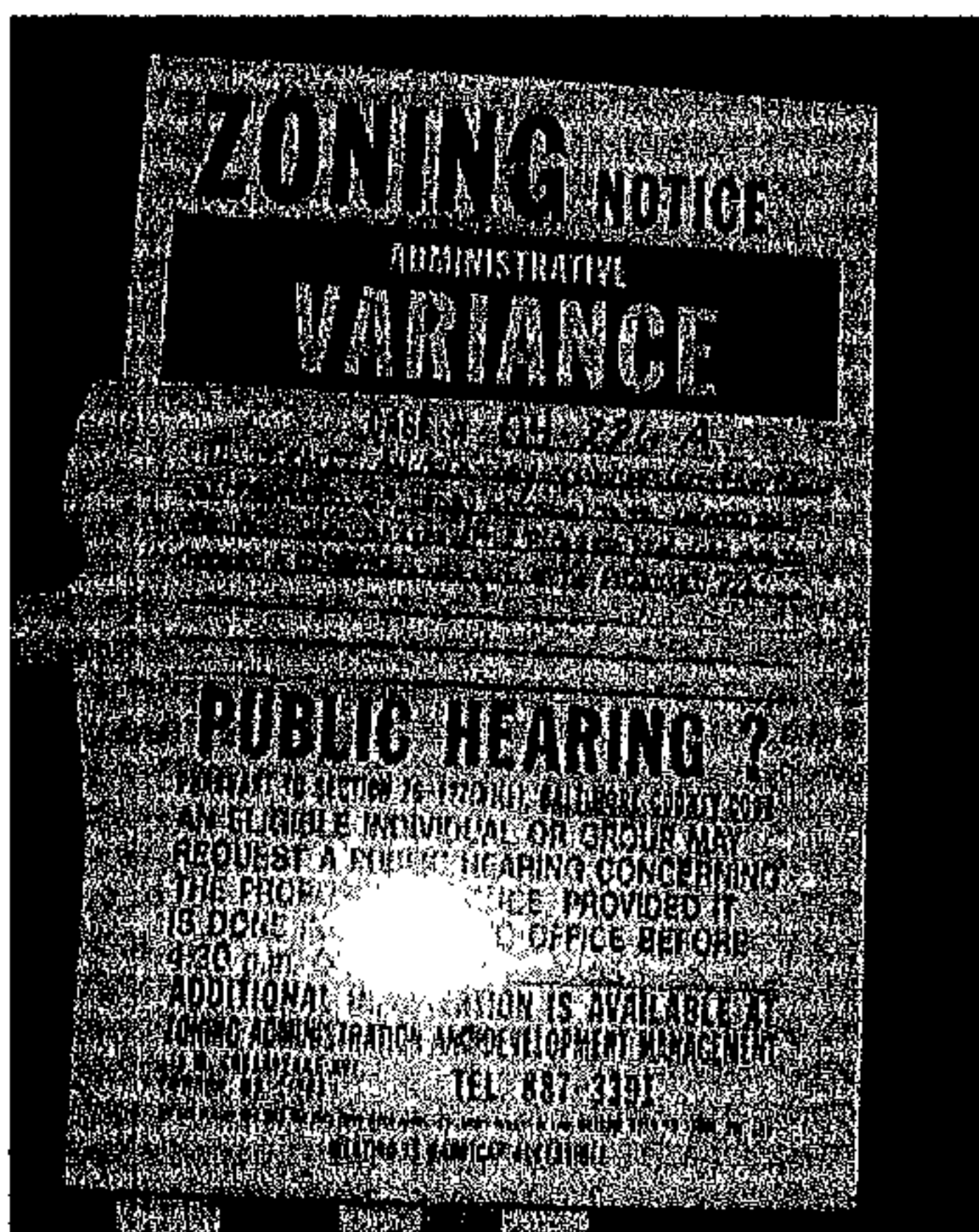
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located **1302 Carrollton Ave.**

The sign(s) were posted on **11/16/03**.

Sincerely,



Diana Sugiuchi
Thomas J. Hoff, Inc.
406 West Pennsylvania Avenue
Towson, MD. 21204
410-296-3668



**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: 04-226-12
Petitioner: DAVID AND TERRI WESTERLUND
Address or Location: 1302 CARROLLTON AVE, RUXTON MD
21204

PLEASE FORWARD ADVERTISING BILL TO:

Name: DAVID AND TERRI WESTERLUND
Address: 1302 CARROLLTON AVE.
RUXTON, MD 21204

Telephone Number: 410-823-1733

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04-226 -A Address 1302 CARROLTON AVE.

Contact Person: JUN R. FERNANDO Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11-5-03 Posting Date: 11-16-03 Closing Date: 12-1-03

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.

(Detach Along Dotted Line)

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

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 04-226 -A Address 1302 CARROLTON AVE

Petitioner's Name DAVID WESTERLUND Telephone 410-823-1733

Posting Date: 11-16-03 Closing Date: 12-1-03

Wording for Sign: To Permit an accessory structure ^{Existing garage w/} proposed 2nd story addition
to be located in the front yard in lieu of the required rear yard.
And to permit a 0' setback in lieu of the required 2 1/2'.



Baltimore County
Department of Permits and
Development Management

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

December 1, 2003

David Westerlund
Theresa Westerlund
1302 Carrollton Avenue
Towson, MD 21204

Dear Mr. and Mrs. Westerlund:

RE: Case Number: 04-226-A, 1302 Carrollton Avenue

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 16, 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





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

November 19, 2003

ATTENTION: Rebecca Hart

Distribution Meeting of: November 17, 2003

Item No.: 220, 221, 223-228, ²²⁶230, 231

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

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



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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 11.18.03

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

RE: Baltimore County
Item No. 226 JRF

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

INTER-OFFICE CORRESPONDENCE

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

DATE: November 24, 2003

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

RECEIVED
NOV 24 2003
ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case 04-226 – 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:

John J. [Signature]

AFK/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 26, 2003

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

SUBJECT: Zoning Advisory Committee Meeting
For Item Nos. 222, 223, 225, 226, 227,
228, 229, 230, and 231

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

RWB:CEN:jrb

cc: File

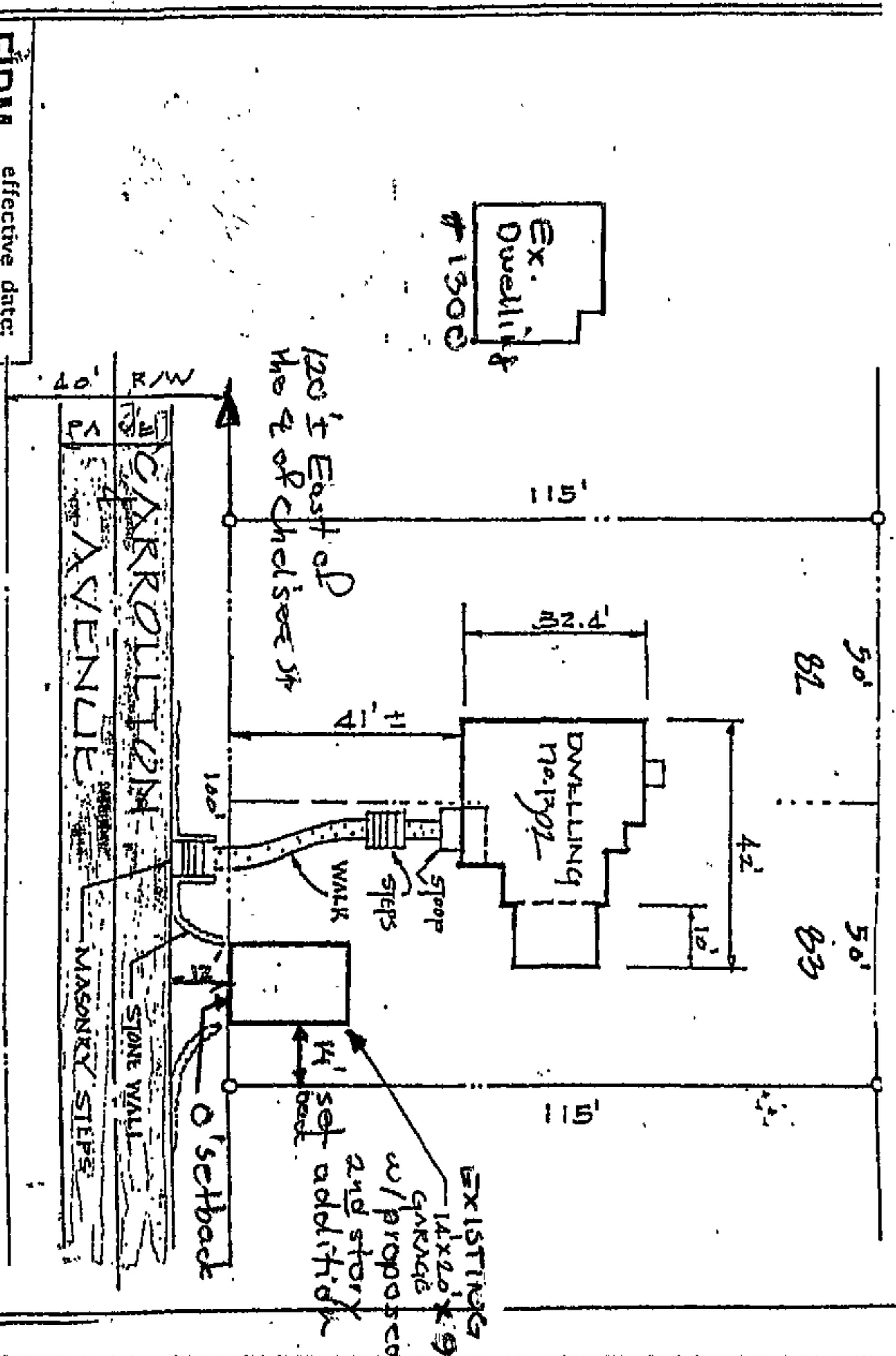
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 1302 Carrollton Ave SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME Roxton Heights

PLAT BOOK # FOLIO # 81 SECTION #

OWNER David B Westerland and Theresa Westerland



FIRM effective date: 11-17-93
FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER: 240010 02456

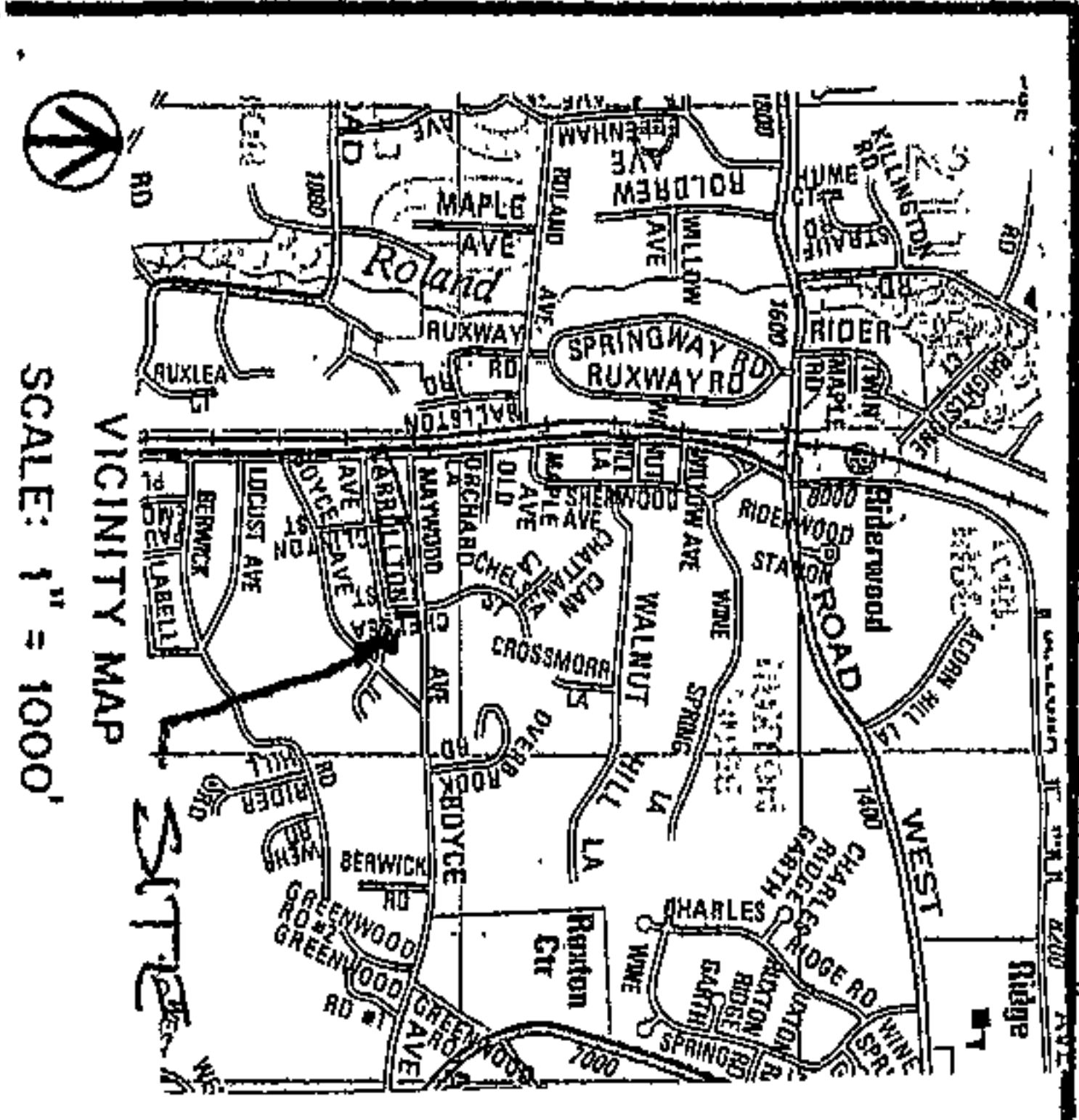
LIBER 3533

FOLIO 160

BEING KNOWN AS LOTS • BLOCK • SECTION • PLAT • AS SHOWN ON A PLAT ENTITLED PLAN OF ROXTON HEIGHTS

Location Drawing for: 1302 CARROLLTON AVENUE BALTIMORE COUNTY, MARYLAND
FLOOD ZONE: C' (min)
SCALE: 1" = 30'
DATE: 3-12-98
FILE NO: 98W00016
JOB NO: F98-044-115

PREPARED BY Freedom Surveying Inc. SCALE OF DRAWING: 1" = 40'



LOCATION INFORMATION

ELECTION DISTRICT 9th

COUNCILMANIC DISTRICT 2nd

1" = 200' SCALE MAP # NW 10-B

ZONING DE 3.5

LOT SIZE 11500SF

ACREAGE 0.26

SQUARE FEET 11500

SEWER ☒ PUBLIC ☐ PRIVATE

WATER ☒

CHESAPEAKE BAY CRITICAL AREA ☐ YES ☒ NO

100 YEAR FLOOD PLAIN ☐ YES ☒ NO

HISTORIC PROPERTY/ BUILDING ☐ YES ☒ NO

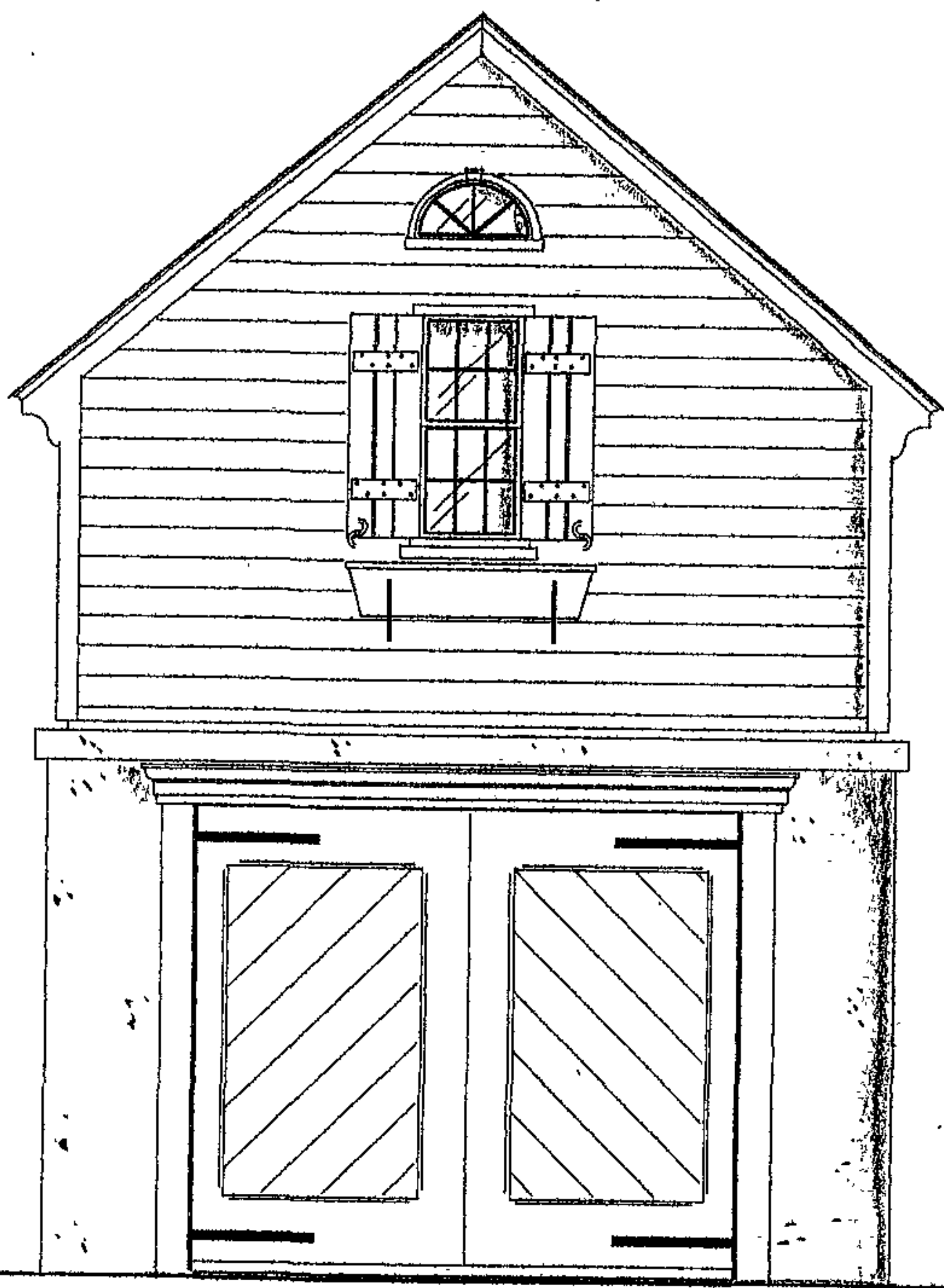
PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

JRF 226

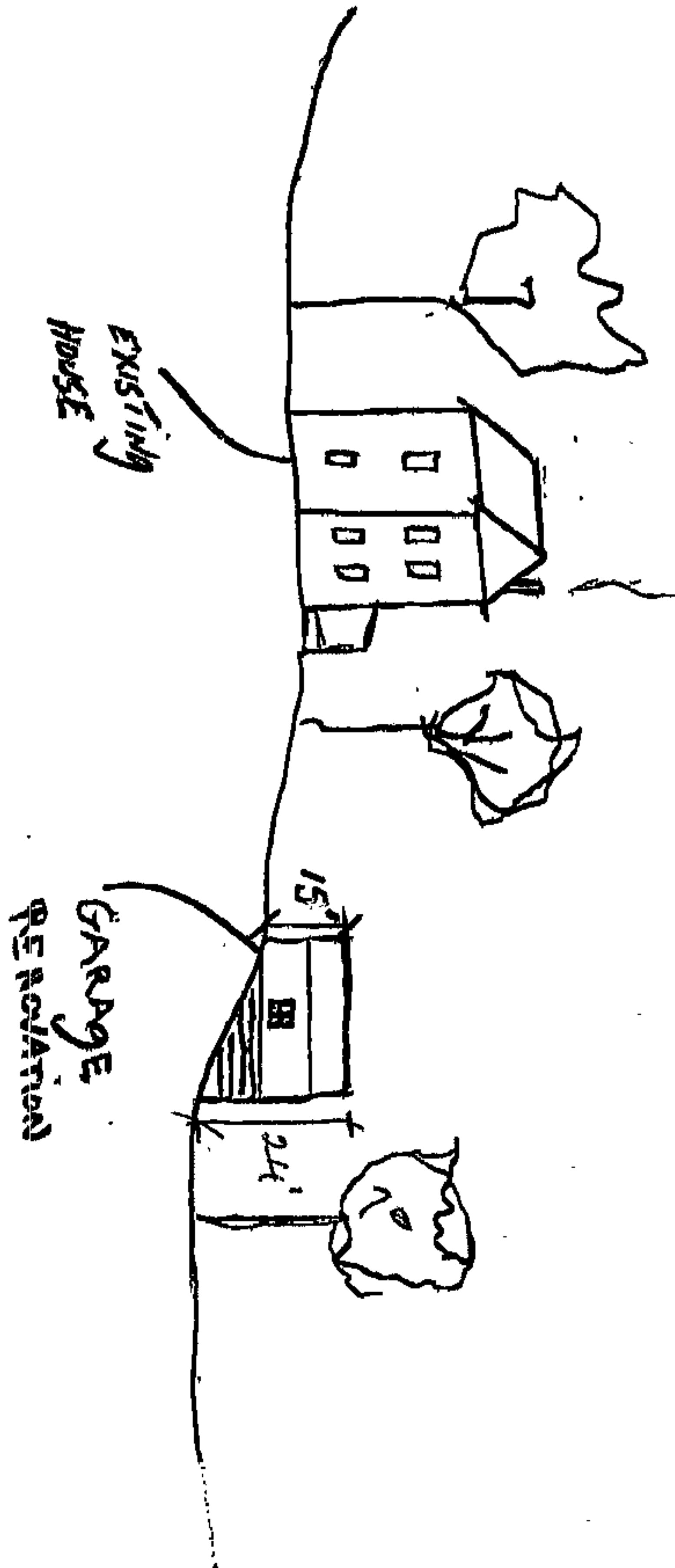
Ret. Ex. #1





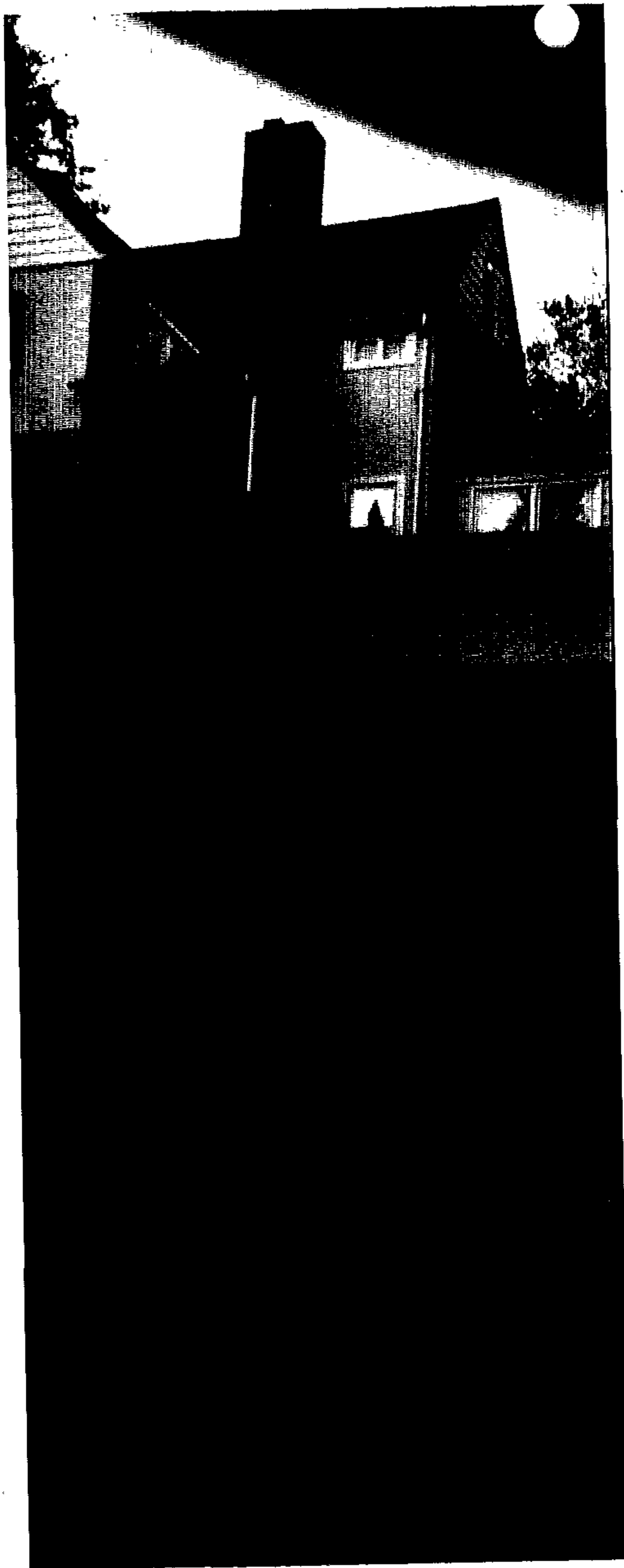
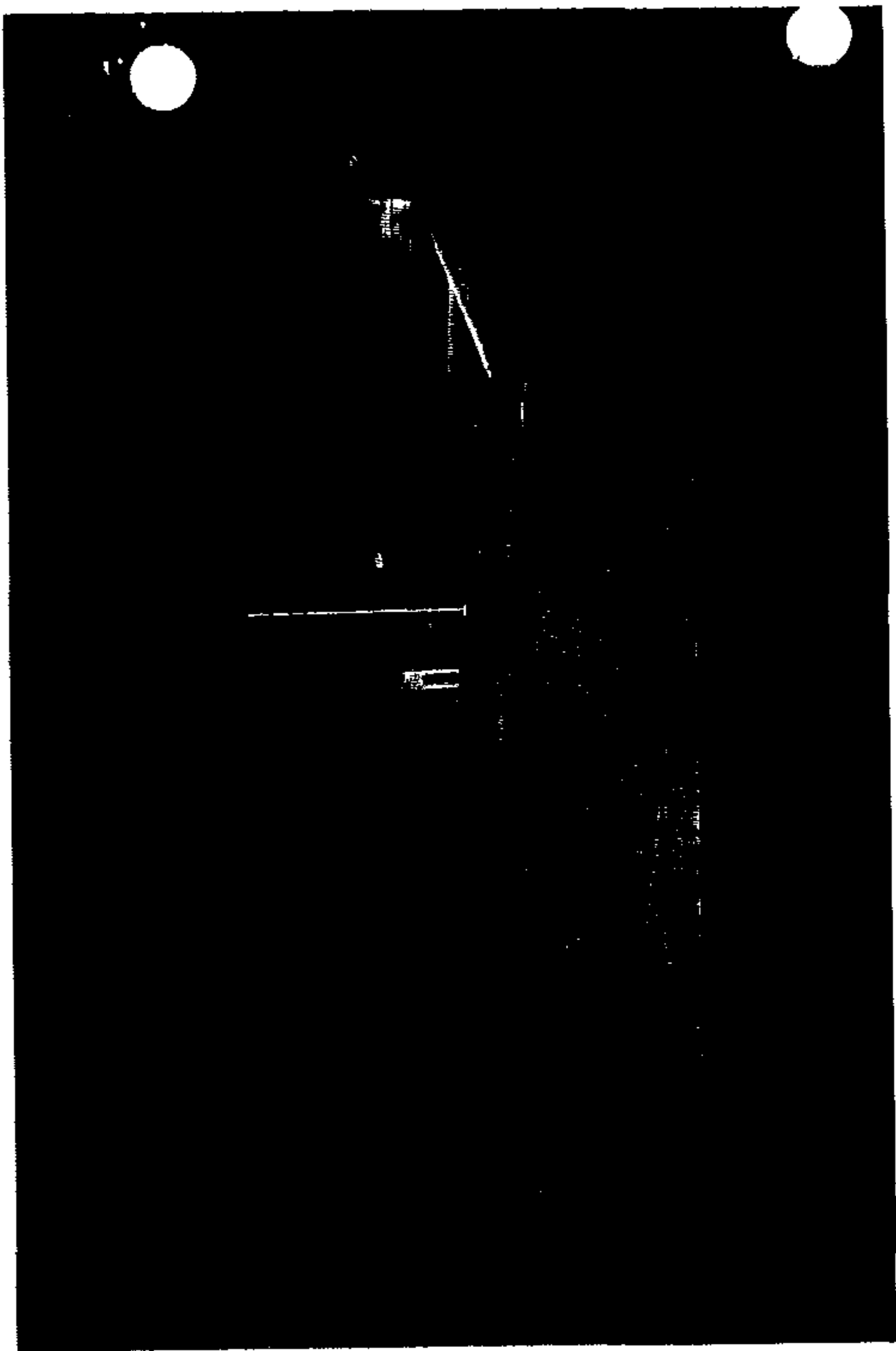
Proposed

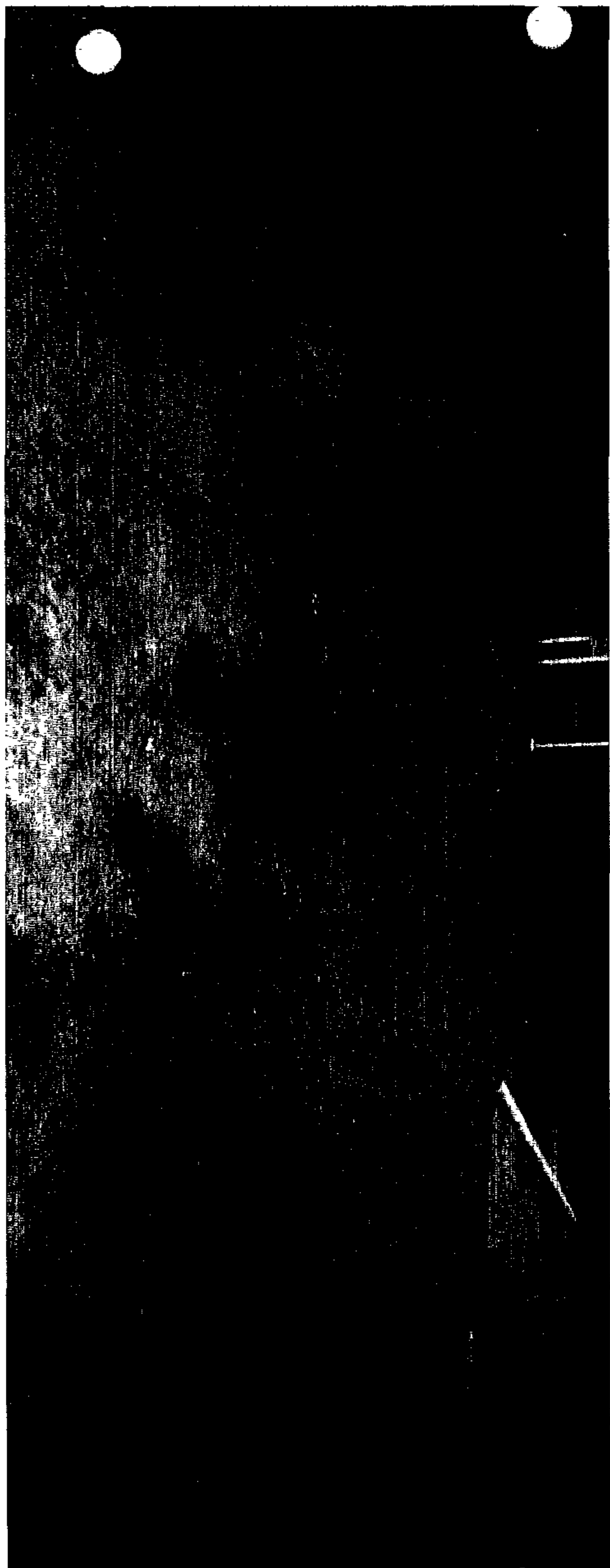
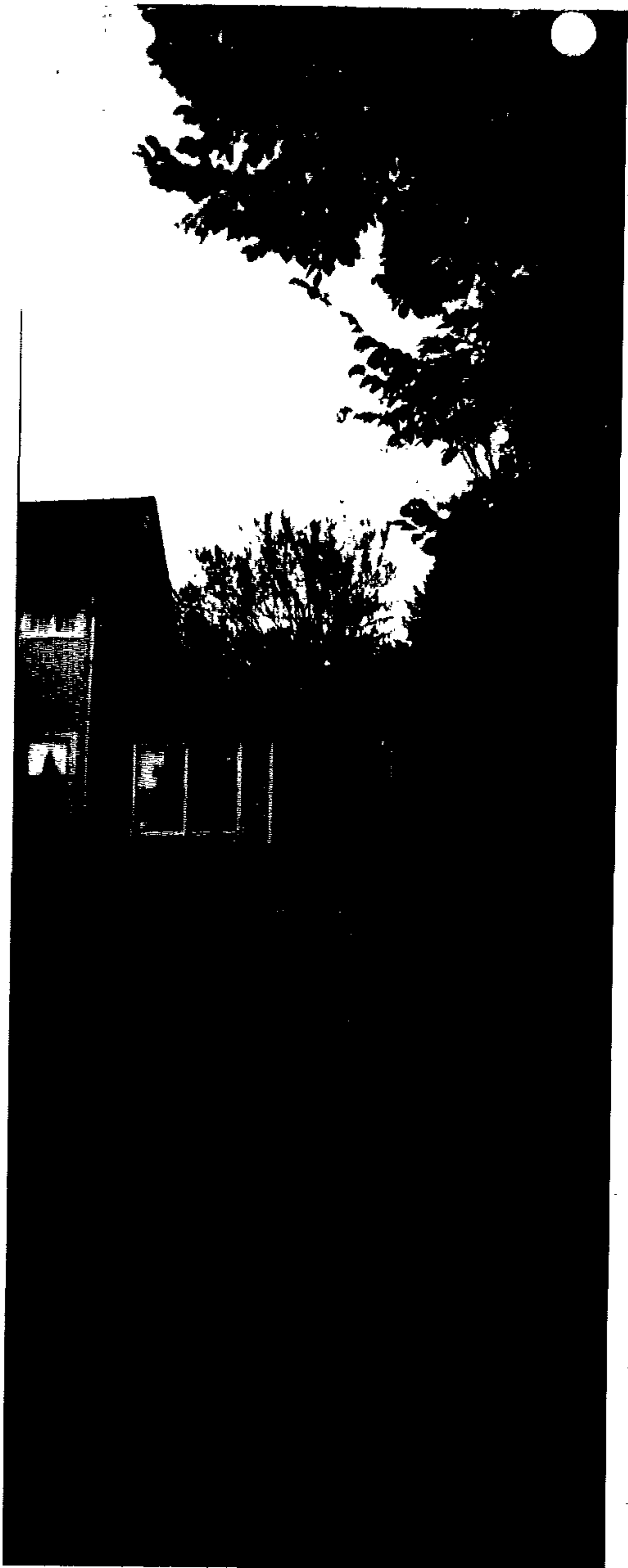
Existing



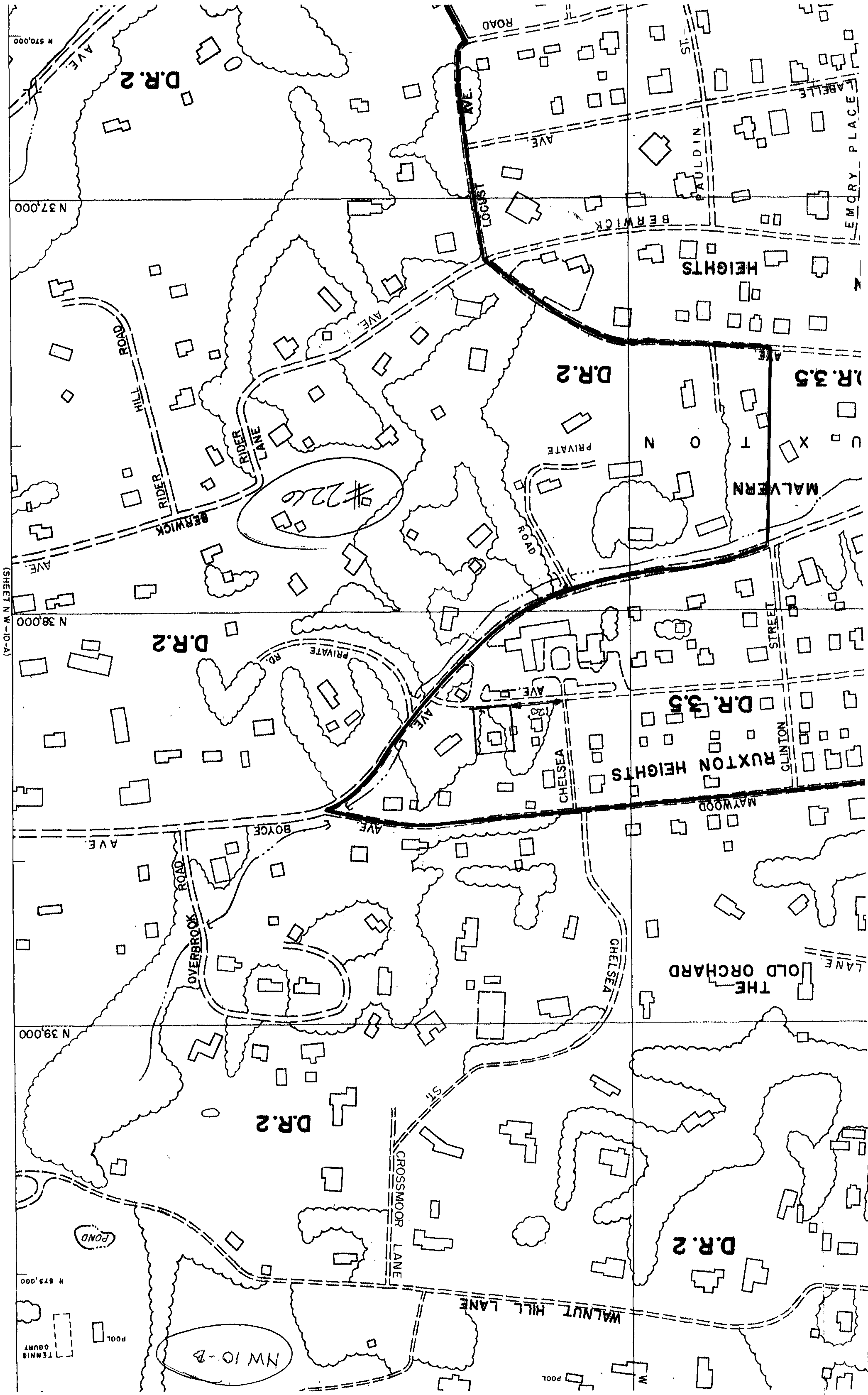
SKETCH OF SITE IN SECTION

226









D.R.2

D.R.2

D.R.3.5

D.R.2

D.R.3.5

D.R.2

D.R.2

#226

NW 10-B

(SHEET N W-10-A)

N 570,000

N 37,000

N 38,000

N 39,000

N 579,000

ROAD

LOCUST AVE.

PAULDIN ST.

EMORY PLACE

BERWICK

HEIGHTS

HILL ROAD

RIDER LANE

AVE.

PRIVATE

MALVERN

STREET

RUXTON HEIGHTS

CLINTON

MAYWOOD

THE OLD ORCHARD

CHELSEA

AVE.

BOYCE

OVERBROOK ROAD

CROSSMOOR LANE

WALNUT HILL LANE

POND

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