

IN RE: PETITION FOR ADMIN. VARIANCE
N/S of Stansbury Mill Road, 950 ft. NE
centerline of Manor Road
10th Election District
3rd Councilmanic District
(3900 Stansbury Mill Road)

Kelley A. & W. Brent Davis
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-345-A

* * * * *

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, Kelley A. and W. Brent Davis. The variance request is for property located at 3900 Stansbury Road in the Monkton area of Baltimore County. The variance request is from Sections 400.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure/open projection (swimming pool and deck) to be located partially within the side yard in lieu of the required rear yard only (for pool) and a lot line setback of 3 ft. in lieu of the minimum required 26.25 ft. (for deck). 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

ORDER RECEIVED FOR FILING

Date

3/5/04

By

R. O'Quinn

that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict 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 5th day of March, 2004, that a variance from Sections 400.1 and 301.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure/open projection (swimming pool and deck) to be located partially within the side yard in lieu of the required rear yard only (for pool) and a lot line setback of 3 ft. in lieu of the minimum required 26.25 ft. (for deck), 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.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

ORDER RECEIVED FOR FILING

Date

3/5/04

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

March 5, 2004

Mr. & Mrs. W. Brent Davis
3900 Stansbury Mill Road
Monkton, Maryland 21111

Re: Petition for Administrative Variance
Case No. 04-345-A
Property: 3900 Stansbury Mill Road

Dear Mr. & Mrs. Davis:

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".

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

c: Jay Schreider
Maryland Pools
9515 Gerwig Lane, #119
Columbia, MD 21046

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 3900 STANBURY MILL RD
MONKTON, MD 21111
which is presently zoned RC2

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 and 301.1, BC2R, to permit
an accessory structure/open projection (pool and concrete deck) to be located partially
within the side yard in lieu of the required rear yard only (for pool) and a
lot line setback of 3 feet in lieu of the minimum required 26.25 feet (for deck).

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):

W. BRENT DAVIS
Name - Type or Print

W. Brent Davis
Signature

KELLEY A. DAVIS
Name - Type or Print

Kelley A. Davis
Signature

3900 STANBURY MILL RD
Address

MONKTON MD 21111
City State Zip Code

Representative to be Contacted:

Jay Schneider, M.D. Pools
Name

9515 Gerwig Lane #119
Address

Columbia Md. 21046
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, 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. 04-345-A

Reviewed By JNP Date 1/30/04

Estimated Posting Date 2/8/04

ORDER RECEIVED FOR FILING
Date 3/5/04
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 3900 STANSBURY MILL RD
Address
MONKTON MD 21111
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):

Would like to have an in-ground swimming pool/deck built in the backyard; however, the septic reserve area prohibits placement. Therefore, requesting pool/deck to be put partially on the side of the house.

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.

W. Brent Davis
Signature
W. BRENT DAVIS
Name - Type or Print

Kelley A. Davis
Signature
KELEY A. DAVIS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31st day of October 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

Susan SeBurchacki
Notary Public

My Commission Expires November 1, 2004

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 3900 STANSBURY MILL RD
Address
MONKTON MD 21111
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):

Would like to have an in-ground swimming pool & deck built in the backyard; however, the septic reserve area prohibits placement. Therefore, requesting deck & pool to be built partially on the side of the house,

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.

W. Brent Davis
Signature

W. BRENT DAVIS
Name - Type or Print

Kelley A. Davis
Signature

KEZLEY A. DAVIS
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31st day of October, 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

Susan S. Buchachi
Notary Public

My Commission Expires November 1, 2004



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

3900 STANSBURY MILL RD
for the property located at MONKTON, MD 21111
which is presently zoned RC 2

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 and 301.1, BC2R, to permit
an accessory structure/open projection (pool and concrete deck) to be located partially
within the side yard in lieu of the required rear yard only (for pool) and a
lot line setback of 3 feet in lieu of the minimum required 26.25 feet (for deck).

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):

W. BRENT DAVIS
Name - Type or Print

Signature

HELENE A. DAVIS
Name - Type or Print

Signature

3900 STANSBURY MILL RD 410
Address Telephone No

MONKTON MD 21111
City State Zip Code

Representative to be Contacted:

Jay Schneiders, Maryland Pools
Name

9515 Getwig Lane #119 410-995-6600
Address Telephone No

Columbia Md. 21046
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. 04-345-A

Reviewed By JNP Date 1/30/04

REV 10/25/01

Estimated Posting Date 2/8/04

ZONING DESCRIPTION FOR 3900 Stansbury Mill Road

Beginning at a point on the Northwest side of Stansbury Mill Road, which is 28 feet wide at the distance of 950 feet, Northeast of the centerline of the nearest improved intersecting street of Manor Road, which is 38 feet wide, containing 1.0008 Acres. Also known as 3900 Stansbury Mill Road and located in the 10th Election District, 3rd Councilmanic District.

As Recorded in Deed Liber 18049, Folio 457.

~~Typical~~ metes and bounds

N. $19^{\circ}53'56''$ W. 170.00'
N. $68^{\circ}22'04''$ E. 25.01'
N. $23^{\circ}21'55''$ W. 136.02'
N. $88^{\circ}35'21''$ E. 226.51'
S. $21^{\circ}32'56''$ W. 306.95'
S. $68^{\circ}59'04''$ W. 50.00' to the place of beginning

04-345-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 32621

DATE 1/30/04 ACCOUNT A-001-006-6650

AMOUNT \$ 65,00

RECEIVED FROM: Brent & Kelly Davis

FOR: Administrative Variance - 3000 Stansbury Mill Rd.

04 345-A (Davis)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

PAID RECEIPT
PAID RECEIPT

BUSINESS RECD TIME DRG
1/30/2004 1/30/2004 08:47:19 2

RECEIPT # 318734 1/30/2004 GRN

DEPT 5 529 JUDICIAL VERIFICATION
CR NO. 02621

PAID FOR \$65.00
\$60.00 IN \$10.00 CA
\$5.00-05
Baltimore County, Maryland

CERTIFICATE OF POSTING

RE: Case No.: 04-345-A

Petitioner/Developer: _____

BRENT & KELLY DAVIS

Date of Hearing/Closing: 2/23/04

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

Attention: KRISTEN MATTHEWS

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 _____

3900 STANSBURY MILL RD

The sign(s) were posted on 2/8/04
(Month, Day, Year)

Sincerely,

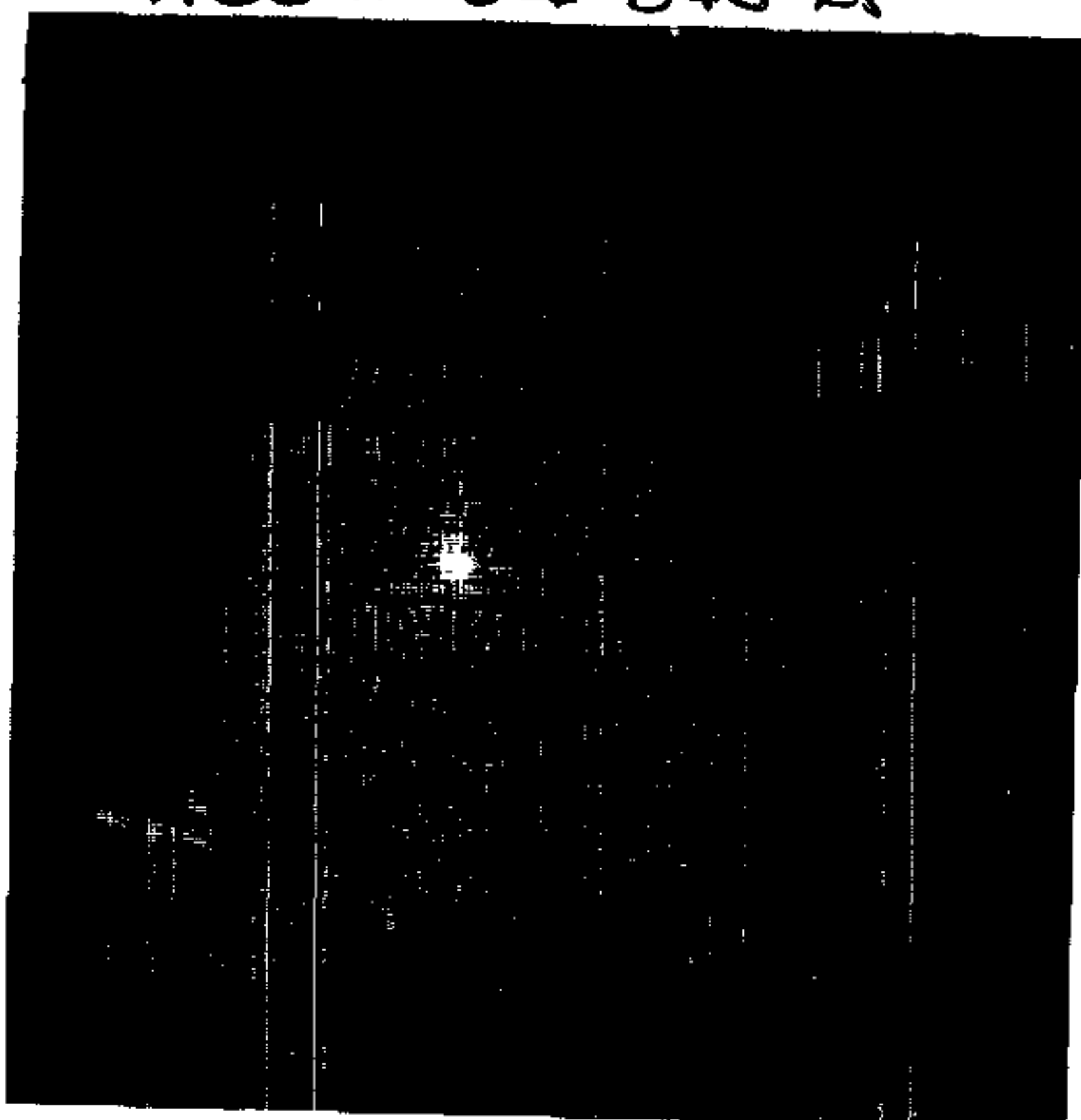
Richard E. Hoffman 2/8/04
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



3900 STANSBURY MILL RD
POSTED 2/8/04
Richard E. Hoffman 2/8/04

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number **04** 345 -A Address 3900 Stansbury Mill Road

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/30/04 Posting Date: 2/8/04 Closing Date: 2/23/04

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** 345 -A Address 3900 Stansbury Mill Road

Petitioner's Name Brent & Kelley Davis Telephone 410-666-7178

Posting Date: 2/8/04 Closing Date: 2/23/04

Wording for Sign: To Permit an accessory structure/open projection (pool and concrete deck)
to be located partially within the side yard in lieu of the required rear yard
only (for pool) and a lot line setback of 3 feet in lieu of the minimum required
26.25 feet (for deck).

WCR - Revised 6/28/00



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

February 23, 2004

W. Bryant Davis
Kelley A. Davis
3900 Stansbury Mill Road
Monkton, Maryland 21111

Dear Mr. and Mrs. Bryant:

RE: Case Number:04-345-A, 3900 Stansbury Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 30, 2004

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:clb

Enclosures

c: People's Counsel
Jay Schreider, MD Pools 9515 Gerwig Lane # 119 Columbia 21046

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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: R. Bruce Seeley *RBS*

DATE: March 10, 2004

SUBJECT: Zoning Item # 04-345
Address 3900 Stansbury Mill Road
Davis Property

Zoning Advisory Committee Meeting of February 9, 2004

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

The pool must be at least twenty feet (20') from the septic reserve area.

Reviewer: Sue Farinetti

Date: February 9, 2004

S:\Devcoord\ZAC04-345.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 19, 2004

RECEIVED

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

FEB 23 2004

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): **Case 4-345 and 40348**
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:

L. J. J. J. J.

AFK/LL



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

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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 2.6.04

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

RE: Baltimore County
Item No. 345 JNP

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

REAR PL. 6'
SIDE PL. 6'
HOUSE 0'
SEPTIC 20'
WELL N/A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS: 3900 STANSBURY MILL ROAD

Closest dwelling at least 100 ft. away

PROPERTY OWNER: WILLIAM AND KELLEY DAVIS

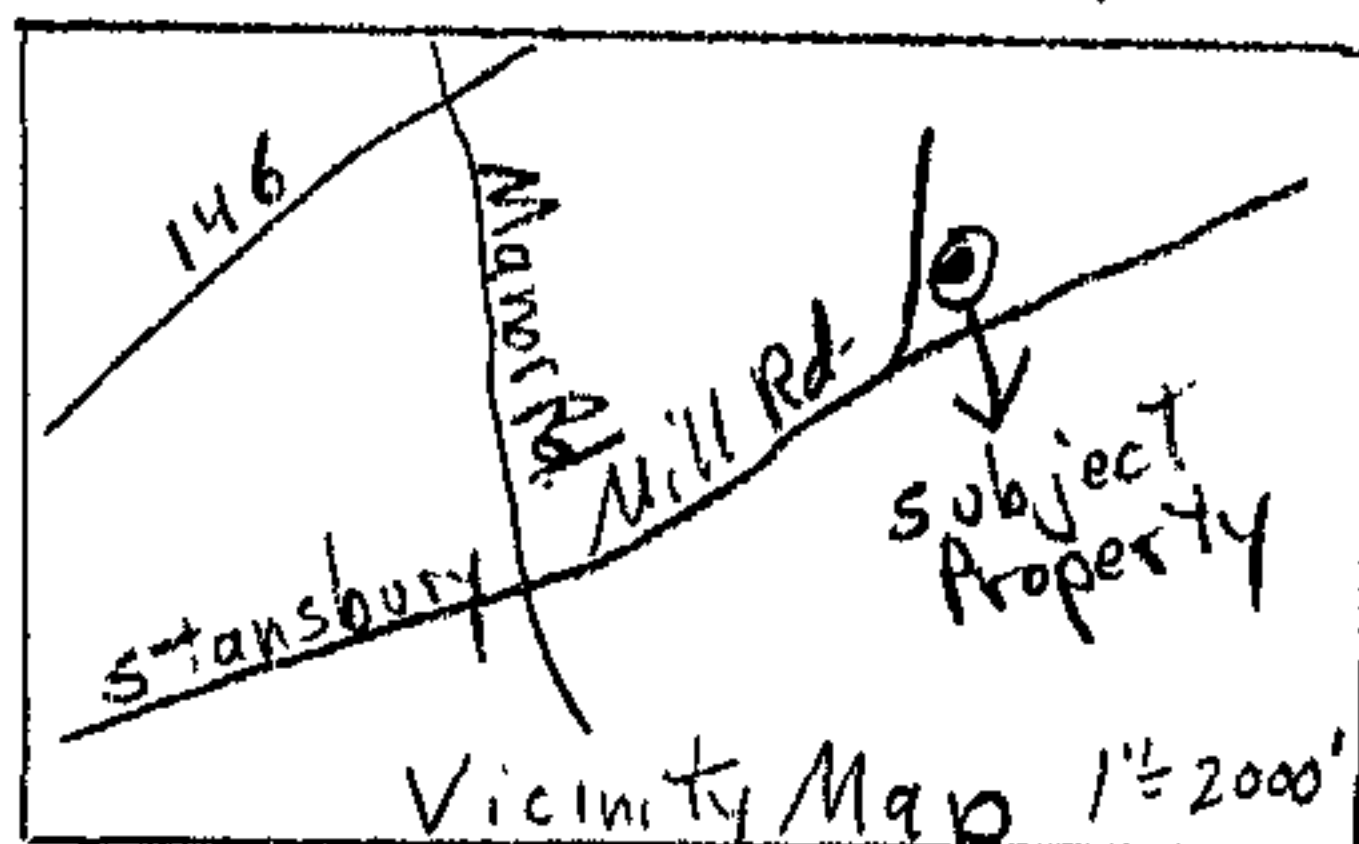
N88°35'21"E 226.51'

135 Sq.Ft. OF SEPTIC RESERVE AREA TO BE REDISTRIBUTED TO THIS AREA TO ALLOW FOR INSTALLATION OF SWIMMING POOL.

118 Sq.Ft. OF SEPTIC RESERVE AREA TO BE DISPLACED TO ALLOW FOR INSTALLATION OF SWIMMING POOL.

700 Sq.Ft., BROOM FINISHED CONCRETE DECK (BY MPI) 19' X 40'6" BAHIA POOL

160 Ln.Ft. 48" HIGH WOOD FENCE TO CODE (BY OTHERS) FILTER LOCATION



Election District 10

Councilmanic District 3

ZONING MAP: NE-22-B

Zoning 0 RC2

Lot Size 0 1 AC. 43,560 sf

Sewer 0 Private

Water 0 Private

William & Kelley Davis

3900 Stansbury Mill Rd.

Cockeysville, MD. 21030

C.B. Critical Area - No

100 yr. Flood Plain - No

Historic - No

Prior Zoning Hearing - No

Prepared by 8

Jay Schneider

Maryland Pools

410-299-3124

1"=40'

Closest dwelling at least 300 ft. away

Closest dwelling at least 300 ft. away

STANSBURY MILL RD.
(28' R-O-W, 28' Paving)
To E of Manor Rd. S68°59'04"W 50.00'

NORTH

Pet 94 #1

04-345-A

ZONING HEARING FILE INTERNAL CHECKLIST

Zoning Case No. 04-345-A

Date Completed/Initials

2-10-04

PREPARE HEARING FILE (put case number on all papers; hole punch and place appropriately; put label and case number on folder; complete information on stamp on front of folder)

DETERMINE HEARING DATE (schedule within 45 days of filing; post and advertise at least 15 days prior to hearing)

TYPE HEARING NOTICE AND ADVERTISING NOTICE (type according to sample, taking billing information for advertising from advertising form in file; make appropriate copies; mail original and copies of hearing notice; place original advertising notice in Patuxent's box; file copies of both notices in hearing file; update ZAC in computer for hearing date, time and place)

UPDATE ZONING COMMISSIONER'S HEARING CALENDAR (keep original in "red" folder; mail copy to zoning commissioner's office)

COMPLETE FILE (write hearing date, time, and room on front of hearing folder; file in numerical order in cabinet next to copier until it is pulled for sending to zoning commissioner's office)

POSTPONEMENTS (type postponement letter; make appropriate copies; mail original and copies; send copy to zoning commissioner; file copy in hearing file; update hearing calendar and ZAC in computer)

RESCHEDULING (determine hearing date; type letter confirming new date; make appropriate copies; mail original and copies; file copy in hearing file; update hearing calendar and ZAC in computer; refile hearing folder)

INDEX CARDS (prepare index cards, according to sample; file cards in cabinet)

ADVERTISING/POSTING CERTIFICATES (check off on front of hearing file; put certificates in file)

COMMENTS (check off agency comments received on front of hearing file; make copies; type comments letter; mail original to petitioner; file copy in hearing file)

FILES TO ZONING COMMISSIONER'S OFFICE (pull the files for the following week every Friday and administrative files on Tuesday; verify that checklist on front of hearing file has been completed; secure all papers under clips in file; send files for hearings to zoning commissioner's office by noon on Friday and files for administrative on Tuesday morning)

2/23/04
CLB

NE-22-D

R.C. 2

LA VALE

MILL
STA. 5

STANSBURY

LOCK

R.C. 2

R.C. 5

ALLENDALE CT.

DUNSTAN

LANE

04-345-A



Davis-

left side of

house & neighbor

behind

04-345-A





Davis
Private Road

left of house
shot from the front

044-345-A



Davis -

closest neighbor
(front / side) shot

from the private
road thro the
trees,

04-345-A

Davis - 2111

