

IN RE: PETITION FOR ADMIN. VARIANCE
E/S of Lee Ben Road, north of
C/I of New Cut Road
11th Election District
3rd Councilmanic District
(12703 Lee Ben Road)

P. Norman Walls
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
*
* CASE NO. 07-022-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 owner of the subject property, P. Norman Walls. The variance request is for property located at 12703 Lee Ben Road. The variance request is from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a garage addition within 14 feet of the side property line in lieu of the required 50 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioner states that his wife has deteriorating discs in her spine in addition to arthritis of the spine which has caused her increasing difficulty going up and down stairs. The Petitioner had bypass surgery and steps also create a problem for him. Using the existing garage space on the main level they will totally eliminate the need for steps with the addition of laundry facilities, a bathroom and enlarged family on the main level. They will be able to remain in their house since they will no longer require the use of steps. By having the garage attached to the house, it will prevent them from going outside in inclement weather and it would be less walking distance than if the garage were detached. Using the proposed location, issues involving the relocation of the septic tank and dry wells would be eliminated.

RECEIVED FOR ALABAMA
8-24-06
8-24-06 p3

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 30, 2006 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 and photographs 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,

8-24-06
PZ

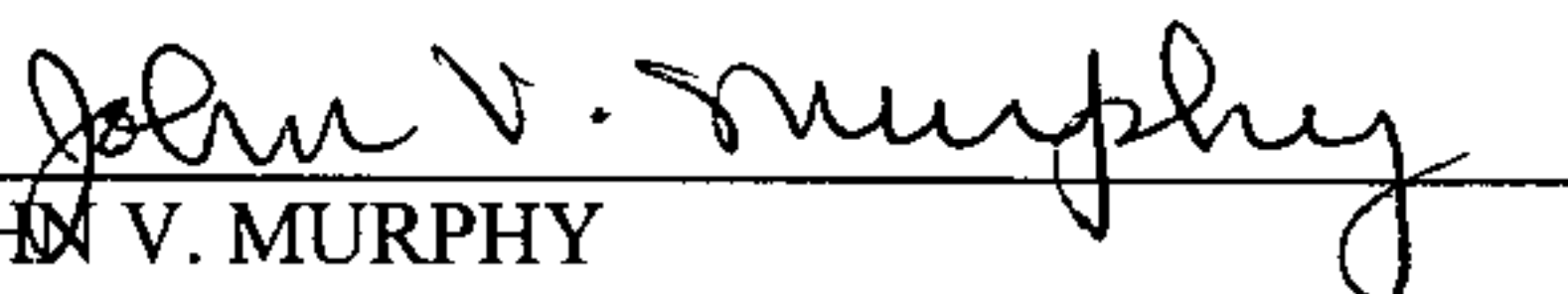
strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 24th day of August, 2006, that a variance from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a garage addition within 14 feet of the side property line in lieu of the required 50 be and is hereby GRANTED, subject to the following:

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.

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:pz

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8-24-06
P3



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

August 24, 2006

P. NORMAN WALLS
12073 LEE BEN ROAD
KINGSVILLE MD 21087

Re: Petition for Administrative Variance
Case No. 07-022-A
Property: 12073 Lee Ben Road

Dear Mr. Walls:

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 cursive script, reading "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

RECEIVED FOR MAILING
8-24-06
PB



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12703 LEE BEN RD
which is presently zoned RC5

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) 1A04.3.B.2.b; BCZR,

To Permit a garage addition within 14ft of the side property line in Lieu of the required 50ft.

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):

P. NORMAN WALLS

Name - Type or Print

Signature

Name - Type or Print

Signature

12703 LEE BEN RD 410-592-7618

Address Telephone No.
KINGSVILLE MD 21087

City State Zip Code

Representative to be Contacted:

Same

Name

Address Telephone No.

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 09 day of July, 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. 09-022-A

REV 10/25/01

Reviewed By J. L. [Signature]

Estimated Posting Date 7-30-06

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address

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):

HARDSHIP DUE TO HEALTH REASONS

My wife currently has deteriorating discs in her spine in addition to arthritis of the spine. This has caused increasing difficulty going up and down stairs.

By using the existing garage space on the main level, we will totally eliminate the need for steps with the addition of laundry facilities, a bathroom and enlarged family room on the main level. We will both be able to remain in our present home since we will no longer require the use of steps.

In addition, I have had by-pass surgery and steps also create a problem for me.

By having the garage attached to the house, it will prevent my wife and I from going outside in inclement weather and would be less walking distance than if it were detached.

Also, by using the proposed location, issues involving the re-location of our septic tank and dry wells would be totally eliminated.

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.

Paul Norman Walls

Signature

Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of June, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

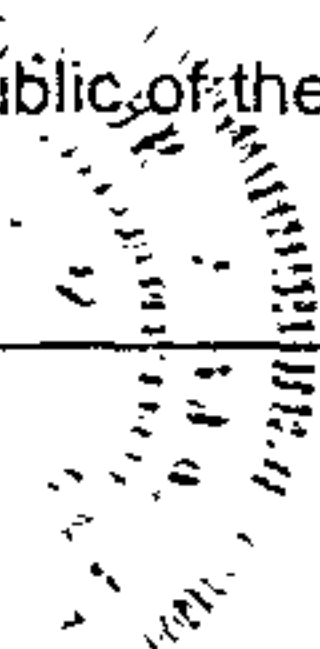
Paul Norman Walls

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

ELIZABETH A. RICHARDSON

AS WITNESSES
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires March 1, 2008

Elizabeth Richardson



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

Address _____

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):

HARDSHIP DUE TO HEALTH REASONS

My wife currently has deteriorating discs in her spine in addition to arthritis of the spine. This has caused increasing difficulty going up and down stairs.

By using the existing garage space on the main level, we will totally eliminate the need for steps with the addition of laundry facilities, a bathroom and enlarged family room on the main level. We will both be able to remain in our present home since we will no longer require the use of steps.

In addition, I have had by-pass surgery and steps also create a problem for me.

By having the garage attached to the house, it will prevent my wife and I from going outside in inclement weather and would be less walking distance than if it were detached.

Also, by using the proposed location, issues involving the re-location of our septic tank and dry wells would be totally eliminated.

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.

Paul Norman Walls

Signature

Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 16th day of June, 2006, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Paul Norman Walls

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

ELIZABETH A. RICHARDSON

NOTARY PUBLIC STATE OF MARYLAND

AS WITNESSED by my Commission Expires March 1, 2008

Elizabeth A. Richardson



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12703 LEE BEN RD
which is presently zoned RC 5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.2.b; BCZR,

To permit a garage addition within 14ft. of the side property line in lieu of the required 50ft.

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):

P. NORMAN WALLS

Name - Type or Print

Signature

Name - Type or Print

Signature

12703 LEE BEN RD

410-592-7618

Address

Telephone No.

KINGSVILLE MD

21087

City

State

Zip Code

Representative to be Contacted:

Same

Name

Address

Telephone No.

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 07-022-A day of July, 2006 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

Reviewed By JLM

Date 7-19-06

Estimated Posting Date 7-30-06

CASE NO. 07-022-A

REV 10/25/04

824-06

P3

ZONING DESCRIPTION FOR 12703 LEE BEN ROAD

Beginning at a point on the east side of Lee Ben Road which is 50 feet wide at the distance of 982 feet north of the centerline of the nearest improved intersecting street New Cut Road which is 60 feet wide. *Being Lot # 14 in the subdivision of Willow Hill Manor as recorded in Baltimore County Plat Book# 38, Folio # 41, containing 1.010 acres. Also known as 12703 Lee Ben Road and located in the 11th Election District, 3rd Councilmanic District.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

DATE 7-19-06 ACCOUNT Encl-006-6150

No. 3887

AMOUNT \$ 65.00

RECEIVED FROM: N. WALLS 12703 LEE

FOR: Ad. UAR Ben Rd

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

RECEIVED BY: W. H. H. H. TIME 1:00 PM
DATE: 7/19/2006 7/19/2006 11:16:45
REG NO.: WALTON FROM NYN
PURCHASE NO. 000000 7/19/2006
Dept. IS - EDC - EDC/MS (OFFICE)
PR NO. 000000

PAID FOR: 455.00
DATE: 7/19/2006 7/19/2006
BALANCE: 4.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 07-022-A

Petitioner/Developer: _____

NORMAN WALLS

Date of Hearing/Closing: 8/14/06

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

Attention:

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 _____

12703 LEE BEN RD.

The sign(s) were posted on _____

7/30/06

(Month, Day, Year)

CASE # 07-022-A

Sincerely,

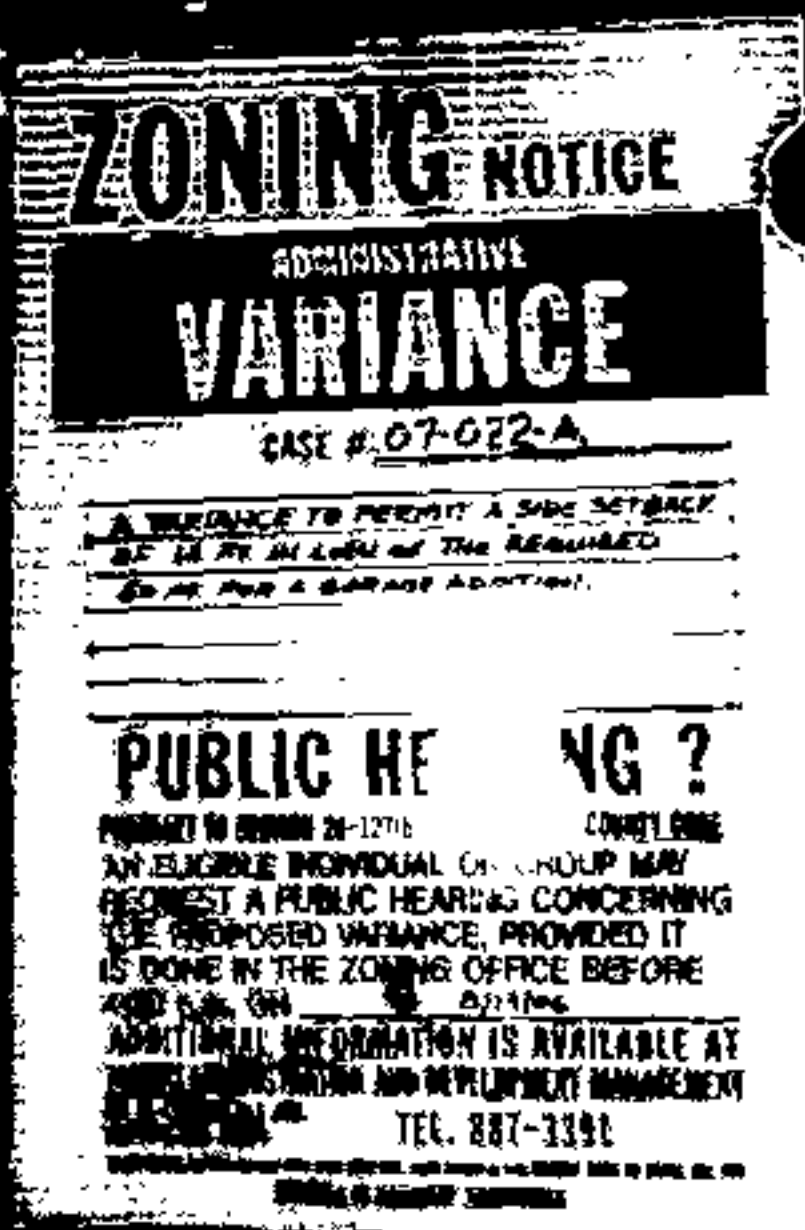
Richard E. Hoffman 7/30/06
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

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

(410) 879-3122
(Telephone Number)



12703 LEE BEN RD.

POSTED 7/30/06

Richard E. Hoffman 7/30/06

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 022 -A

Address 12703 LEE BENZ Rd

Contact Person: J. MERREY
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 7-19-06

Posting Date: 7-30-06

Closing Date: 8-14-06

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 07- 022 -A

Address 12703 LEE BEN Rd.

Petitioner's Name NORMAN WALLS

Telephone 410-592-7618

Posting Date: ~~7-19-06~~ 7-30-06

Closing Date: 8-14-06

Wording for Sign: A VARIANCE
To Permit A SIDE SETBACK ~~14ft~~ of 14ft.
IN LIEU OF THE REQUIRED SET FOR A GARAGE
ADDITION.

**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: 022
Petitioner: NORMAN WALLS
Address or Location: 12703 LEE BEN Rd. Kingsville, Md. 21087

PLEASE FORWARD ADVERTISING BILL TO:

Name: _____
Address: SAME.

Telephone Number: 410-592-7618



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management
August 15, 2006

P. Norman Walls
12703 Lee Ben Road
Kingsville, MD 21087

Dear Mr. Walls:

RE: Case Number: 07-022-A, 12703 Lee Ben Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 19, 2006.

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." with a stylized flourish at the end.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: January 3, 2006

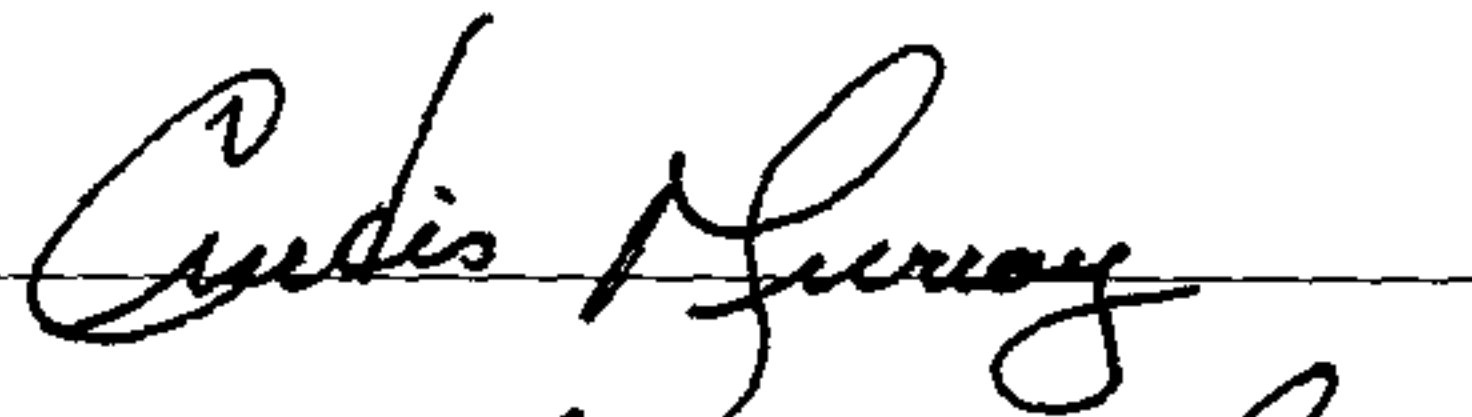
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): Case(s) 7-022- 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 Bill Hughey in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



CM/LL

RECEIVED

AUG 02 2006

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: July 31, 2006

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

SUBJECT: Zoning Advisory Committee Meeting
For July 31, 2006
Item Nos. 06-010, 06-176, 07-012, 013,
016, 017, 018, 020, 021, 022, and 023

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-07282006.doc



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

State Highway Administration
Driven to Excel

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

Maryland Department of Transportation

Date: 7.21.06

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

RE: Baltimore County
Item No. 022 JCM

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

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

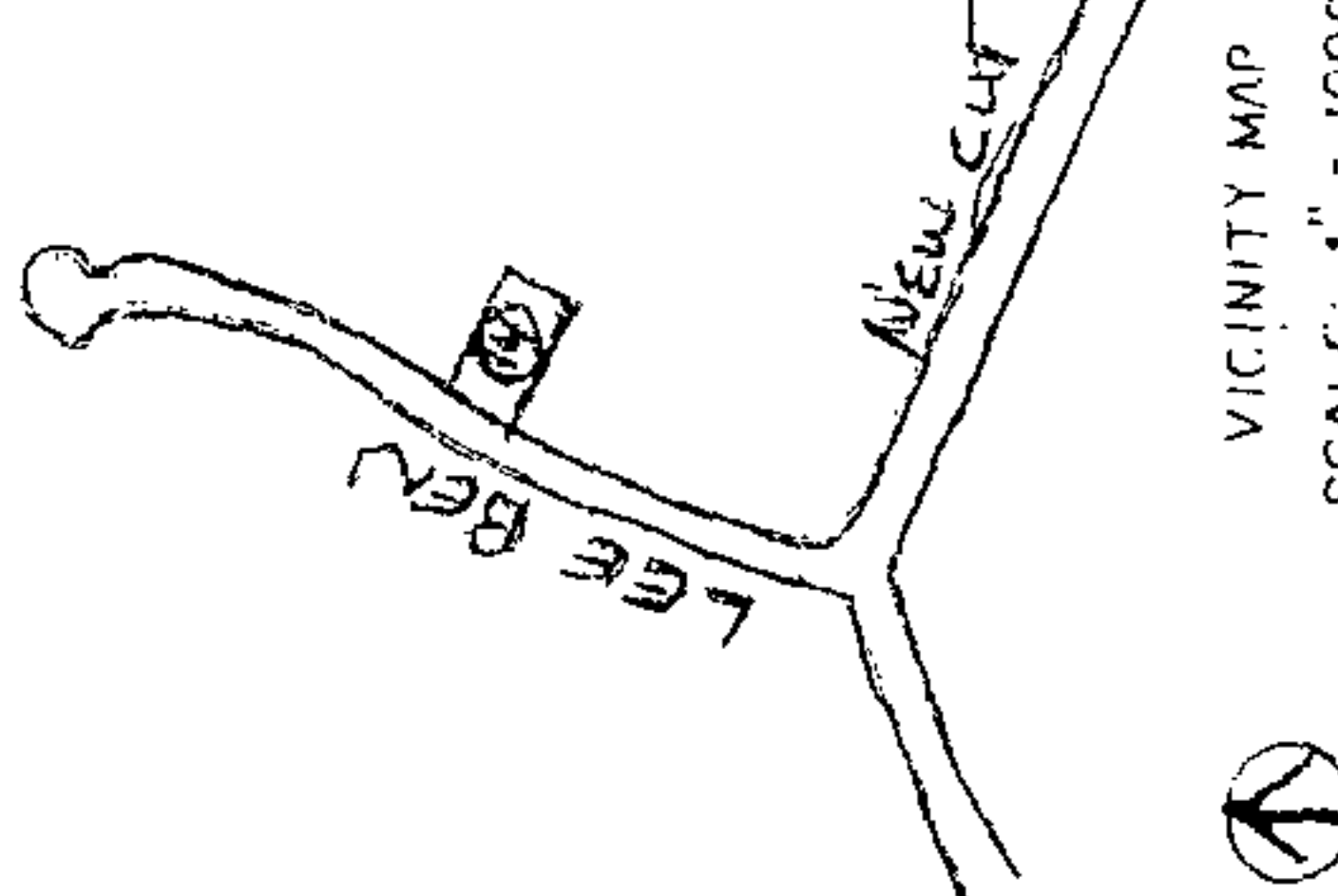
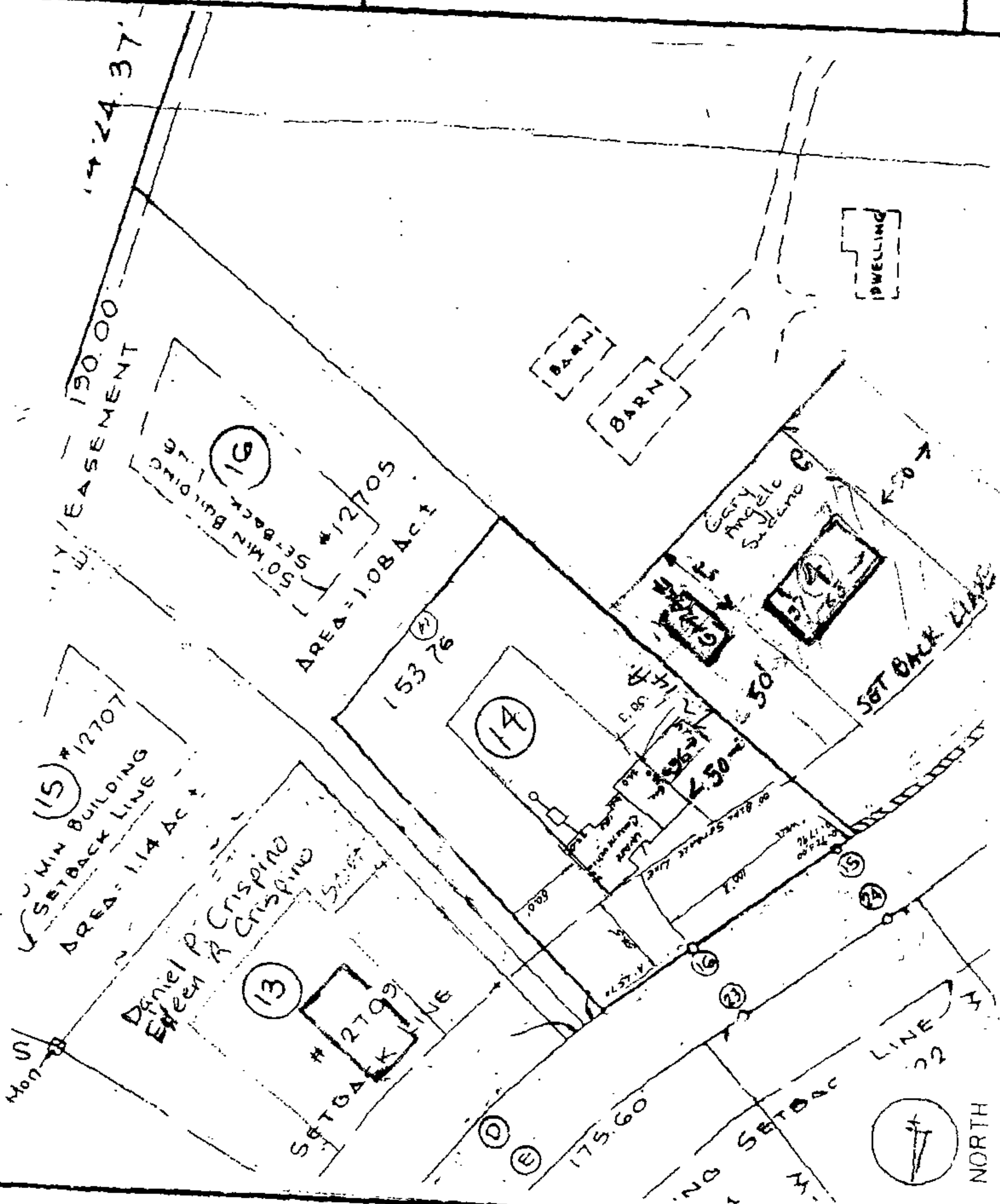
SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PROPERTY ADDRESS 12703 Lee Ben Rd.

SUBDIVISION NAME Willow Hill Manor

PLAT BOOK # 38 FOLIO # 41 LOT # SECTION #

OWNER P. Norman Walls



LOCATION INFORMATION

ELECTION DISTRICT 11

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # 55 A-1

ZONING RCS

LOT SIZE 1.010 ACRES

SQUARE FEET

SEWER ☐ PUBLIC ☐ PRIVATE ☒

WATER ☐ ☒

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒

100 YEAR FLOOD PLAIN YES ☐ NO ☒

HISTORIC PROPERTY / BUILDING YES ☐ NO ☒

PRIOR ZONING HEARING YES ☐ NO ☒

ZONING OFFICE USE ONLY
REVIEWED BY: CASE #
ITEM #

PREPARED BY Jones General Contracting SCALE OF DRAWING: 1" = 100ft



Welcome to

Baltimore County, Maryland

Select Identify Theme

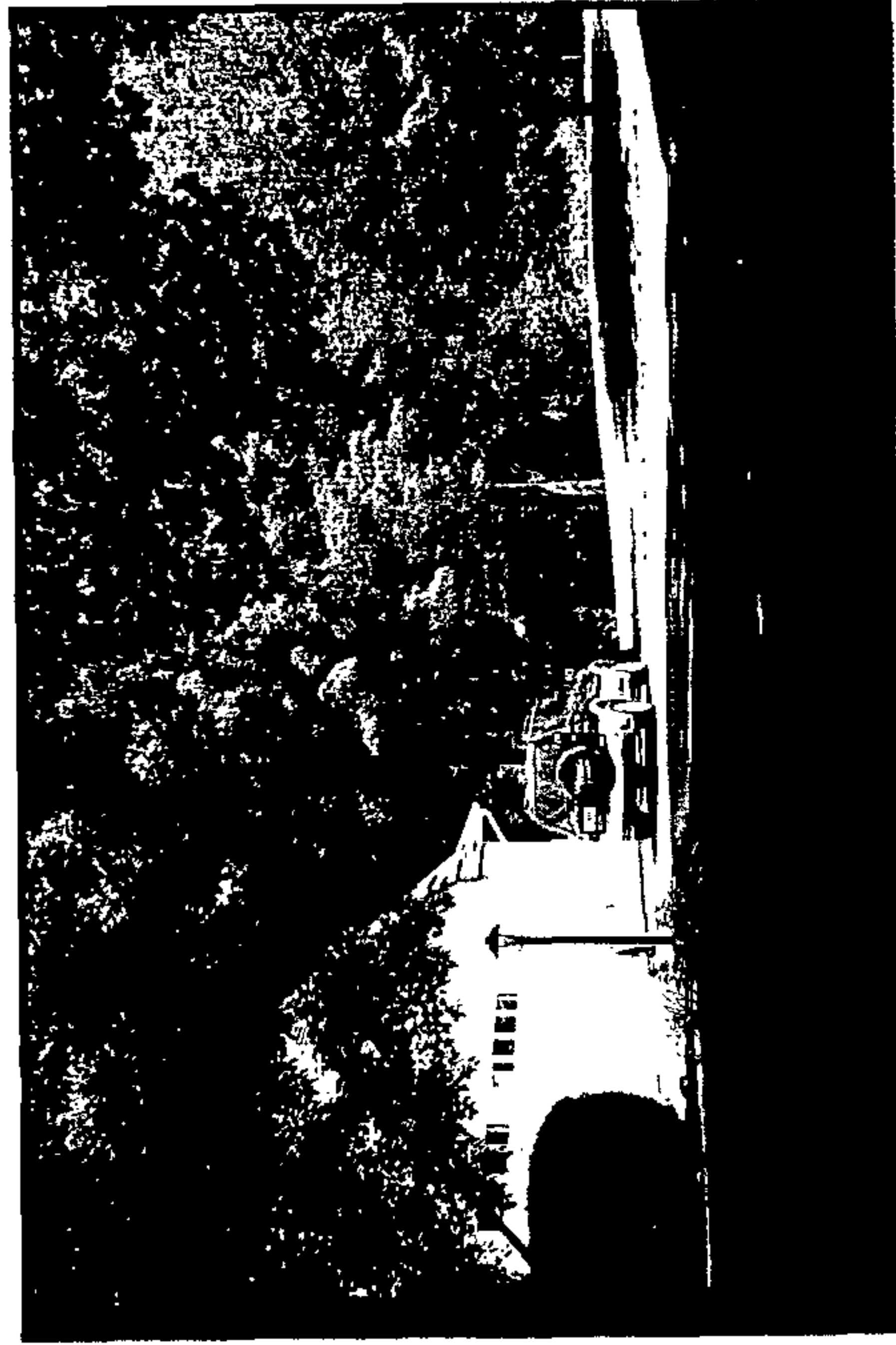
Zoning

Toggle Display Theme(s)



- Create Map
- Locate Address
- Zoom In
- Zoom Out
- Previous View
- Pan
- Identify
- Legend
- Print
- Help
- Close

Zoom In



FRONT VIEW FROM LEE BEN ROAD



VIEW FROM REAR OF PROPERTY



FRONT VIEW OF ADJOINING PROPERTY



REAR VIEW OF ADJOINING PROPERTY









