

IN RE: **PETITION FOR ADMIN. VARIANCE**
S/S Mt. Carmel Road, 1450' E of the c/l
Grace Road
(4707 Mt. Carmel Road)
5th Election District
3rd Council District

John C. Armacost, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* **Case No. 06-206-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owners of the subject property, John C. Armacost, and his wife, Jane D. Armacost. The Petitioners request variance relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (garage) height of 19 feet in lieu of the maximum allowed 15 feet. 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.

The Petition was filed through the administrative variance process, pursuant to Section 32-3-303 of the Baltimore County Code. That Section allows an individual to seek variance relief for an owner-occupied residential property without the need for a public hearing. Under the Code, the property in question is posted for a period of 15 days during which time any property owner residing within 1,000 feet of the property may demand a public hearing for a determination as to the merits of the request. Additionally, the Zoning Commissioner/Deputy Zoning Commissioner can schedule the matter for a public hearing if deemed appropriate.

In this case, the Petitioners have filed the supporting affidavits as required by Section 32-3-303 (a)(2)(i) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file.

Based upon the evidence contained therein, I am persuaded to grant the requested relief. A review of the site plan shows that the Petitioners propose constructing a 40' x 30' pole barn, with a

ORDER RECEIVED FOR FILING

Date

By

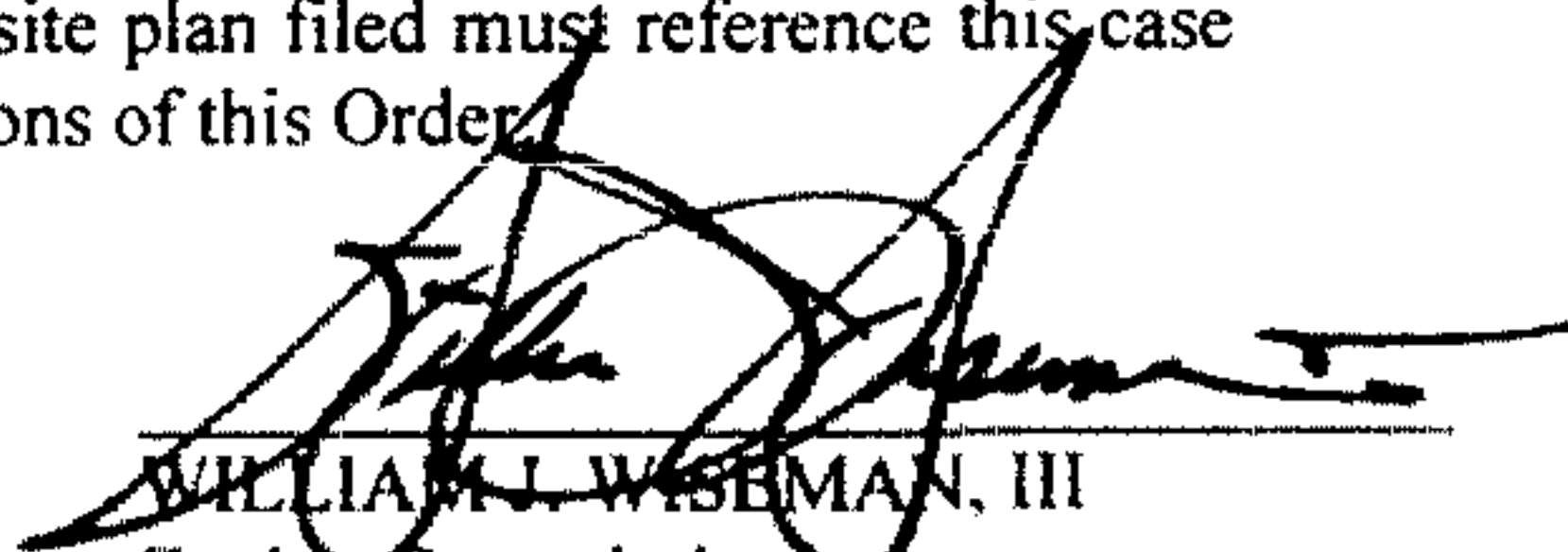
11/14/15
[Signature]

height of 19 feet in the southeast corner of the rear yard. It was indicated that the additional height was necessary to accommodate a recreational vehicle that will be stored therein. There were no adverse Zoning Advisory Committee (ZAC) comments submitted by any County reviewing agency and as evidenced by signed affidavits contained in the case file, their neighbors on both sides of the property have no objections. It is also to be noted that all area setback requirements will be met. The only deficiency is the height of the structure. Thus, it appears that the relief requested can be granted without detrimental impact to adjacent properties or the surrounding locale.

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.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 10th day of November 2005 that the Petition for Administrative Variance seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a detached accessory structure (garage) with a height of 19 feet in lieu of the maximum allowed 15 feet, 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) The garage shall be limited to uses accessory to the residential use of the property. It shall not be used for commercial or business purposes. Moreover, the Petitioners shall not allow or cause the garage to be converted to a second dwelling unit and/or apartments. There shall be no living quarters contained therein, and no kitchen or bathroom facilities.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

ORDER RECEIVED FOR FILING
DATE 11/10/05
BY [Signature]



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

November 10, 2005

WILLIAM J. WISEMAN III
Zoning Commissioner

Mr. & Mrs. John C. Armacost
4707 Mt. Carmel Road
Hampstead, Maryland 21074

RE: **PETITION FOR ADMINISTRATIVE VARIANCE**
S/S Mt. Carmel Road, 1450' E of the c/l Grace Road
(4707 Mt. Carmel Road)
5th Election District – 3rd Council District
John C. Armacost, et ux - Petitioners
Case No. 06-206-A

Dear Mr. & Mrs. Armacost:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative 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,

A handwritten signature in black ink, appearing to read 'W. J. Wiseman, III', written over a horizontal line.
WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:bjs

cc: Office of Planning; People's Counsel; Case/File



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4707 Mount Carmel Rd
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) 400.3 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (GARAGE) WITH A
HEIGHT OF 19-FEET IN LIEU OF THE MAXIMUM PERMITTED
HEIGHT OF 15-FEET.

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

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

John C. Armacost

Name - Type or Print

Signature

Jane D. Armacost

Name - Type or Print

Jane D. Armacost

Signature

4707 Mount Carmel Rd 410-239-7896

Address

Telephone No.

Hampstead MD

City

State

21074

Zip Code

Balto. County

Representative to be Contacted:

LINDA O'KEEFE

Name

523 PENNY LANE

Address

410-666-5366

Telephone No.

COCKEYSVILLE, MD

City

State

21030

Zip Code

If 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.

06-206-A

RECEIVED

Reviewed By D.T.

Date 10/14/05

Estimated Posting Date

10/23/05

ORDER RECEIVED FOR FILING
DATE 10/15/05
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 4707 Mount Carmel Rd
Address
Hampstead MD 21074
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):

We, the owners, desire to construct a pole barn on the property, not attached to the house, and with a height of 19 Feet instead of the 15 Feet allowed. The use will be for storage of a recreational vehicle. This vehicle is too large to fit into a 15 Foot high garage. Therefore, this practical difficulty causes us to petition for a variance to the maximum height requirement.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature
John C. Armacost
Name - Type or Print

[Signature]
Signature
Jane D. Armacost
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 30th day of September, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John C. Armacost Jane D. Armacost
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

[Signature]
Notary Public

My Commission Expires 8-1-07

ZONING DESCRIPTION FOR # 4707 MOUNT CARMEL ROAD

Beginning at a point on the SOUTH side of
MOUNT CARMEL ROAD which is 50 FEET
wide at the distance of 1,450 FEET EAST of the
centerline of the nearest improved intersecting street GRACE ROAD
which is 50 FEET wide.

As Recorded in Baltimore County Deed Liber # 5328, Folio # 830

THE FOLLOWING COURSES AND DISTANCES

- 1) South 76-Degrees, 52-Minutes, 00-Seconds West-121.40 Feet
- 2) South 71-Degrees, 14-Minutes, 00-Seconds West- 46.28 Feet
- 3) South 78-Degrees, 22-Minutes, 00-Seconds West- 145.00 Feet
- 4) South 13-Degrees, 06-Minutes, 00-Seconds East- 246.96 Feet
- 5) North 81 Degrees, 04-Minutes, 00-Seconds East- 220.53 Feet
- 6) North 06-Degrees,13-Minutes, 00-Seconds East- 279.62 Feet

TO THE PLACE OF BEGINNING, CONTAINING 1.56 ACRES

ALSO KNOWN AS # 4707 MOUNT CARMEL ROAD AND

LOCATED IN THE 5TH ELECTION DISTRICT, 3RD COUNCILMANIC
DISTRICT

06-206-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

NO.

DATE

10/14/05

ACCOUNT

001000001000

AMOUNT

65.00

RECEIVED FROM

STANE A. SANDROSCOT

FOR

ITEM # 2016 OREGONIA

DISCUSSION

WHITE CASHIER

PINK AGENCY

YELLOW CUSTOMER

41701 MT. CHASMEAL RD BN D THIRDMANSON

PAID RECEIPT

REMARKS

OTHER

NO. 17000 10/14/2005 1000.00

ALL PAID BALANCE 1000.00

PAID BY 1000.00 10/14/2005

BY 1000.00 VERIFICATION

RE 1000.00

PAID BY 1000.00

PAID BY 1000.00

PAID BY 1000.00

CUSTOMER'S SIGNATURE

CERTIFICATE OF POSTING

ATTENTION: KRISTEN MATTHEWS

Date

October 26, 2005

RE

Case Number

06-206-A

Petitioner/Developer

ARMACOST

Date of Hearing (Closing)

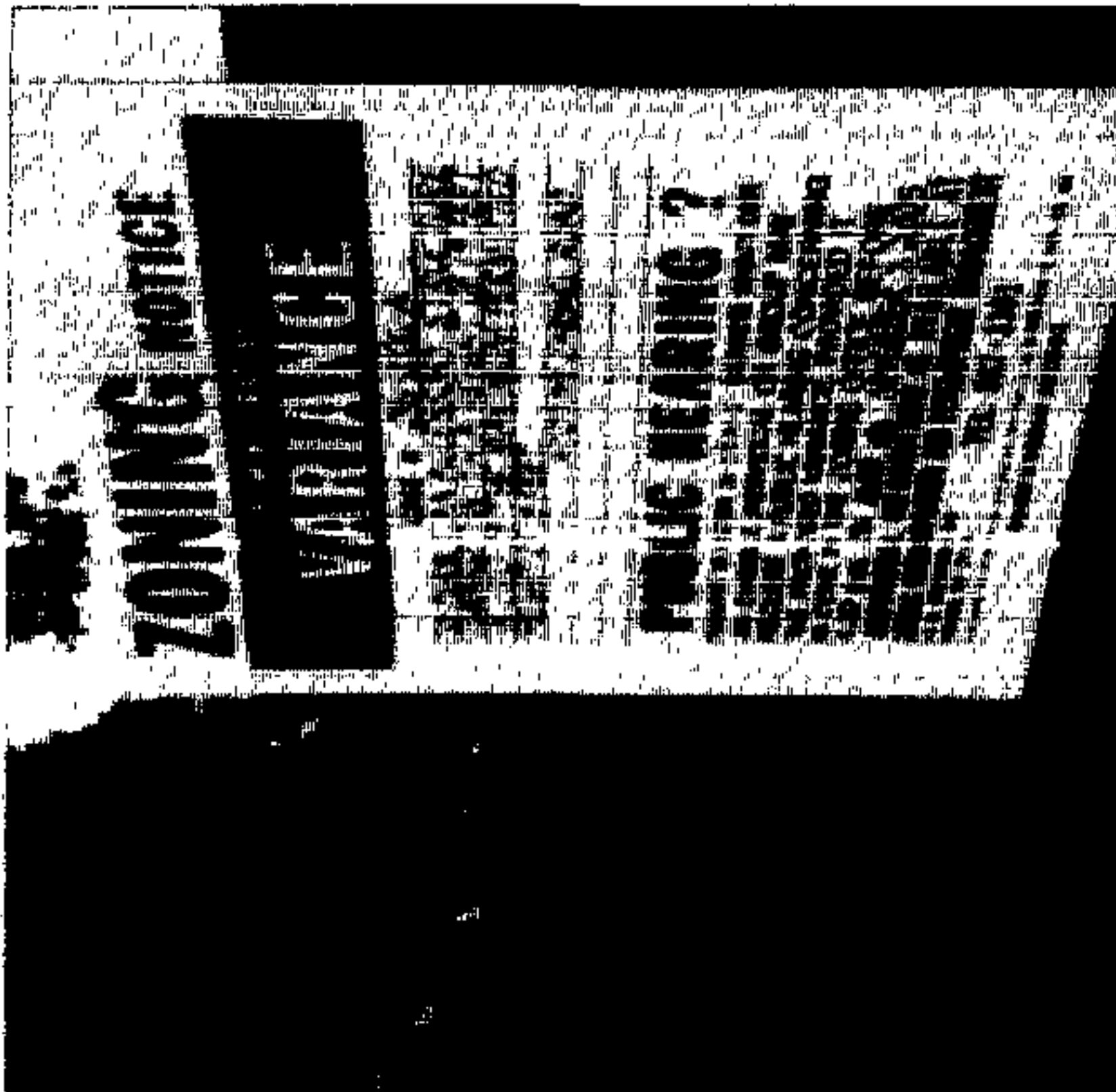
NOVEMBER 7, 2005

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 4707 MT. CARMEL ROAD

The sign(s) were posted on

October 23, 2005

(Month, Day, Year)



Linda O'Keefe

(Signature of Sign Poster)

LINDA O'KEEFE

(Printed Name of Sign Poster)

523 PENNY LANE

(Street Address of Sign Poster)

HUNT VALLEY MD 21030

(City, State, Zip Code of Sign Poster)

410-666-5366

(Telephone Number of Sign Poster)

**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: 06-206-A

Petitioner: ARMACOST

Address or Location: 4707 MT. CARMEL RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. & MRS. JOHN C. ARMACOST

Address: 4707 MT. CARMEL RD.

HAMPSTEAD, MD 21074

Telephone Number: 410-239-7896

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 06- 206 -A Address 4707 MOUNT CARMEL RD.

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 10/14/05 Posting Date: 10/23/05 Closing Date: 11/7/05

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 06- 206 -A Address 4707 MT. CARMEL RD

Petitioner's Name ARMACOST Telephone 410-239-8228

Posting Date: 10/23/05 Closing Date: 11/7/05

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (GARAGE) WITH A ~~HEIGHT~~

HEIGHT OF 19-FEET IN LIEU OF THE MAXIMUM PERMITTED

HEIGHT OF 15- FEET

WCR - Revised 6/25/04

**Department of Permits
Development Management**

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



Baltimore County

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

November 7, 2005

John C. Armacost
Jane D. Armacost
4707 Mount Carmel Road
Hampstead, Maryland 21074

Dear Mr. and Mrs. Armacost:

RE: Case Number: 06-206-A, 4707 Mount Carmel Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on October 14, 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.

Very truly yours,

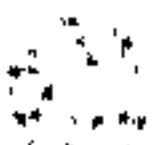
A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Linda O'Keefe 523 Penny Lane Cockeysville 21030





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

County Office Building, Room 123
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

NOV. 02, 2005

ATTENTION:

Distribution Meeting of: OCTOBER 24, 2005

Item No.: 204 -218

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 site shall be made to comply with all applicable parts of the Baltimore County Fire Prevention Code prior to occupancy or beginning of operation.

Insp. PACK
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

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

November 2, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: **October 24, 2005**

Item No.: **204-218**

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.

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

Lieutenant J.D. Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: November 9, 2005

FROM: Dennis A. Kennedy, ^{DAK}Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For October 31, 2005
Item Nos. 204, 205, (206), 208, 209, 211,
213, 214, 215, 216,

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-11092005.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 8, 2005

RECEIVED

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

NOV - 9 2005

SUBJECT: 6-206 – Administrative Variance

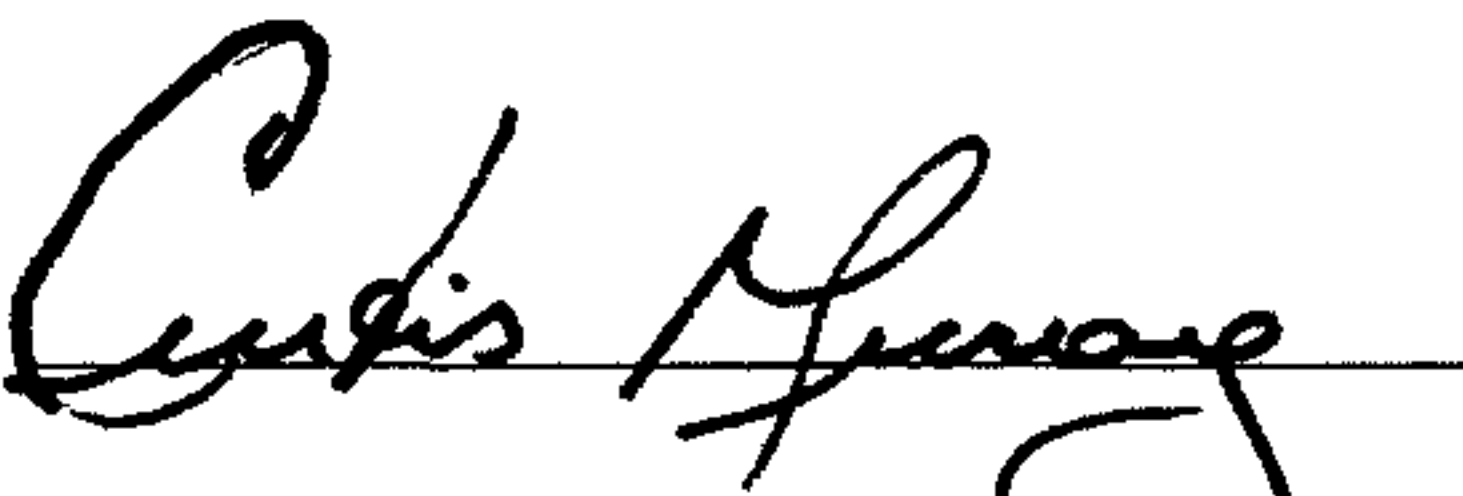
ZONING COMMISSIONER

The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) with a height of 19 feet in lieu of the maximum permitted 15 feet provided the following conditions are met:

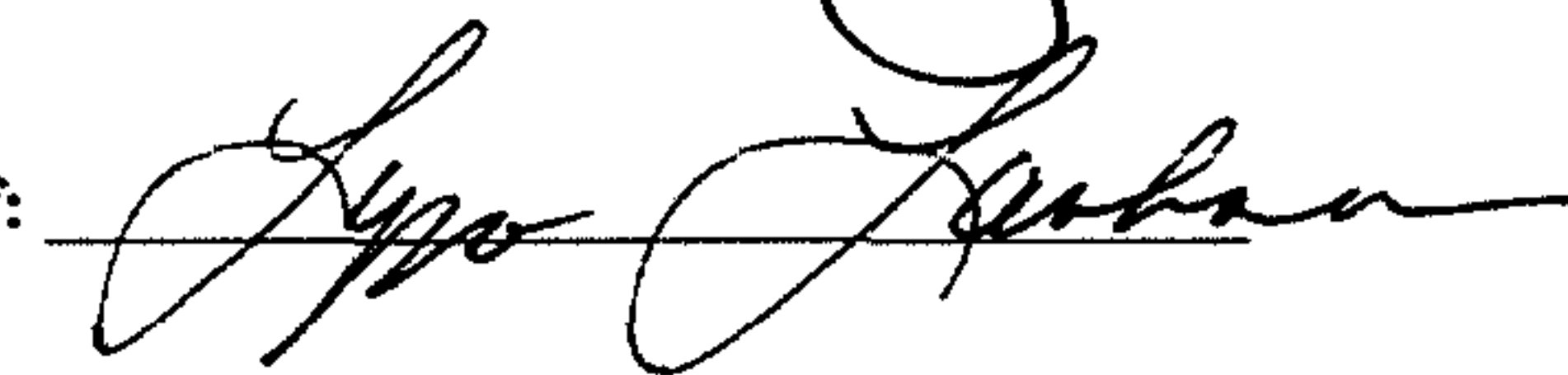
1. The petitioner or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
2. The accessory structure shall not be used for commercial purposes.

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

Prepared by:



Section Chief:



AFK/LL: CM



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

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

Maryland Department of Transportation

Date: 10.31.05

RE: Baltimore County
Item No. 206 DT

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 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

October 1, 2005

Zoning Office
Baltimore County, Maryland

To Whom It May Concern:

Please be advised that I have been informed by my neighbors, John and Jane Armacost, of 4707 Mount Carmel Rd, Hampstead MD 21074, that they wish to construct a pole barn on their property.

I understand this structure will be 19 feet high. I have no objection to this building.

Thank you.

Georgia Mills
Signed

GEORGIA MILLS
Printed name

4709 Mt. CARMEL Rd.
Address

HAMPSTEAD, MD.

410-239-8228
Phone

06-206-A

October 1, 2005

Zoning Office
Baltimore County, Maryland

To Whom It May Concern,

Please be advised that we have been informed by our neighbors, John and Jane Armacost, of 4707 Mount Carmel Rd, Hampstead MD 21074, that they wish to construct a pole barn on their property.

We understand this structure will be 19 feet high. We have no objection to this building.

Thank you.

Sandra J. Ehnen
Signed

Sandra J. Ehnen
Printed name

D. J. Brayfuss
Signed

Daniel J. Brayfuss
Printed name

4619 Mt. Carmel Rd.
Address

Hampstead, MD 21074

410-234-4665
Phone

06-306-A

Bette Schuhmann - Administrative Variance Case No. 06-206-A

From: Bette Schuhmann
To: Murray, Curtis
Subject: Administrative Variance Case No. 06-206-A

Hi, Curtis - I am working on the above-captioned case and there are no ZAC comments from your office. Would you please forward to me any comments you might have at your earliest convenience? Thanks!

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS #4707 MOUNT CARMEL ROAD

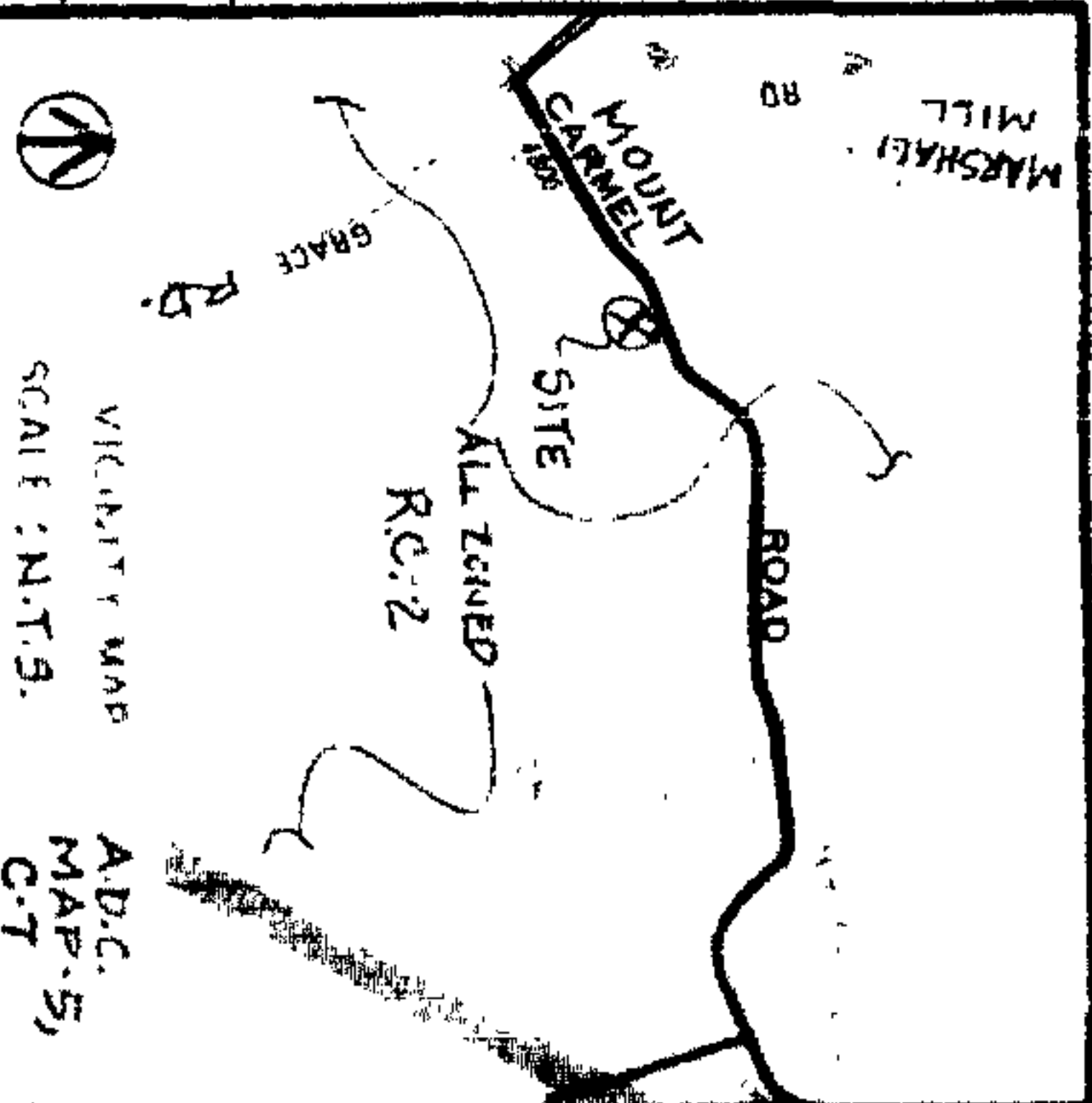
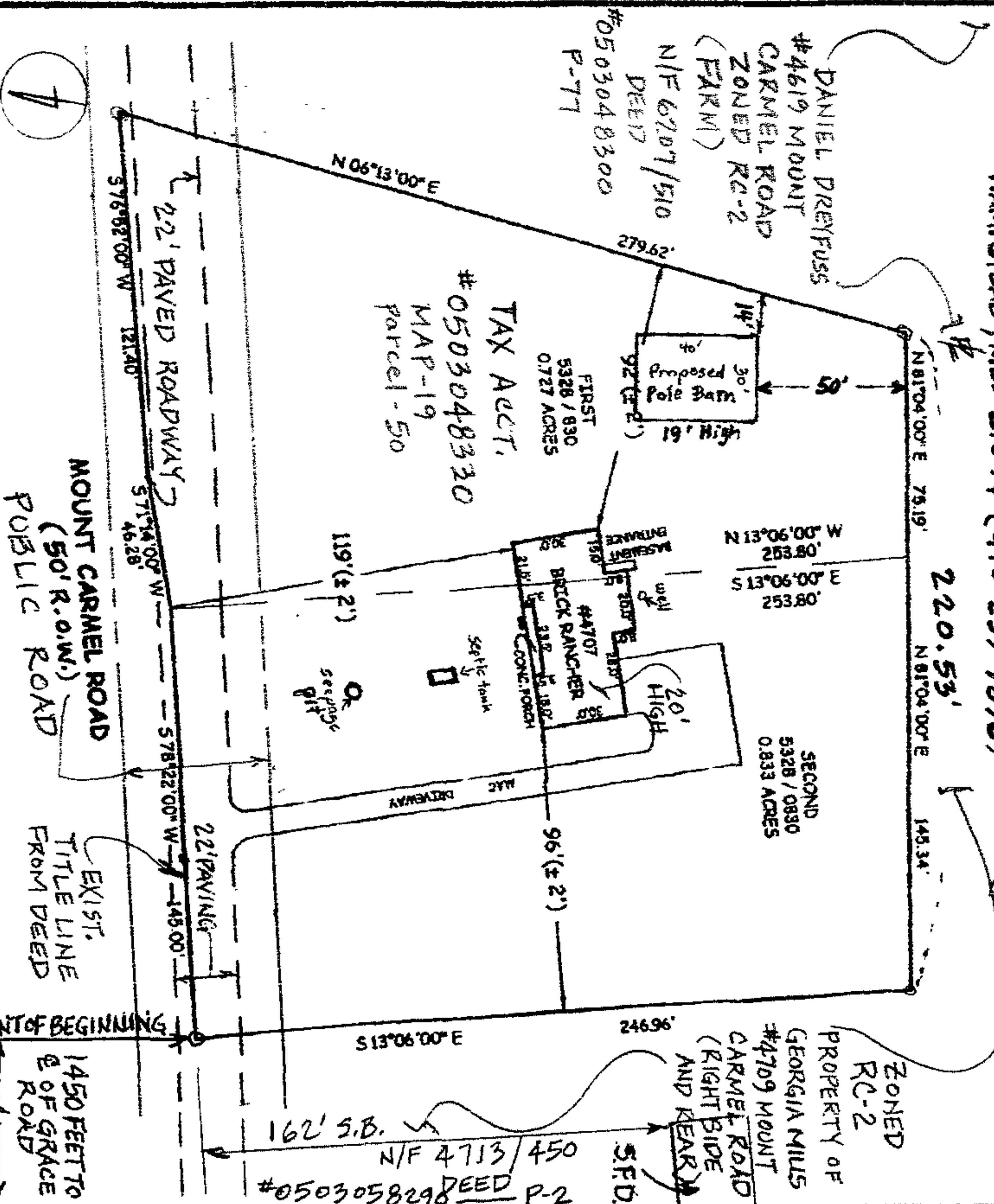
SUBDIVISION NAME - RECORDED IN DEED RECORDS

DEED-BOOK #5328 FOLIO #830 LOT # — SECTION # —

OWNER JOHN C. AND JANE D. ARMACOST

HAMPSTEAD, MD. 21074 (410-239-7896)

NOTE: ALL ADJACENT PROPERTIES ZONED R.C.-2



LOCATION INFORMATION

ELECTION DISTRICT - 5TH

COUNCILMANIC DISTRICT - 3RD

1" = 200' SCALE MAP #NW29J(019C1)

ZONING - R.C.-2

LOT SIZE 1.56 AC. 67,954 S.F.

ACREAGE SQUARE FEET

PUBLIC PRIVATE

SEWER

WATER

CHESAPEAKE BAY
CRITICAL AREA

100-YEAR FLOOD PLAIN

HISTORIC PROPERTY/
BUILDING

PRIOR ZONING HEARING - NONE

ZONING OFFICE USE ONLY

REVIEWED BY ITEM #

D.T. 206 06-206-A

PREPARED BY LINDA O'KEEFE (410-666-5366)

SCALE OF DRAWING: 1" = 60'

DATE: 10/13/5

NORTH



PET. EX. 1



OFFICE
200 scale
Zoning
(ZONING MAPS)
CURRENT
GIS



Our home as seen from Mount Carmel Rd.



Taken from Mount Carmel Rd. The building site is where the little shed is currently.



Taken from Mount Carmel Rd looking east of our property. Daniel Dreyfuss & Sandra Ehnen's property (4619 Mount Carmel Rd.) is beyond the woods. Their house is not visible from here.



Taken from Mount Carmel Rd looking southwest of our property. Georgia Mills' house is beyond the clump of mimosa trees to the right of center in this photo.



Looking southwest from our property. This is Georgia Mills' home (4709 Mount Carmel Rd)



Looking towards the west. Georgia Mills' home on the left and Mount Carmel Rd on the right.



Taken from the building site looking towards Georgia Mills' home—that's her green garage door.



Taken from the building site looking towards the property of Daniel Dreyfuss and Sandra Ehnem. Their home and barn, in the center of this photo, are concealed by their trees.

06-206-A



Taken from our back sun porch looking toward the building site.



Taken from the building site looking towards Mount Carmel Rd.