ORDER RECEIVED FOR FILING By. IN RE: PETITION FOR VARIANCE

NW/S Poplar Road, 90' N of the c/l

Silver Lane

(2218 Poplar Road)

15th Election District

6th Council District

Joseph D. Luhrman, Jr., et ux Petitioners

- * BEFORE THE
- * ZONING COMMISSIONER
- * OF BALTIMORE COUNTY
- * Case No. 04-464-A

و ماه ماه ماه و

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Joseph D. Luhrman, Jr., and his wife, Helen E. Luhrman. The Petitioners request variance relief from Sections 232.1, 232.2, 232.3, 302, and 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed replacement dwelling with a side yard setback of 40 feet from the centerline of the street in lieu of the minimum required 75 feet, a front yard setback of 15 feet and a rear yard setback of 8 feet in lieu of the minimum required 50 feet each. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Joseph and Helen Luhrman, property owners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped, waterfront parcel located with frontage on Cedar Creek and the south side of Poplar Road, across from that road's intersection with Silver Lane in the Cedar Beach community of eastern Baltimore County. The property is 50 feet wide and approximately 157 feet deep and contains a gross area of 8,000 sq.ft., zoned B.L.; however, is improved with a one-story brick dwelling. The Petitioners have owned the property since 1981; however, it has been in Mr. Luhrman's family for over 50 years. Testimony indicated that the house was built in 1924 and is presently unoccupied

and in a state of disrepair. Rather than attempt to rehabilitate the structures, the Petitioners propose to raze the building and construct a new dwelling in its place. Further testimony revealed that the Petitioners reside on the adjacent property at 2216 Poplar Road and that their daughter will reside in the new dwelling. In addition to the existing dwelling, an existing detached brick garage will also be razed.

Given the size of the lot and its configuration, variance relief is necessary. In this regard, Mr. Luhrman testified that a 26' x 40' modular home will be constructed perpendicular to Poplar Road. Thus, the front of the house will face the Petitioners' side yard and will be located 15 feet from the property line on that side. The rear of the house will be located 8 feet from that property line; however, abuts the Red Eye Yacht Club, which is also zoned B.L. Thus, the proposed structure will not have any impact on any residential property but for the Petitioners' property at 2216 Poplar Road.

Based upon the testimony and evidence offered, I am persuaded to grant the variance. I find that the Petitioners have complied with Section 307 of the B.C.Z.R. and that the relief requested will not result in any detriment to the health, safety or general welfare. The subject property has been used to support a single family dwelling for many years and the proposed improvements represent an upgrade to the property, consistent with others in the neighborhood. It is to be noted, however, that the proposed construction is subject to compliance with Chesapeake Bay Critical Areas regulations and Federal Flood Insurance requirements, due to its waterfront location, pursuant to the Zoning Advisory Committee (ZAC) comments submitted by DEPRM.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth above, the relief requested shall be granted.

DNITH U

ORIDER RECEIVED

ORDER RECEWED/FOR FILIN Date

By

Sy

The state of the st setback of 8 feet in lieu of the minimum required 50 feet each for a proposed single-family dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, the Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Compliance with the ZAC comments submitted by DEPRM relative to Chesapeake Bay Critical Areas requirements, and all other appropriate environmental, floodplain and B.O.C.A. regulations relative to the protection of water quality, streams, wetlands and floodplains. A copy of those comments has been attached hereto and made a part hereof.

3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

LES:bjs

Zoning Commissioner

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





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

June 17, 2004

Mr. & Mrs. Joseph D. Luhrman, Jr. 2216 Poplar Road Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE

NW/S Poplar Road, 90' N of the c/l Silver Lane

(2218 Poplar Road)

15th Election District – 6th Council District

Joseph D. Luhrman, Jr., et ux - Petitioners

Case No. 04-464-A

Dear Mr. & Mrs. Luhrman:

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

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

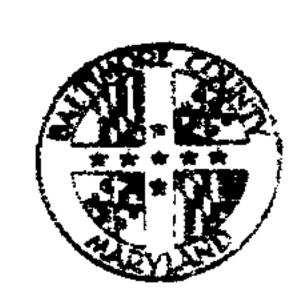
Very truly yours,

LAWRENCE E. SCHMIDT Zoning Commissioner for Baltimore County

LES:bjs

cc: Chesapeake Bay Critical Areas Commission,
1804 West Street, Suite 100, Annapolis, Md. 21401
DEPRM; Development Plans Review, DPDM
People's Counsel; Case File





Date.

à

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 22/8 Poplar Ka.

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, lega owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part nereof nereby petition for a Variance from Section(a) 232,1,232,2,232,3,302, 1A 04.3, B,2, BCZR, to permit a proposed replacement dwelling with a side yard set back of 40 feet from the centerline of the street in lieu of the minimum required 95 feet, and a front and rear yard set back of 15 feet and 8 feet from a lot line, respectively, in lieu of the minimum required 50 feet of the Zoning Regulations of Baitimore County, to the zoning law of Baitimore County, for the following reasons (indicate Variance 15 needed because of small hardship or practical difficulty) 10t Size and configuration.

Property is to be posted and advertised as prescribed by the zoning regulations 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

ign	#ture	· · · · · · · · · · · · · · · · · · ·	
kodi	*************************************	. 	Telephone No.
Cify	<u></u>	State	Zip Code
	orney For Petitioner	•	
la:r	نات فالمساكات المدين فرفود ويوسان المناف المساب ميارين المساكر المساكر المساكر والمساب والمساور والمساور والمسا	والمراجع والمراجع والمستوان والمراجع وا	
	e - Type of Print		
	e - Type of Print		
	sture:		11 1 1 1 1
Sign			11 1 4
Sign	SERY		Telephone No.
Sign	SERY		Telephone No.
Sign	SERY	State	
Sign	SERY		Telephone No.
on	**************************************	State	Telephone No.
on	**************************************		Telephone No.
	SERY	State	Telephone No.

I/We do solermly declare and affirm, under the pensities of perjury, that I/wa are the legal owner(s) of the property which he subject of this Petition.

Legal Owner(s):
Joseph D-Luhrman, Jr. Name - Type or Print
Name · Type or Print Dozelsk 9 Luf
Signification /
Helen E. Luhrman
Nerne - Type or Print Lulesman
Signature
22/6 Potlar Road. 4/0/391-1302
Address No
Baltimore MD 21221-6125 State
· ·
Representative to be Contacted: Representative to be Contacted:
Bonnie C. Buerhaus (18) Name 9922 Nearlowk (a Got-038)
Bonnie C. Buerhaus Name 9922 Nearbrook (a GGT-0736 Address Roll Md. 21234
Representative to be Contacted: Bonnie C. Buernaus (1900) 19922 Near Inrock (a 461-0736 Address Ho Md, 21234 City State Zip Code
Bonnie C. Buerhaus Name 9922 Nearbrook (a GGT-0736 Address Roll Md. 21234
Representative to be Contacted: Bonnie C. Buernaus (1900) 19922 Near Inrock (a 461-0736 Address Ho Md, 21234 City State Zip Code



Joning Description for 2216 Poplar Rd. Beginning at a point of the north side of Poplar Ra which is 30 feet wide at a distance of 90 feet north of the centerline of the marcest improved Street Silver La which is 30 feet wide Being Lot 97 in the subdivision of Cedar Beach as recorded in Baltimore County Plat Book + 7, Folio 186, Containing 0.184 acros. A/so known 95 2216 Poplar Rd and located in the 15th

Election District, 6th Councilmanic District.

1)4-464-A

ALTIMORE COUNTY, MARYL FFICE OF BUDGET & FINANCE IISCELLANEOUS RECEIPT

200-100

ATE.

AMOUNT \$

District Control

ECEIVED TOM:

INC JIR ACTUM. W.KIN INCHESS. 4/00/20019

12:07:00

BY ZOMING WEATHAIL ON 4/00/2014 **# 181727 Ment**

despt fut

100

HaryJand

LUMRINAL

YELLOW . CUSTOMER

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #04-464-A

2218 Poplar Road

N/side of Poplar Road, 90 feet north of Silver Lane 15th Election District - 6th Councilmanic District

Legal Owner(s): Joseph and Helen Luhrman

Variance: to permit a proposed replacement dwelling with a side yard setback of 40 feet from the centerline of the street in lieu of the minimum required 75 feet, and a front and rear yard setback of 15 feet and 8 feet from a lot line, respectively, in lieu of the minimum required 50 feet for each.

Hearing: Thursday, June 3, 2004 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT/5/712 May 18

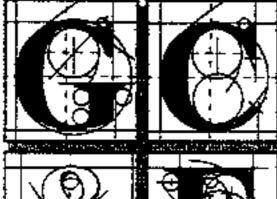
CERTIFICATE OF PUBLICATION

5/18/,2004
THIS IS TO CERTIFY, that the annexed advertisement was published
n the following weekly newspaper published in Baltimore County, Md.,
once in each ofsuccessive weeks, the first publication appearing
n <u>5/18</u> ,2004.
The Jeffersonian
☐ Arbutus Times
☐ Catonsville Times
☐ Towson Times
Owings Mills Times
□ NE Booster/Reporter
☐ North County News

LEGAL ADVERTISING







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 NO. 04-464-A
PETITIONER/DEVELOPER:
Joseph and Helen Luhrman
DATE OF HEARING: June 3, 2004

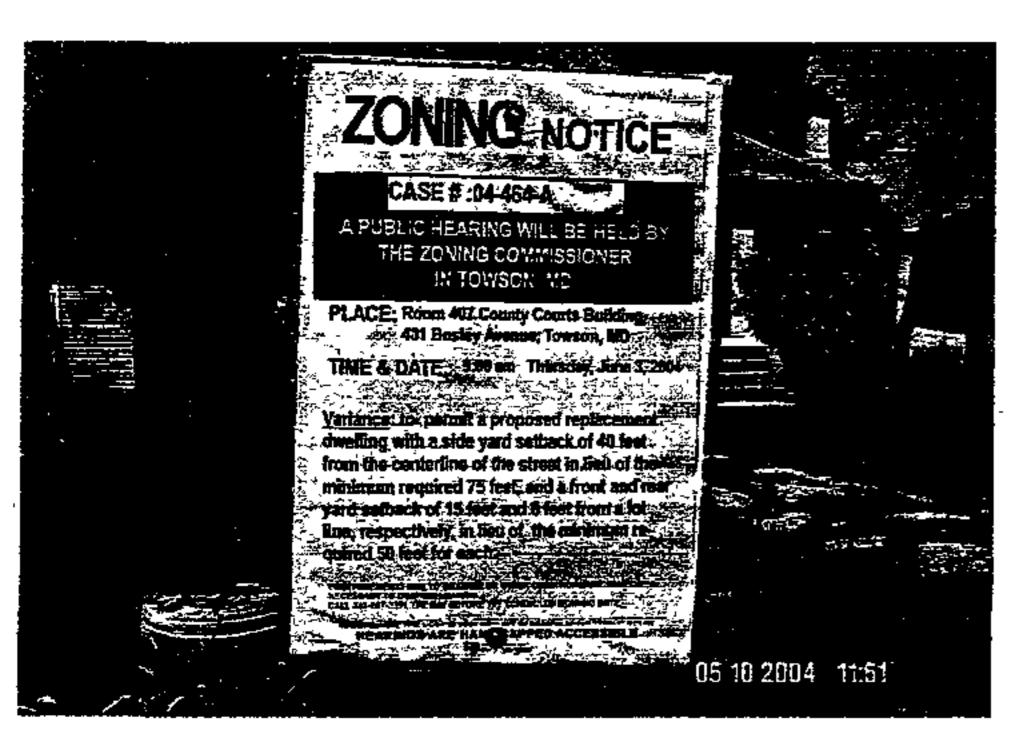
BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT COUNTY OFFICE BUILDING, ROOM 111 111 WEST CHESAPEAKE AVE. TOWSON, MARYLAND 21204

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

LOCATION: 2218 Poplar Road



DATE:

May 10, 2004

SIGNATURE OF SIGN POSTER

BRUCE DOAK

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

POSTED ON: May 10, 2004

Department of Permits and Development Management

Director's Office
County Office Building
111 W Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708





James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

April 15, 2004

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 04-464-A

2218 Poplar Road

N/side of Poplar Road, 90 feet north of Silver Lane 15th Election District – 6th Councilmanic District

Legal Owners: Joseph and Helen Luhrman

<u>Variance</u> to permit a proposed replacement dwelling with a side yard setback of 40 feet from the centerline of the street in lieu of the minimum required 75 feet, and a front and rear yard setback of 15 feet and 8 feet from a lot line, respectively, in lieu of the minimum required 50 feet for each.

Hearing: Thursday, June 3, 2004, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Timothy Kotroco

Director

TK:klm

C: Joseph & Helen Luhrman, 2216 Poplar Road, Baltimore 21221

Bonnie Buerhaus, 9922 Nearbrook Lane, Baltimore 21234

NOTES: (1) THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, MAY 19, 2004.

- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



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

TO: PATUXENT PUBLISHING COMPANY

Tuesday, May 18, 2004 Issue - Jeffersonian

Please forward billing to:

Joseph Luhrman 2218 Poplar Road Baltimore, MD 21221 410-391-1302

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 04-464-A

2218 Poplar Road

N/side of Poplar Road, 90 feet north of Silver Lane 15th Election District – 6th Councilmanic District

Legal Owners: Joseph and Helen Luhrman

<u>Variance</u> to permit a proposed replacement dwelling with a side yard setback of 40 feet from the centerline of the street in lieu of the minimum required 75 feet, and a front and rear yard setback of 15 feet and 8 feet from a lot line, respectively, in lieu of the minimum required 50 feet for each.

Hearing: Thursday, June 3, 2004, at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

faill carrie

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.





DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The <u>Baltimore County Zoning Regulations</u> (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 posts 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.

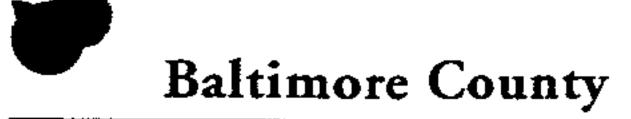
OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID

For Newspaper Advertising:
Item Number or Case Number
Address or Location 2218 POPLAR ROAD
PLEASE FORWARD ADVERTISING BILLION Name Luttonan (Joseph) Address 2018 Poplar, Rd. Patto. Md 2122)
Telephone Number (410) 391 -1302

Department of Permits Development Management

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





James T. Smith, Jr., County Executive Timothy M. Kotroco, Director

May 24, 2004

Joseph D. Luhrman, Jr. Helen E. Luhrman 2218 Poplar Road Baltimore, Maryland 21201-6125

Dear Mr. and Mrs. Luhrman:

RE: Case Number:04-464-A, 2218 Poplar Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 8, 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.



W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Bonnie Buerhaus 9922 Nearbrook Lane Baltimore 21234



Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive John J. Hohman, Chief

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

April 20, 2004

ATTENTION: Rebecca Hart

Distribution Meeting of: April 26, 2004

Item No.:

457-469

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.

6. 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

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 4.19-04

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

RE:

Baltimore County

Item No.

ノイア

Dear. Ms. Matthews:

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

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

R. Bruce Seeley

DATE:

April 30, 2004

SUBJECT:

Zoning Item # 04-464

Address

2218 Poplar Road

Zoning Advisory Committee Meeting of April 19, 2004

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

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

Development of the property must 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: April 30, 2004

1/3

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits and Development Management **DATE:** May 10, 2004

RECEIVED

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

MAY 1 1 2004

ZOning Advisory Petition(s): Case 4-439, 4-464, and 4-480 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:

Division Chief:

MAC/LL

ORDER RECEIVED FOR FILING Date By

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

Department of Permits & Development Management

FROM:

Robert W. Bowling, Supervisor

Bureau of Development Plans

Review

SUBJECT:

Zoning Advisory Committee Meeting

For April 26, 2004 Item No. 464

The Bureau of Development Plans Review has reviewed the subject-zoning item.

DATE: May 18, 2004

The flood protection elevation for this site is 11.2 feet.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot above the flood plain elevation in all construction.

The property to be developed is located adjacent to tidewater. The developer is advised that the proper sections of the *Baltimore County Building Code* must be followed whereby elevation limitations are placed on the lowest floor (*including basements*) of residential (*commercial*) development.

The building engineer shall require a permit for this project.

The building shall be designed and adequately anchored to prevent flotation, collapse, or lateral movement of structure with materials resistant to flood damage.

Flood-resistant construction shall be in accordance with the requirement of B.O.C.A. International Building Code adopted by the county.

RWB:CEN:jrb

cc: File

ZAC-04-26-2004-ITEM NO 464-05182004

RE: PETITION FOR VARIANCE * BEFORE THE

2218 Popular Road; N/side of Popular Road,
90' N of Silver Lane * ZONING COMMISSIONER

15th Election & 6th Councilmanic Districts
Legal Owner(s): Joseph & Helen Luhrman * FOR

Petitioner(s)

* BALTIMORE COUNTY

* 04-464-A

* * * * * * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent documentation filed in the case.

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

CAROLE S. DEMILIO Deputy People's Counsel Old Courthouse, Room 47 400 Washington Avenue Towson, MD 21204 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 19th day of April, 2004, a copy of the foregoing Entry of Appearance was mailed to, Bonnie C Buerhaus, 9922 Nearbrook Lane, Baltimore, MD 21234, Representative for Petitioner(s).

RECEIVED

APR 1 9 2004

PETER MAX ZIMMERMAN

People's Counsel for Baltimore County

Per.....



2018 Poplar Rd.
Southeast Street side
(rear)





2018 Poplar Rd.
Northwest water side (Front)



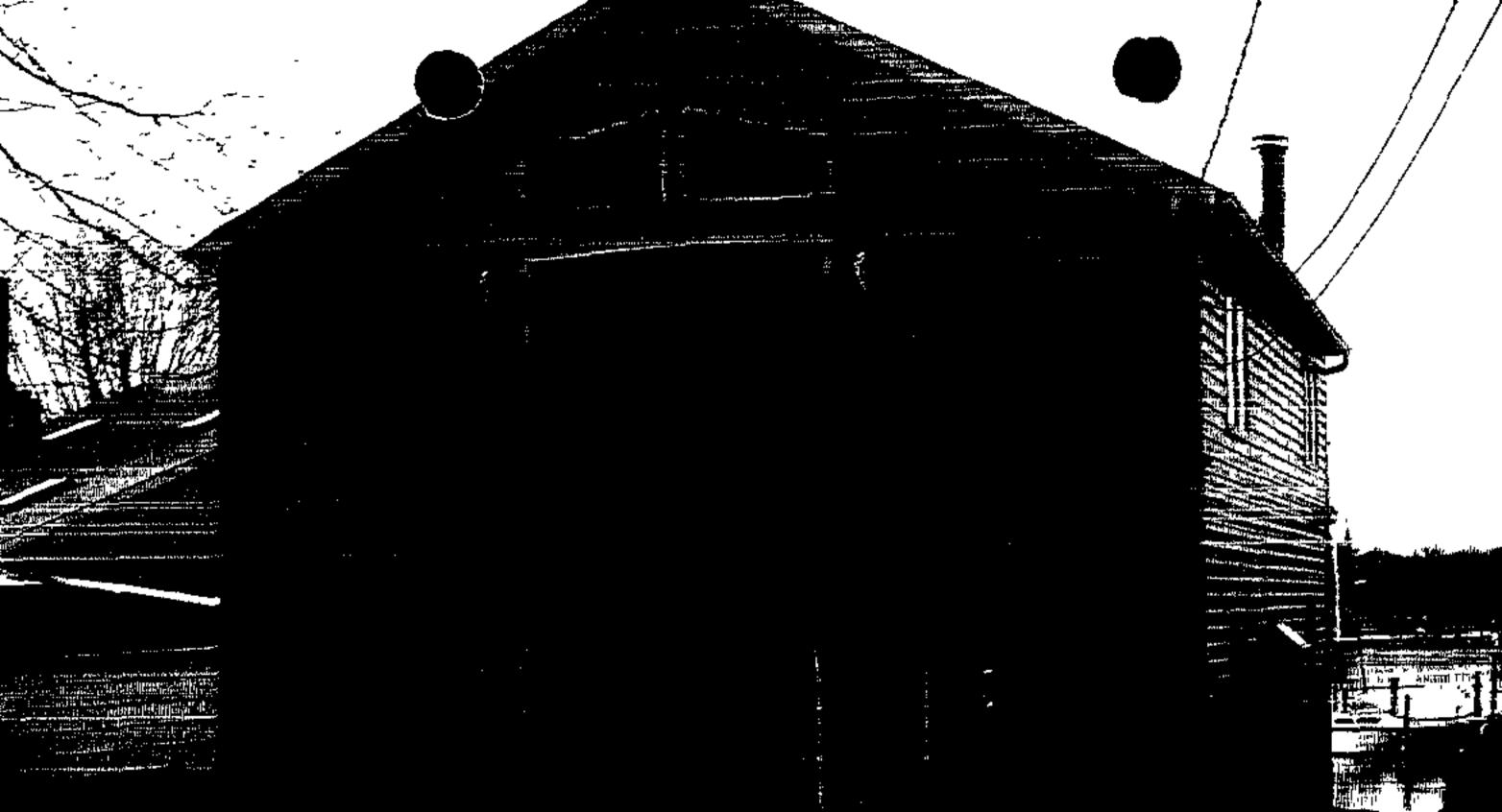


Paplar Rd.

front

front

Northwest La Pier view



236 Poplar Rd.

Street side

(reat)

Southeast



O2216 Poplar Rd water side Northwest (Cront)







12 Poplar Rd.

Street

side

South (rear)



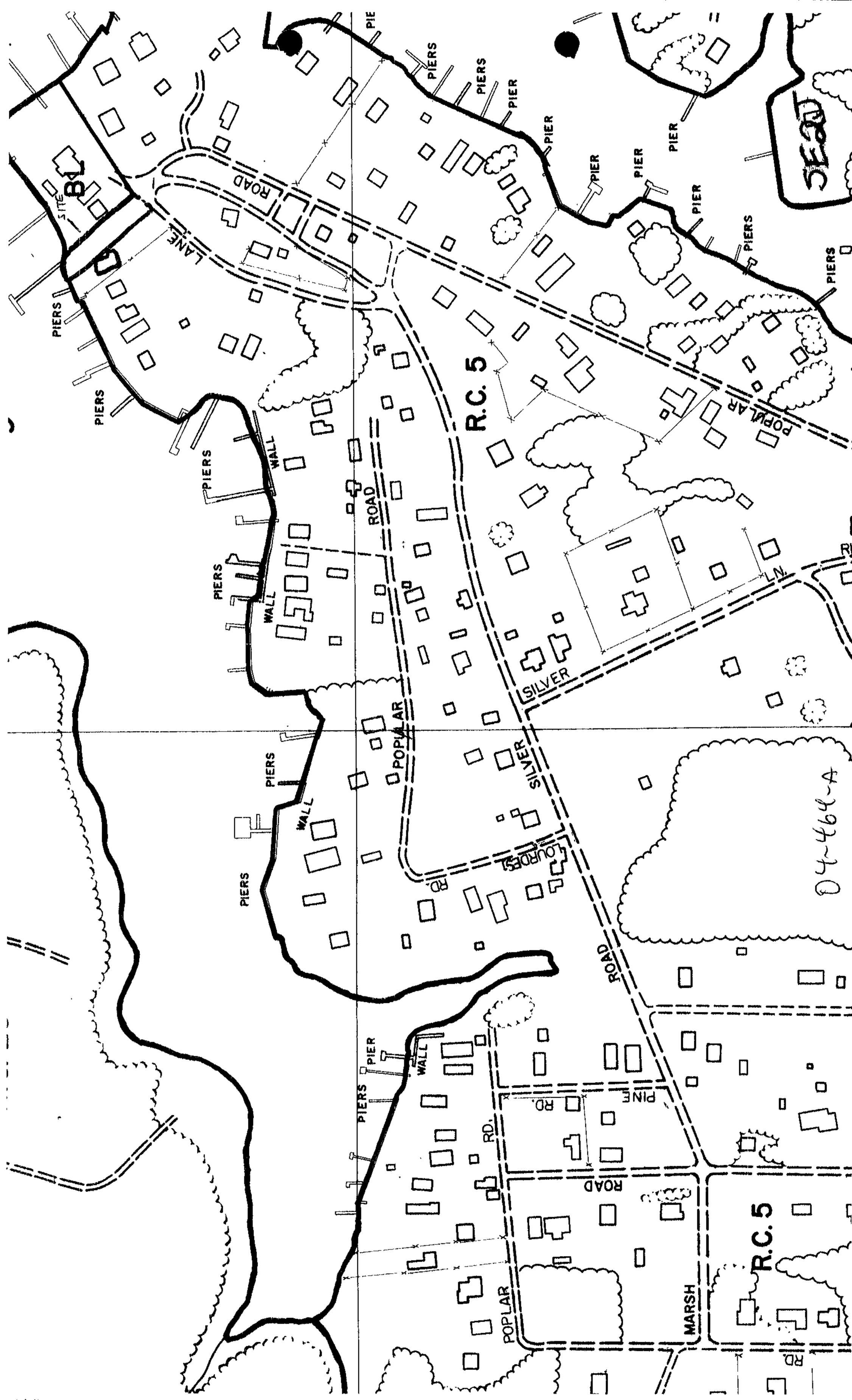


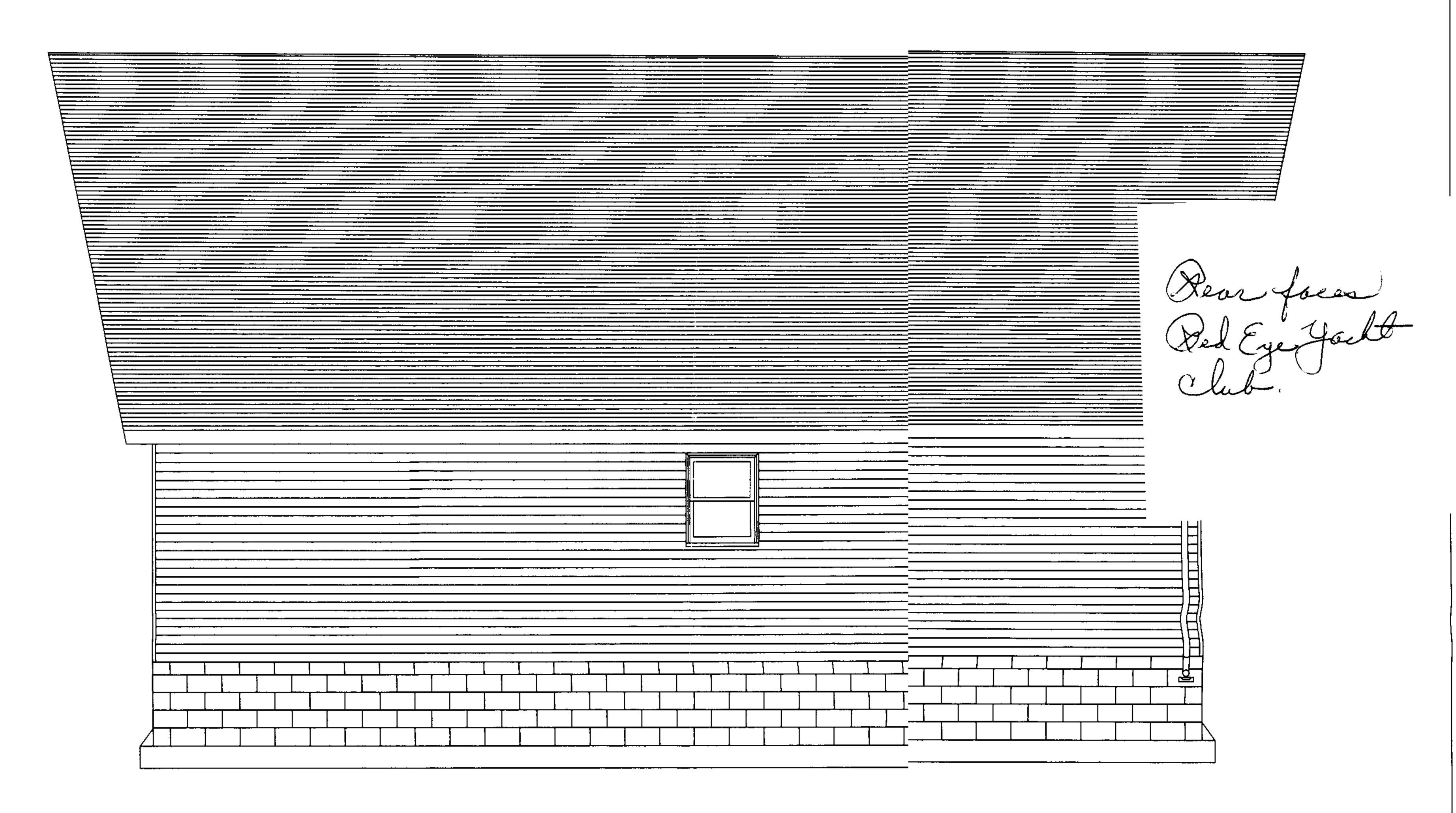
Food Eye Yacht Gub directly adjacent to 2218 Poplar Rd.

> Street, Side (Recen)

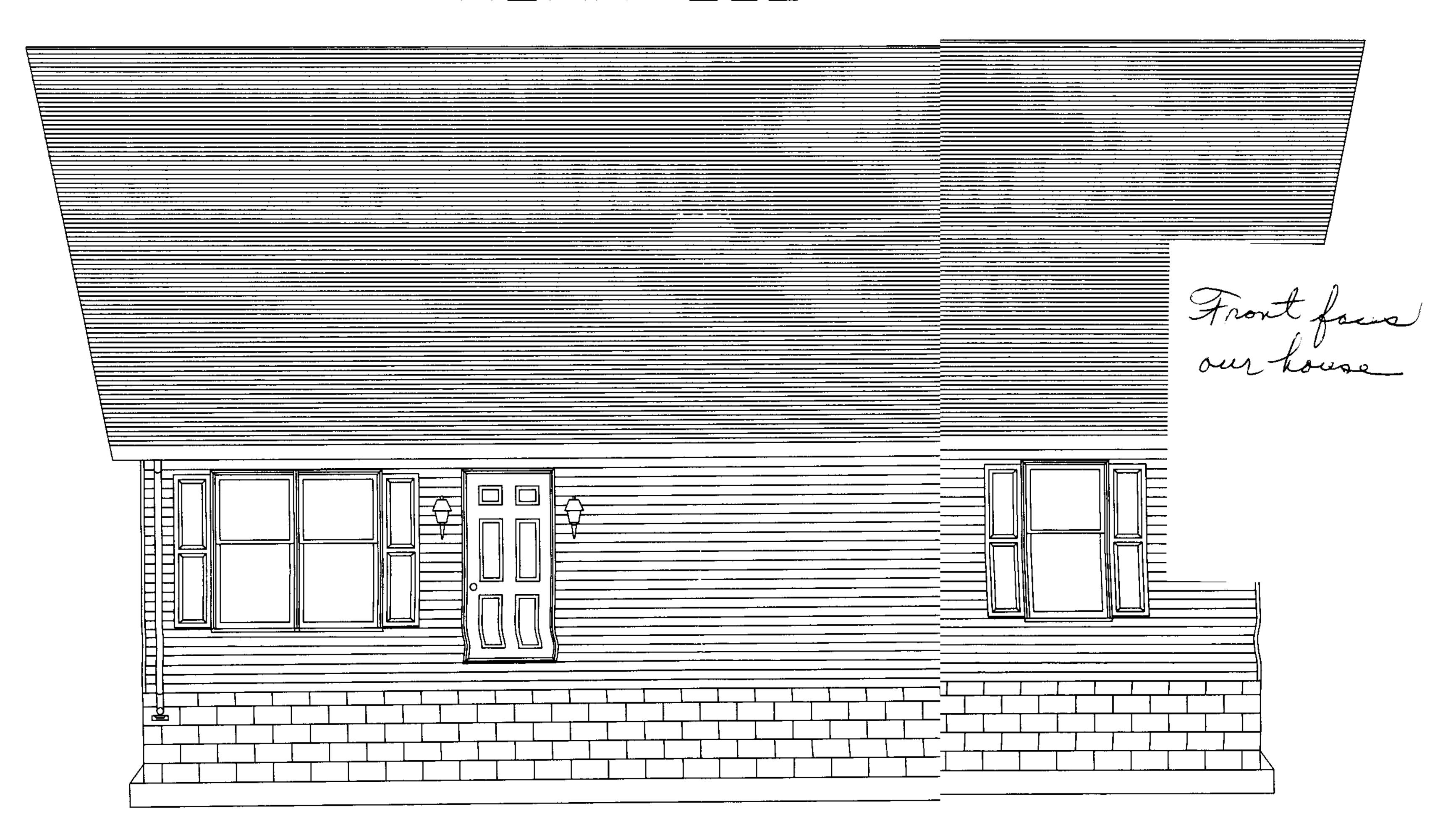


Red Ege yacht Clarb directle adjacent to 2218 Paplar Rd-(front)





REAR ELEVATION



FRONT ELEVATION

	ELEV	ATIC)NS	
ALL FLOOR CALE: 1/4"=1'0" ATE:		ROOM SI	מ	APPROXIMATE. RAWN BY: EVISED BY:
HOME	ES B	Y		TONE
CAPE CC	D (A-F)	RAME)	I	26-196

