IN RE: PETITION FOR ADMIN. VARIANCE SW/S of Eagles View Road, 270 ft. S centerline of Golden Eagle Road 10th Election District 3rd Councilmanic District (12896 Eagles View Road)

> Diane E. & Thomas V. Whitten Petitioners

- * BEFORE THE
- * DEPUTY ZONING COMMISSIONER
- * FOR
- * BALTIMORE COUNTY
- * CASE NO. 05-486-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Diane E. and Thomas V. Whitten. The variance request is for property located at 12896 Eagles View Road in the Phoenix area of Baltimore County. The variance request is from Section 1A01.3.B.3 (1970 Regs.) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 20 ft. in lieu of the required 50 ft. to construct an attached garage. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

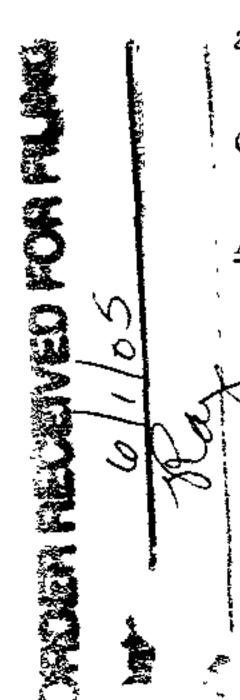
The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on May 17, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: A ZAC comment was received from the Office of Planning dated April 25, 2005, a copy of which is attached hereto and made a part hereof.

Applicable Law

Section 307 of the B.C.Z.R. - Variances.



"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 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 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 ____ day of June, 2005, that a variance from Section 1A01.3.B.3 (1970 Regs.) of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 20 ft. in Olieu of the required 50 ft. to construct an attached garage, 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. Compliance with the ZAC comments submitted by the Office of Planning dated April 25, 2005, a copy of which is attached hereto and made a part hereof;
- 3. When applying for a building permit, the site plan field must reference this case and set forth and address the restrictions of this Order.

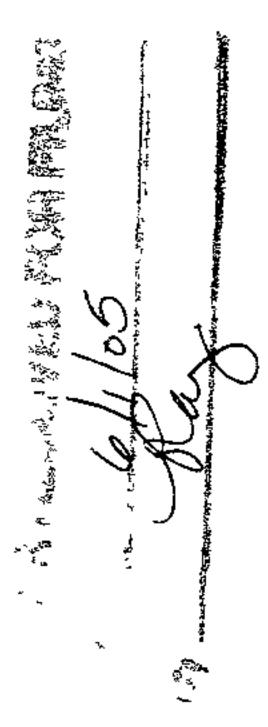
Any appeal of this decision must be made within thirty (30) days of the date of this Order.

JOHN V. MURPHY

DEPUTY ZONING COMMISSIONER

FOR BALTIMORE COUNTY

JVM:raj



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 William J. Wiseman III, Zoning Commissioner

June 1, 2005

Mr. & Mrs. Thomas V. Whitten 12896 Eagles View Road Phoenix, Maryland 21131

> Re: Petition for Administrative Variance Case No. 05-486-A Property: 12896 Eagles View Road

Dear Mr. & Mrs. Whitten:

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,

John V. Murphy

Deputy Zoning Commissioner

JVM:raj Enclosure

c: Lee Giroux, P. O. Box 44346, Nottingham, MD 21236



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



REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12896 Agles rew ld. which is presently zoned RC-6-(RSC)

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)

permit a side yard setbade of 20 ft. in lieu of the required 50 ft. to construct an attached garage.

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.

	is the subject of this relation.
Contract Purchaser/Lessee:	<u>Legal Owner(s):</u>
Name Type of Print // WHITTEN	THOMAS V. WHITTEN Name - Type or First
11/20/MIN	Ille Male 11
12896 Gaglis View Rd. 410-628-0337	Signature DIANE E. WHITTEN
Address / / Telephone No '	Name - Type or Print
Philnip Maryland 21131 City State Zip Code	Signature 5. Whitten
Attorney For Petitioner:	12896 Cayles View Rd 410-628-033
	Address Telephone No Phoenic Maryland 21131
Name - Type or Print	City State Zip Code
	Representative to be Contacted:
Signature	Lee Ciroux.
Company	Name PO. BU 44346 443-384-228
Address Telephone No.	Address MOTTING AM MOD. 21236
State Zip Code	City Zip Code
A sublic Hearing having been formally demanded and/or found to be this day of, that the subject matter of the regulations of Baltimore County and that the property be reposted.	required, it is ordered by the Zoning Commissioner of Baltimore County, his petition be set for a public hearing, advertised, as required by the zoning
CASE NO 05-476-A	Zoning Commissioner of Baltimore County
CASE NO 05-476-A	iowad By Sh Data 3/25/01-

Estimated Posting Date

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 theretor That the Affiant(s) does/do presently reside at Addres 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): Build a 24x24' GARAGE with a 12x15 breezeway attacked for our home. We need 50' setback a coording to current RSC coole of BAH. Co. We will only like 20' After, or 42' before as it refisis now. His will

couse us protection the sticulty, to build

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. Diane & Whitten ANE E. WHITTEN WHITTEN THOMAS Name - Type or Print STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: I HEREBY CERTIFY, this 17th day of <u>∂005</u>, before ne, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared V. Whitten and Diane E. Whiten Jaruland Howard Lounty. the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s). AS WITNESS my hand and Notarial Seal **Notary Public**

REV 10/25/01

Diana Barlas NOTARY PUBLIC Howard County, Maryland My Commission Expires 8/1/05

My Commission Expires



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.

	ublic hearing is scheduled in the future with regard thereto.
That the Affiant(s) does/do presently reside at	12896 EAglesview Kd.
	Address 21131
	City Zip Code
Variance at the above address (indicate hardshi	wing are the facts upon which I/we base the request for an Administrative p or practical difficulty):
$ \cdot$ \cdot \cdot \cdot \cdot \cdot \cdot \cdot \cdot \cdot	11 Come SID A 12X15 Meneway.
To Build a 24 X2	Lone. We need 50' set back accorde
attacked for out &	one. We will only have
for current RSC code	of BALL. County. Well cause us. + relists now. Huis will cause us. to build.
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20' ASSEL, or Tox go,	In puille
PRACTICAL CISTICULA,	j 10 kanal
That the Affiant(s) acknowledge(s) that if a fo	ormal demand is filed, Affiant(s) will be required to pay a reposting and
advertising fee and may be required to provide a	additional information.
	Mine A -110 H.
Signature /	Signature &. Whitten
THOMAS V. WHITTEN	DIANE E. WHITTEN
Name - Type or Print	Name - Type or Print
STATE OF MARYLAND, COUNTY OF BALTIN	
HEREBY CERTIFY, this day of of Maryland, in and for the County aforesaid, per	by , 2005, before me, a Notary Public of the State
\mathcal{M}	
the Affiant(s) herein, personally known or satisfa	Thomas V. While and Kylane C. While And Corily identified to me as such Affiant(s)
AS WITNESS my hand and Notarial Seal	
	Duna & Barlas
-	Notary Public
	My Commission Expires //05
	Line - W Danas

REV 10/25/01

Diana Barlas
NOTARY PUBLIC
Howard County, Maryland
My Commission Expires 8/1/05







REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at	12896	EAGles	VIEN Rd.	<u>, </u>
which is	s presently	y zoned	RC-6-(R.	<u>ر د</u>

This Petition shall be filed with the Department of Permits a	and Development Management. The undersigned, legal
owner(s) of the property situate in Baltimore County and which is	s described in the description and plat attached hereto and
made a part hereof, hereby petition for a Variance from Section(s)	s)

permit a side yere setback of 20 ft. in lien of the required 50 ft. to Construct an attached garage

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):
THUMASO X WHITHER	THOMAS, V. WHITTEN
ame - Type of Print	Name - Type/or Print
Signature 8 agles View Rd. 410-628-03	SIGnature DIANE E. WHITTEN
Address Telephone No	Name - Type or Print
Address Pholpin Maryland 2/13/ City Telephone No Zip Code	Signature F. Whiten
Attorney For Petitioner:	12896 Chagles View Rd. 410-628-033
	Phoening Maryland 21131
Name - Type or Print	City Zip Code
	Representative to be Contacted:
Signature	100 Coiloux
Company	P.O. B. 1 44316 412-281/2016
Address Telephone No.	Address Telephone No
	NOTTINGHAM Ma. 21236
City State Zip Code	City State Zip Code
A Public Hearing having been formally demanded and/or found to this day of that the subject matter	be required, it is ordered by the Zoning Commissioner of Baltimore County,
regulations of Baltimore County and that the property be reposted.	of this petition be set for a public hearing, advertised, as required by the zoning
	
	Zoning Commissioner of Baltimore County
CASE NO. 05-486-A	16
	Reviewed By Date

Estimated Posting Date ______4/3/ou__

ZONING DESCRIPTION

Zoning Description For 12896 Eagles View Road

Beginning at a point on the West side of Eagles View Road, which is 50 feet wide at a distance of 270 feet south of the centerline of the nearest improved intersecting street Golden Eagle Road which is 50 feet wide. Being Lot #2 Block E in the subdivision known as Eagles Nest as recorded in Baltimore County Plat Book #35, Folio# 81, containing 1.00 acre. Also known as 12896 Eagles View Road and located in the 10th Election District, 3rd Councilmanic District.

ALTIMORE COUNTINGE OF BUDGET 4 HULHOLLIUM MURICE HE MENTAL MILLI HAN HAN MAN

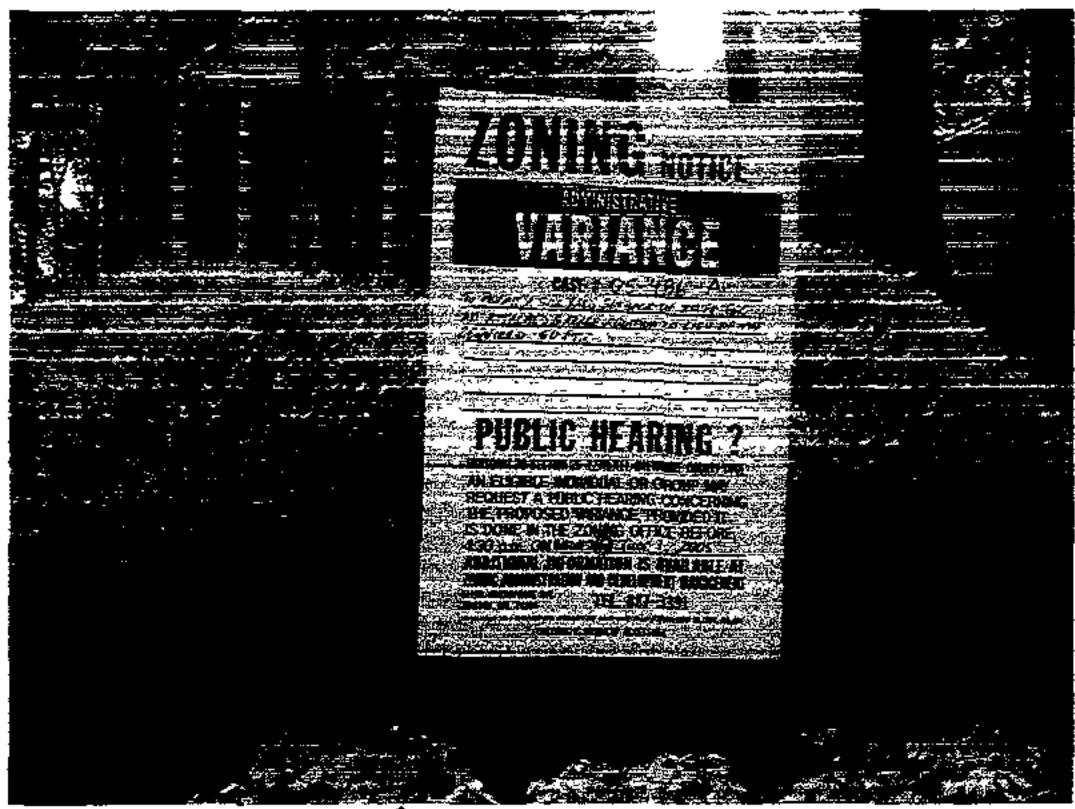
- -

CERTIFICATE OF POSTING

RE:Case No. 05-486-A

	Petitioner/Developer:
	WHITTEN
	Date of Closing/Hearin
Baltimore County Departme Permits and Development Mo County Office Building, Root 111 West Chesapeake Avenu	Ianagement om 111
Attention:	
Ladies and Gentlemen:	
•	the penalties of perjury that the necessary posted conspicuously on the property 12896 EAGLES VIEW ED
This sign(s) were posted on_	Month, Day, Year
	Sincerely,
	Sign Poster and Date Martin Ogle 5016 Castlestone Drive Baltimore Maryland 21237 (443-629-3411)

ım000292 (1152x864x24b jpeg)



May 17, 2005

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 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:
Petitioner: 12896 CAGIES View Rd. Thresis Andrews or Location: 12896 CAGIES View Rd. Thresis Andrews or Location: 12896 CAGIES View Rd. Thresis Andrews
2113
PLEASE FORWARD ADVERTISING BILL TO:
Name: M. & MAI. Whitten
Address: 12896 Charlosview Rd.
Hirenia Da 21131
Telephone Number: ## 40-628-0337

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05-

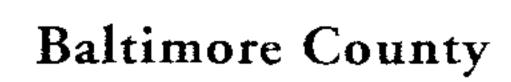
-A Address 12896 Eggles View Rd.

Flatifier Flease Papt Your Nama		Phone Number: 41	0-887-3391		
Filing Date:	3/25/05	Posting Date:	4/3/05	Closing Date:	4/18/05
Any contact mathrough the cont	ade with this office retact person (planner)	regarding the state using the case nur	us of the ad nber.		——————————————————————————————————————
reposting is again r	ide of this form) and must be done only be esponsible for all asson or before the postir	y one of the sign processed to	esponsible to osters on the	r all printing/posting of approved list and the	costs. Any e petitioner
a format	E: The closing date request for a public rearing, the	neanno Piease	Understand :	that avan if there is	feet to file no formal
order that (typically v	After the closing danger. He may: (a) of the matter be set within 7 to 10 days of will go to public hearing.	in for a public he the closing date)	a reliet; (b) dearing. You	eny the requested rewill receive written a	elief; or (c) notification
commission changed g	due to a neighbor's ner), notification will iving notice of the hertification of this char	be forwarded to	you. The	the zoning or depi sign on the property	uty zoning / must be
		(Detach Along Dotted I	_tne)		
Petitioner: This	Part of the Form is	for the Sign Post	er Only		
	USE THE ADMIN	NISTRATIVE VAR	ANCE SIGN	FORMAT	
	1-486 -A Diane & Thomas 4/3/05		Te	lephone 410-6	
Vording for Sign:	To Permit a s	ide Varl sc	Hack of	20 ft, for ired 50 ft.	ah
				WCR - Rev	ised 6/25/04

Department of Permits a Development Management

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





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

April 18, 2005

Thomas V. Whitten
Diane E. Whitten
12896 Eagles View Road
Phoenix, Maryland 21131

Dear Mr. and Mrs. Whitten:

RE: Case Number: 05-486-A, 12896 Eagles View Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 25, 2005.

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.

U. Call Rille D

W. Carl Richards, Jr. Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel Lee Giroux P.O. Box 44346 Nottingham 21236



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

April 14, 2005

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

ATTENTION: Zoning Review planners

Distribution Meeting of: April 11, 2005

Item No.: 485, 486,492, 498, 499, 500, 501, 504, 505

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Franklin J. Cook Fire Marshal's Office (0)410-887-4881 (C)443-829-2946 MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

DATE: April 18, 2005

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Acting Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For April 18, 2005 Item No. 485, 486, 487, 488, 490, 491, 492, 494, 495, 497, 498, 499, 501, 503,

and 504

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

DAK:CEN:clw cc: file

ZAC-NO COMMENTS-04182005.doc

BALTIMORE COUNTY, MARYLAND DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO:

Tim Kotroco

FROM:

John D. Oltman, Jr

DATE:

SUBJECT:

May 24, 2005, 2005

Zoning Items # See List Below

RECEIVED

MAY 2 5 2005

ZONING COMMISSIONER

Zoning Advisory Committee Meeting of April 11, 2005

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

JM 05-488 PP (5/10) 05-500

Reviewers: Sue Farinetti, Dave Lykens

S \Devcoord\ZAC SHELL 11-20-03.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: April 12, 2005

RECEIVED

APR 2 2 2005

ZONING COMMISSIONER

TO:

Timothy M. Kotroco, Director

Department of Permits and

Development Management

FROM:

Arnold F. 'Pat' Keller, III

Director, Office of Planning

12896 Eagles View Road

INFORMATION:

Item Number:

5-486

Petitioner:

SUBJECT:

Diane E. Whitten

Zoning:

RC 6

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioners request to permit a side yard setback of 20 feet in lieu of the minimum required 50 feet for the construction of an attached garage. However the petitioner shall submit building elevations of the proposed garage to this office for review and approval prior to the hearing. The proposed garage shall be compatible in architectural detail, color, and exterior building materials as that of the existing dwelling.

For further information concerning the matters stated herein, please contact Bill Hughey at 410-887-3480.

Division Chief: AFK/LL:MAC:

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director

> Department of Permits and Development Management

FROM: Arnold F. 'Pat' Keller, III

Director, Office of Planning

RECEIVED

DATE: April 25, 2005

APR 2 7 2005

ZONING COMMISSIONER

12896 Eagles View Road **SUBJECT:**

INFORMATION:

5-486 – REVISED COMMENTS Item Number:

Petitioner: Diane E. Whitten

RC 6 Zoning:

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioners request to permit a side yard setback of 20 feet in lieu of the minimum required 50 feet for the construction of an attached garage. However the petitioner shall submit building elevations of the proposed garage to this office for review and approval prior to submission to the Zoning Commissioner's Office and the issuance of any building permits. The proposed garage shall be compatible in architectural detail, color, and exterior building materials as that of the existing dwelling.

For further information concerning the matters stated herein, please contact Bill Hughey at 410-887-3480.

Division Chief:

AFK/LL:MAC:



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

Robert L Flanagan, Secretary Neil J Pedersen, Administrator

Maryland Department of Transportation

Date: 4.8.05

RE:

Baltimore County

Item No. 486

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

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 410-345-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief

T. J. Houlh

Engineering Access Permits Division

From:

Roberta Jameson

To:

Cunningham, Mark; Hughey, William

Subject:

05-486-A

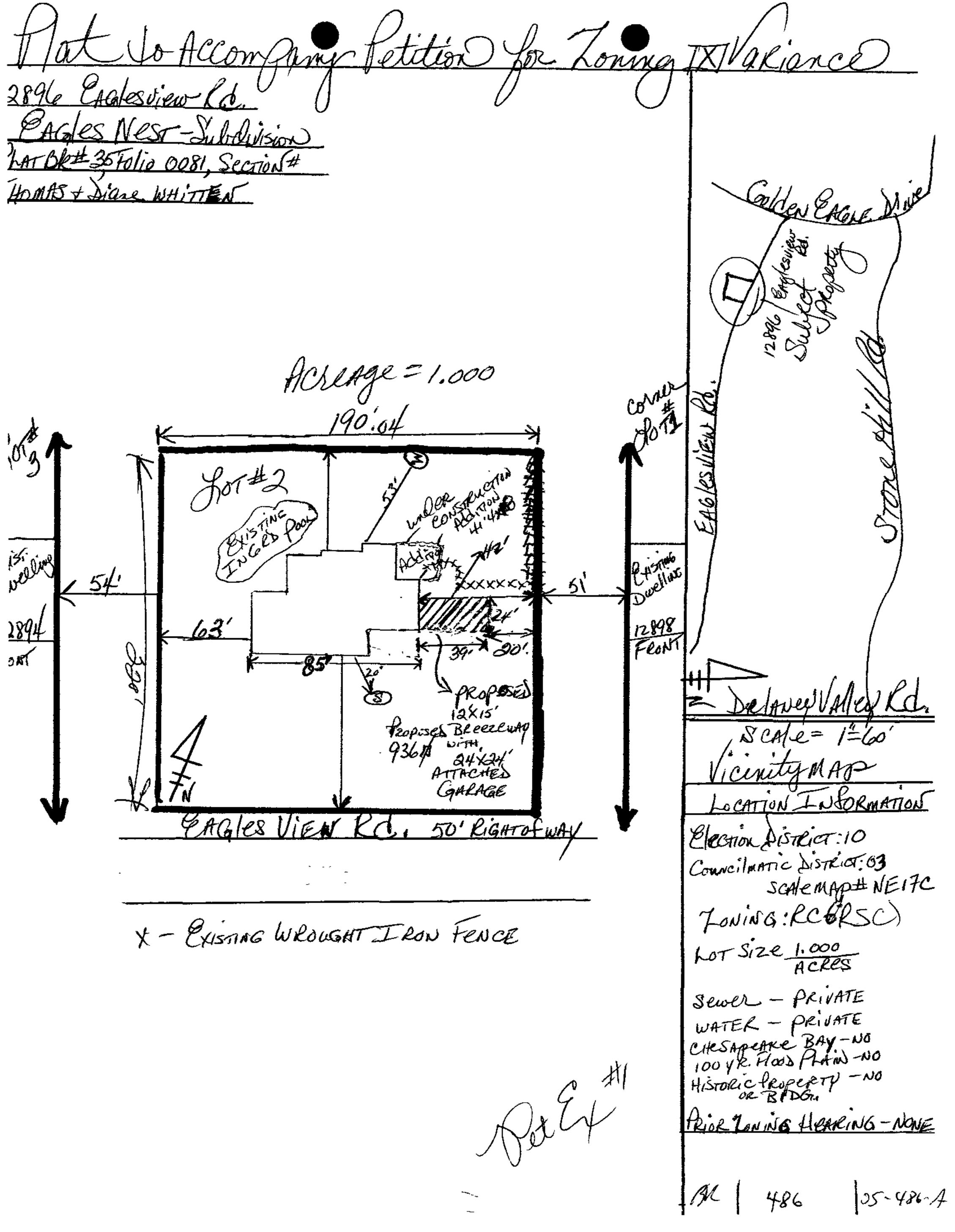
Can you please change the language in your April 12, 2005 ZAC comment on the 4th line to read,

"review and approval prior to <u>submission to the Zoning Commissioner's Office for review and approval and issuance of a building permit."</u> or similar language.

Hearings are not usually required for administrative variances unless a hearing is demanded

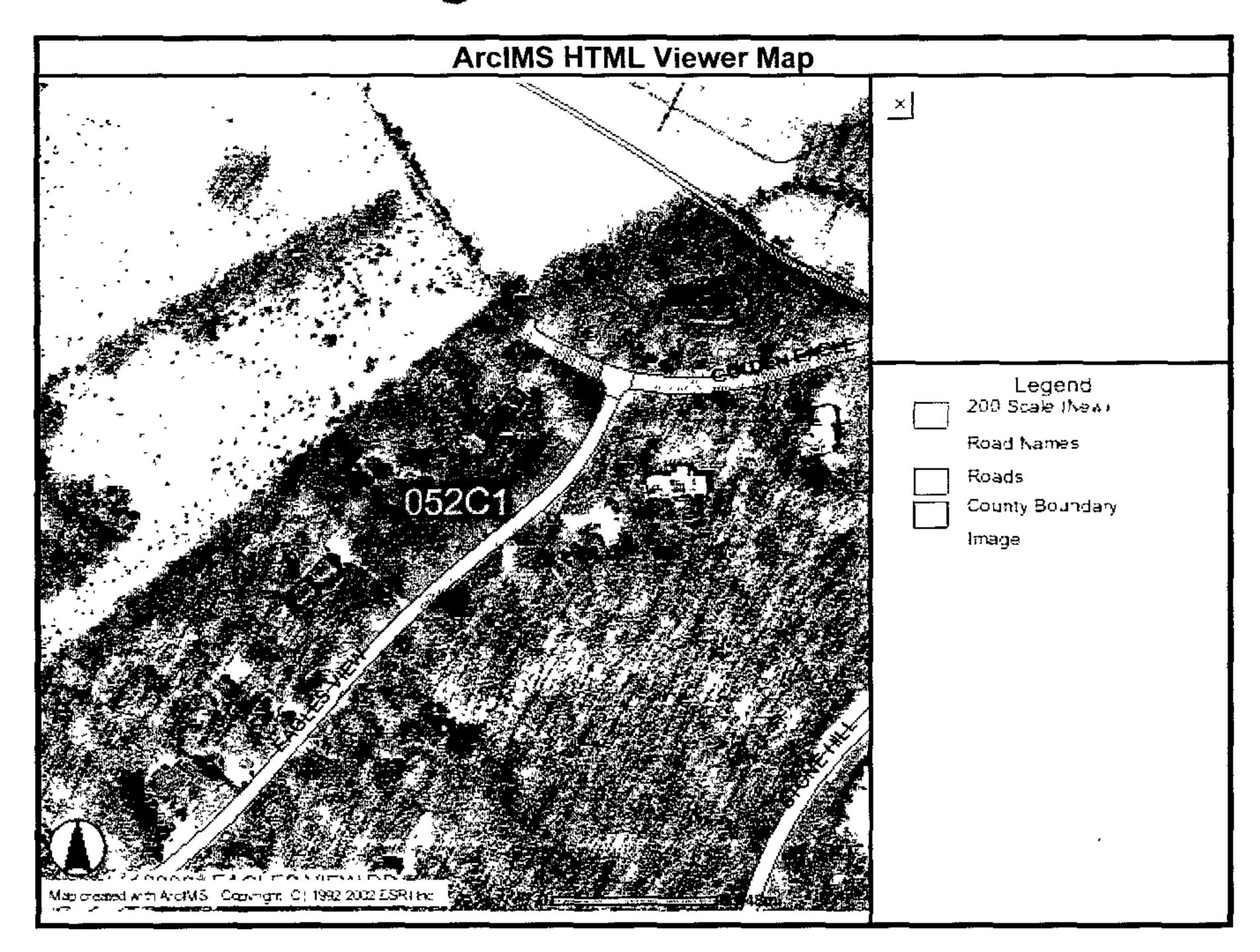
Thanks.

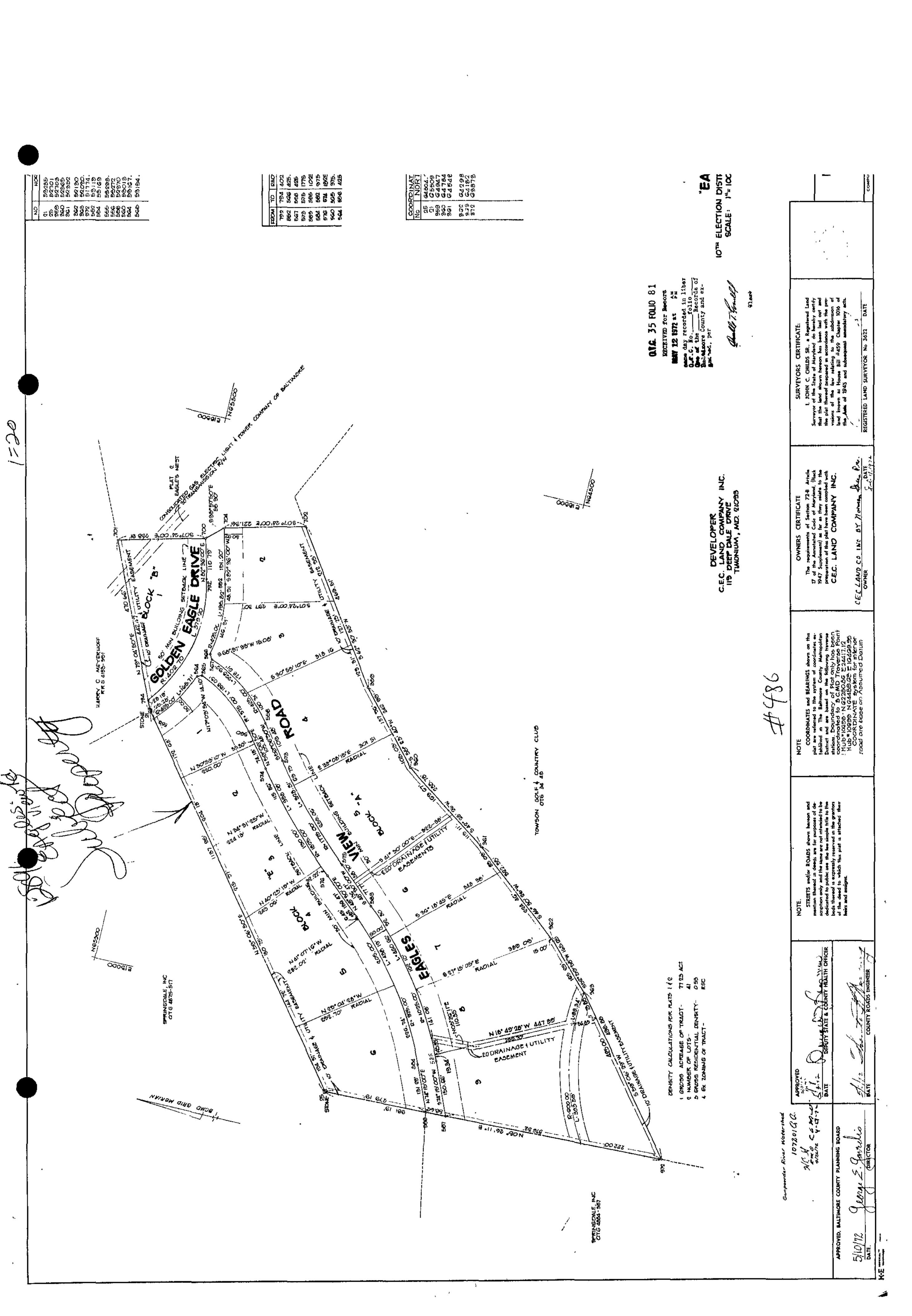
Robin













12894 Eggles View Rd.



12898 Englesview Rd.



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12896 EAglesViewIC

