

IN RE: PETITION FOR ADMIN. VARIANCE
N side Worthington Road, 35 feet N of
Greenspring Avenue
4th Election District
2nd Councilmanic District
(12209 Worthington Road)

Richard Duke Isaac
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* BALTIMORE COUNTY
* CASE NO. 07-393-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, Richard Duke Isaac. The variance request is for property located at 12209 Worthington 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 proposed addition (garage and breezeway) with a side yard setback of 13 feet in lieu of the minimum required 50 feet, and to amend the Final development Plan for Worthington Valley, Plats 1 and 2, Lot 22. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1. The Petitioner wishes to construct a new garage and breezeway. Currently there is a 20 year old carport that is in need of repair due to its age and deteriorated condition. The carport will be razed to make way for the construction of the breezeway and garage. The Petitioner wants to construct an attractive garage and breezeway that will be in keeping with the other improvements made to the home. Petitioner would like to provide secure storage for vehicles and personal property out of the weather. The new homes under construction in the neighborhood do not have carports.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: ZAC comments were received from the Office of

4-11-07
RB

Planning dated April 4, 2007 which contains restrictions and a copy of which is incorporated herein and made a part hereof the file. That Office does not oppose the Petitioner's request provided building elevations are submitted to their office for review and approval prior to the issuance of any building permits.

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 March 17, 2007 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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,

4711-07
B3

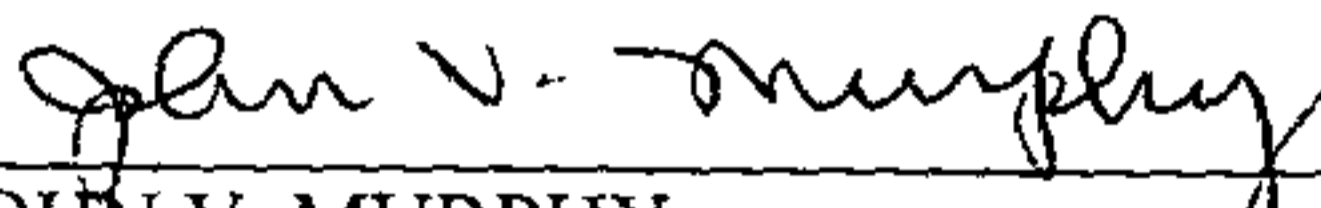
strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 11th day of April, 2007, that a variance from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition (garage and breezeway) with a side yard setback of 13 feet in lieu of the minimum required 50 feet, and to amend the Final development Plan for Worthington Valley, Plats 1 and 2, Lot 22 be and is hereby GRANTED, subject to the following:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. Building elevations shall be submitted to the Office of Planning for review and approval prior to the issuance of any building permits.

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

RECEIVED FOR FILING
4-11-07
B3

Zoning description

Zoning description for 12209 Worthington Road Owings Mills, MD 21117. Beginning at the north side of Worthington Road which is 70 feet wide at the distance of 35 feet North of the centerline of the nearest improved intersecting street Greenspring Ave which is 70 feet wide. Being lot 22 Plats 1 and 2 in the subdivision of Worthington Valley as recorded in Baltimore County Plat Book #GLB 78 Folio # 167 containing 39.91 acres. Also known as 12209 Worthington Rd and located in the 4th election district, 2nd Councilmanic District

07-393-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 24925

DATE 3/6/07 ACCOUNT R-001-006-6150

AMOUNT \$ 130.00

RECEIVED FROM: Richard Isaac

FOR: Administrative Variance-12209 Worthington Rd,

07-393-A (Isaac)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS CHECK TIME
3/06/2007 2/06/2007 11:39:05 9

REC #506 444214 12074 200

RECEIPT # 5000 3/06/2007 OFLH

Dept 5 555-20000 VERIFICATION

CR NO. 024925

Receipt for \$130.00

\$130.00 6.00 CA

Baltimore County, Maryland

CASHIER'S VALIDATION

Foot



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 12209 Worthington Road
which is presently zoned RC4 & 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 proposed addition (garage and breezeway) with a side yard setback of 13 feet in lieu of the minimum required 50 feet, and to amend the Final Development Plan for Worthington Valley, Plats 1 and 2, Lot 22.

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:

~~Richard Duke Isaac~~
Name - Type or Print

~~[Signature]~~
Signature

~~12209 Worthington Rd 410 581-3757~~
Address Telephone No.

~~Owings Mills MD 21117~~
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

Richard Duke Isaac
Name - Type or Print

[Signature]
Signature

Name - Type or Print

[Signature] 410 925-3281 (cell)

12209 Worthington Rd 410 581-3757
Address Telephone No.

Owings Mills MD 21117
City State Zip Code

Representative to be Contacted:

Richard Isaac
Name

12209 Worthington Rd 410 581-3757
Address Telephone No.

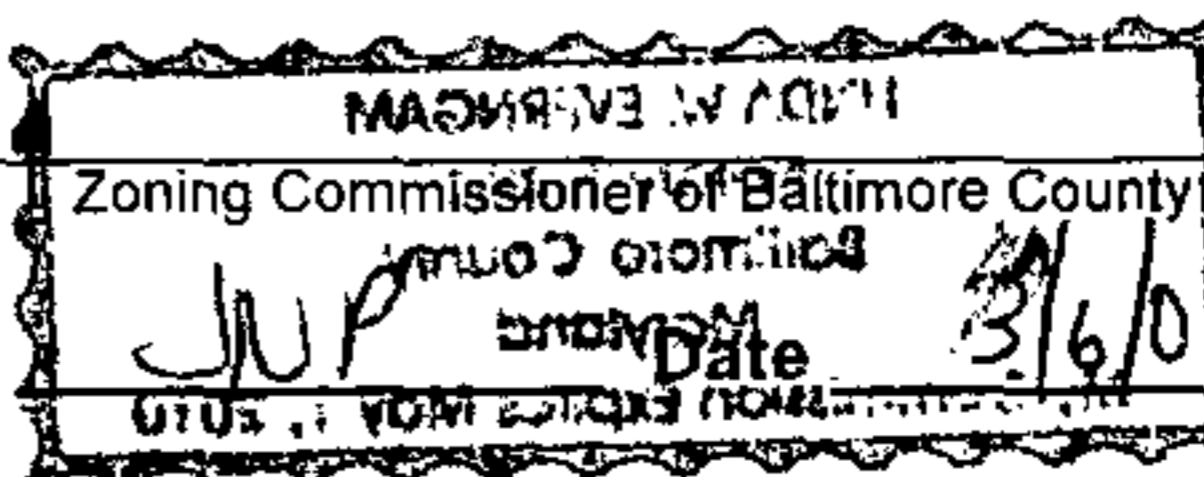
Owings Mills MD 21117
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

CASE NO. 07-393-A

REV 10/25/01 RECEIVED FOR FILE

Reviewed By



Estimated Posting Date

3/18/07

4-11-07 [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 12209 Worthington Rd
Address
Owings Mills MD 21117
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):

I am ~~requesting~~ requesting a variance to build a new garage at my house for several reasons. The house currently has a carport that was built about 20 years ago. It is in need of repair due to its aging condition, we have done major improvements to the house and we would now like to build an enclosed garage that would go along with our other improvements. There will be a new neighborhood that surrounds our house and we would like to bring our house in line with the new houses that will be built. None of these new houses will have carports.

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
Richard D. Isaac
Name - Type or Print

Signature

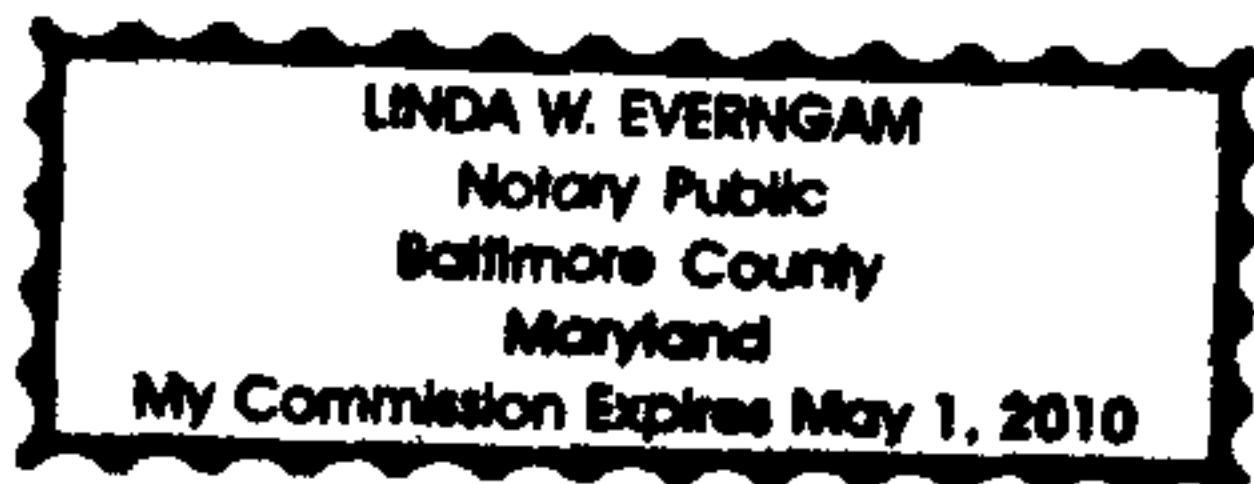
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13 day of February, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Richard D. Isaac
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 5/1/2010

Flood



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 12209 Worthington Road
which is presently zoned RC4 & 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

proposed addition (garage and breezeway) with a side yard setback of 13 feet in lieu of the minimum required 50 feet, and to amend the Final Development Plan for Worthington Valley, Plats 1 and 2, Lot 22,

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:

Richard Duke Isaac
Name - Type or Print
[Signature]
Signature
12209 Worthington Rd 410 581-3757
Address Telephone No.
Owings Mills MD 21117
City State Zip Code

Legal Owner(s):

Richard Duke Isaac
Name - Type or Print
[Signature]
Signature
12209 Worthington Rd 410 581-3757
Address Telephone No.
Owings Mills MD 21117
City State Zip Code
410 925-3281 cell

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Representative to be Contacted:

Richard D. Isaac
Name 410 925-3281 cell
12209 Worthington Rd 410 581-3757
Address Telephone No.
Owings Mills MD 21117
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

[Signature]
Zoning Commissioner of Baltimore County

CASE NO. 07-393-A
REV 10/25/01
4-11-07
[Signature]

Reviewed By [Signature] Date 3/6/07
Estimated Posting Date 3/18/07

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 12209 Worthington Rd
Address
Quincy Mills MD 21117
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):

I am requesting a variance to build a new garage at my house for several reasons. The house currently has a carport that was built about 20 years ago. It is ~~is~~ in need of repair due to its aging condition. We have done major improvements to the house and we would now like to build an enclosed garage that would go along with our other improvements. There will be a new neighborhood that surrounds our house and we would like ~~to~~ to bring our house in line with the new houses that will be built. None of these new houses will have carports.

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
Richard D. Isaac
Name - Type or Print

Signature

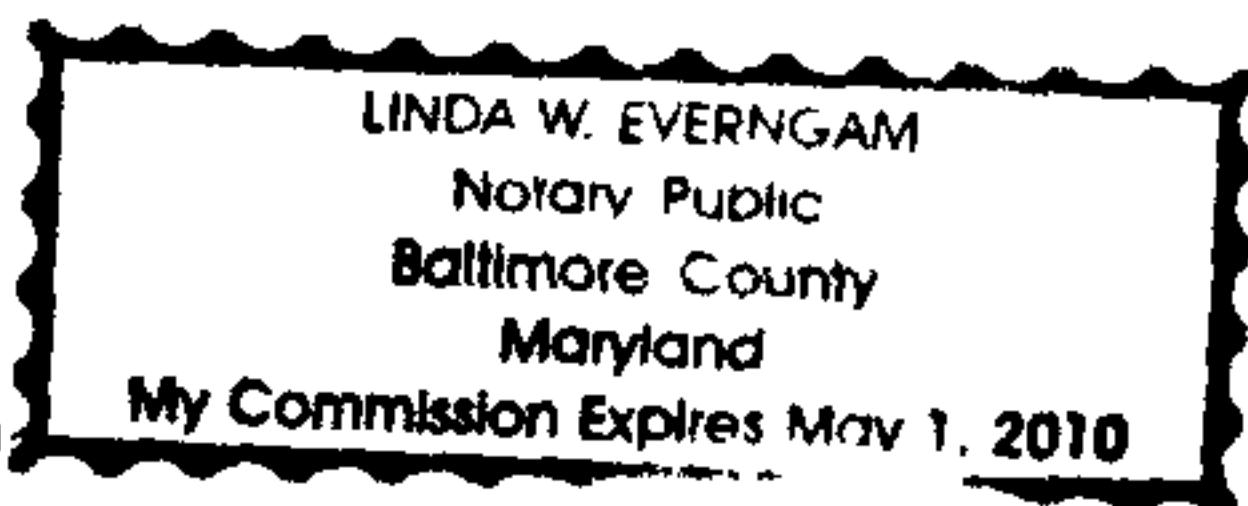
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13 day of February, 2007, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Richard D. Isaac
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 5/1/2010

CERTIFICATE OF POSTING

RE: Case No: 07-393-A

Petitioner/Developer: RICHARD DALE ISAAC

Date Of Hearing/Closing: 4/2/07

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

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
at 12209 WORTHINGTON RD

This sign(s) were posted on March 17, 2007
(Month, Day, Year)

Sincerely,

Martin Ogle 3/17/07
(Signature of sign Poster and Date)

Martin Ogle

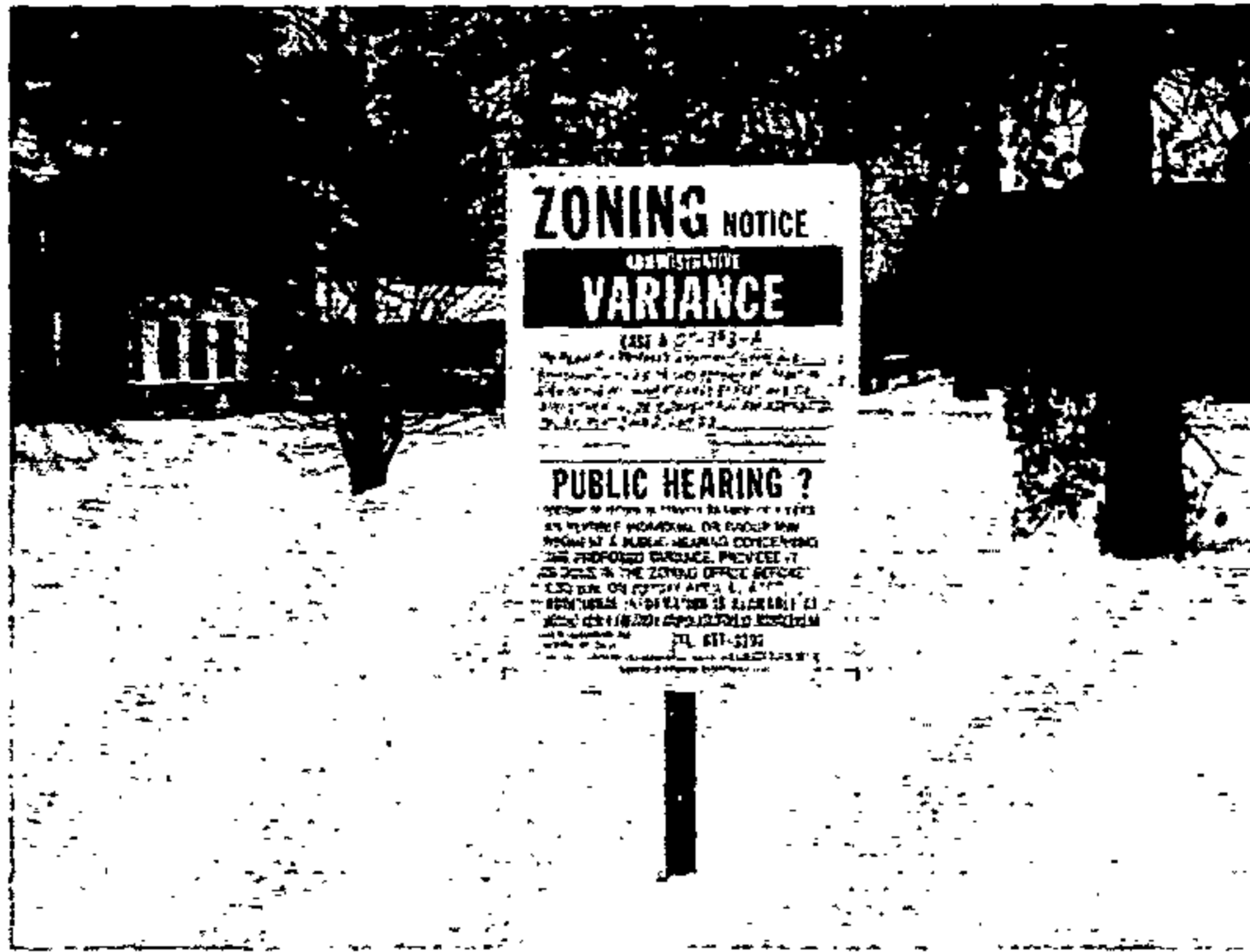
Sign Poster

16 Salix Court

Address

Balto. Md 21220

(443-629 3411)



Yvette Ogle 3/17/07

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 393 -A Address 12209 Worthington Road
Contact Person: Jeffrey Penlow Phone Number: 410-887-3391
Planner, Please Print Your Name
Filing Date: 3/6/07 Posting Date: 3/18/07 Closing Date: 4/2/07

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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.
- 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- 393 -A Address 12209 Worthington Road
Petitioner's Name Richard Duke Isaac Telephone 410-581-3257 / 410-925-3281 (cell)
Posting Date: 3/18/07 Closing Date: 4/2/07
Wording for Sign: To Permit a proposed addition (garage and breezeway) with a side yard setback of 13 feet in lieu of the minimum required 50 feet, and to amend the Final Development Plan for Worthington Valley, Plats 1 and 2, Lot 22.



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

April 2, 2007

Richard Duke Isaac
12209 Worthington Road
Owings Mills, Maryland 21117

Dear Mr. Isaac:

RE: Case Number: 07-393-A, 12209 Worthington Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 6, 2007.

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

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

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel

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

March 15, 2007

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

ATTENTION: Zoning Review planners

Distribution Meeting of: March 19, 2007

Item No.: 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401,
402, 403, 405, 406, 407, 408, 409.

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.

Acting Lieutenant Don W. Muddiman
Fire Marshal's Office
(O) 410-887-4880
MS-1102F

cc: File



Martin O'Malley, Governor
Anthony Brown, Lt. Governor

State Highway Administration
Driven to Excel

John D. Porcari, Secretary Designate
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: MARCH 15, 2007

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

RE: Baltimore County
Item No. 7-393-A
12209 WORTHINGTON ROAD
ISAAC PROPERTY
ADMINISTRATIVE VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 7-393-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For ¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

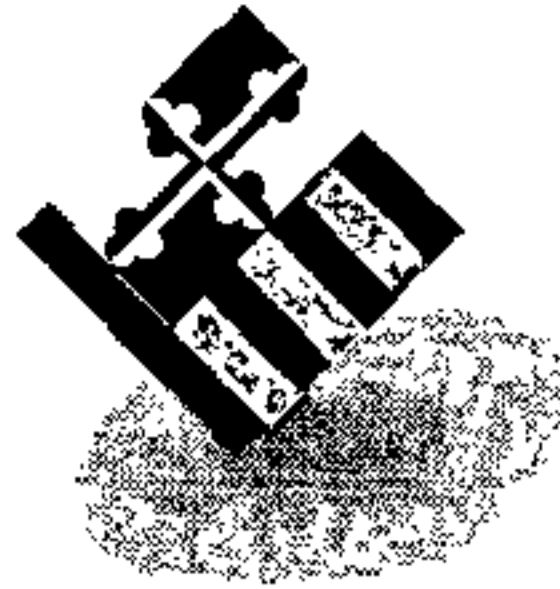
DATE: March 19, 2007

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 26, 2007
Item Nos. 07-389, 390, 391, 392, 393,
394, 399, 400, 401, 402, 403, 404, 405
and 408

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

DAK:CEN:cab
cc: File
ZAC-NO COMMENTS-03262007.doc



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

April 11, 2007

RICHARD DUKE ISAAC
12209 WORTHINGTON ROAD
OWINGS MILLS MD 21117

Re: Petition for Administrative Variance
Case No. 07-393-A
Property: 12209 Worthington Road

Dear Mr. Isaac:

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 that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:pz

Enclosure

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: April 4, 2007

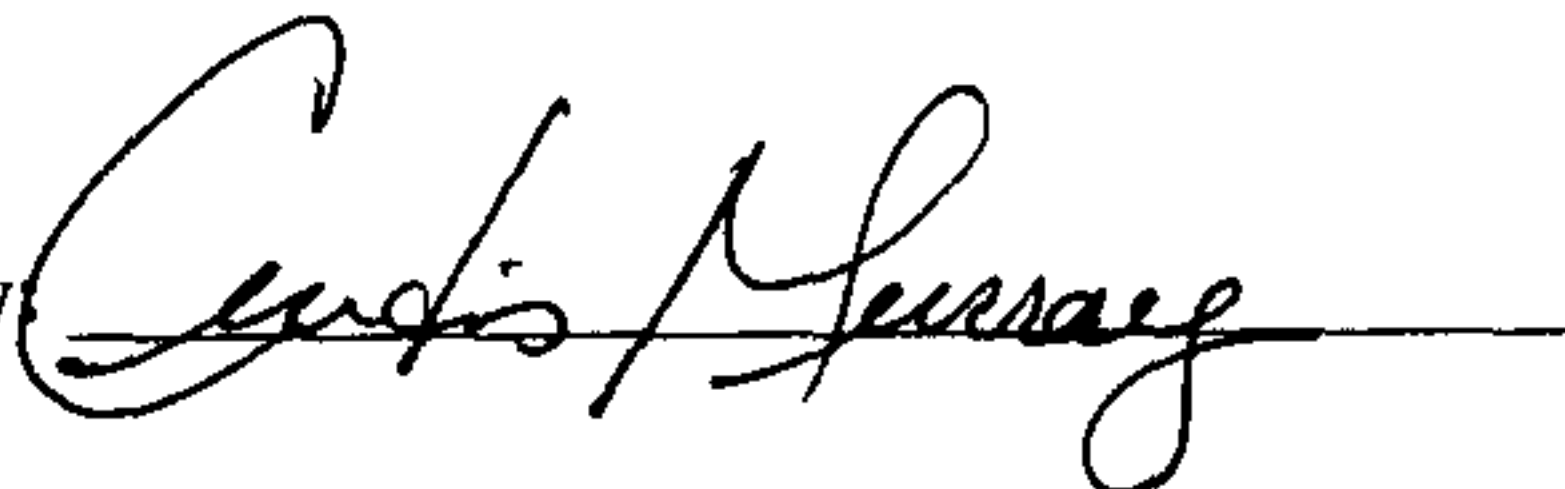
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: Zoning Advisory Petition(s): **Case(s) 07-393- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and does not oppose the petitioner's request provided building elevations are submitted to this office for review and approval prior to the issuance of any building permits.

For further questions or additional information concerning the matters stated herein, please contact Nkechi Hislop in the Office of Planning at 410-887-3480.

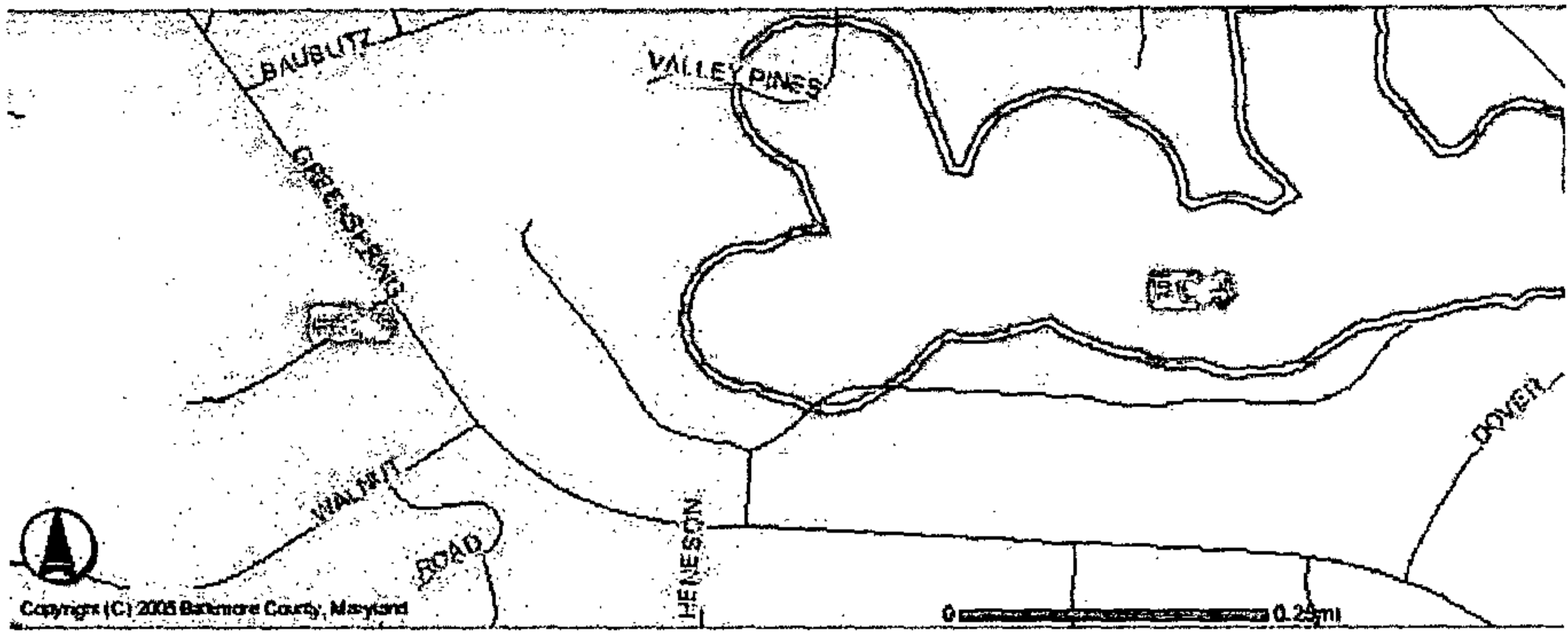
Prepared By:



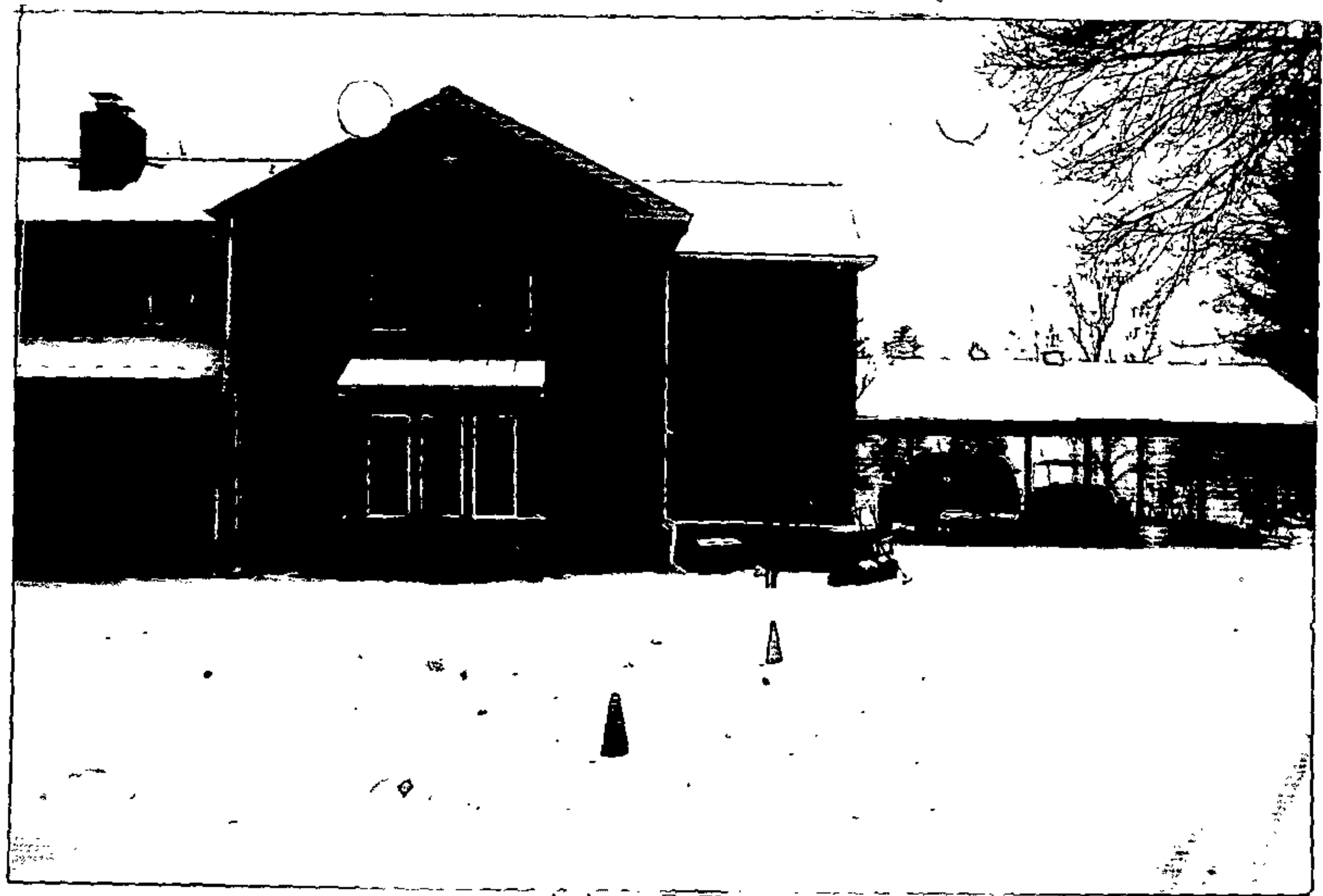
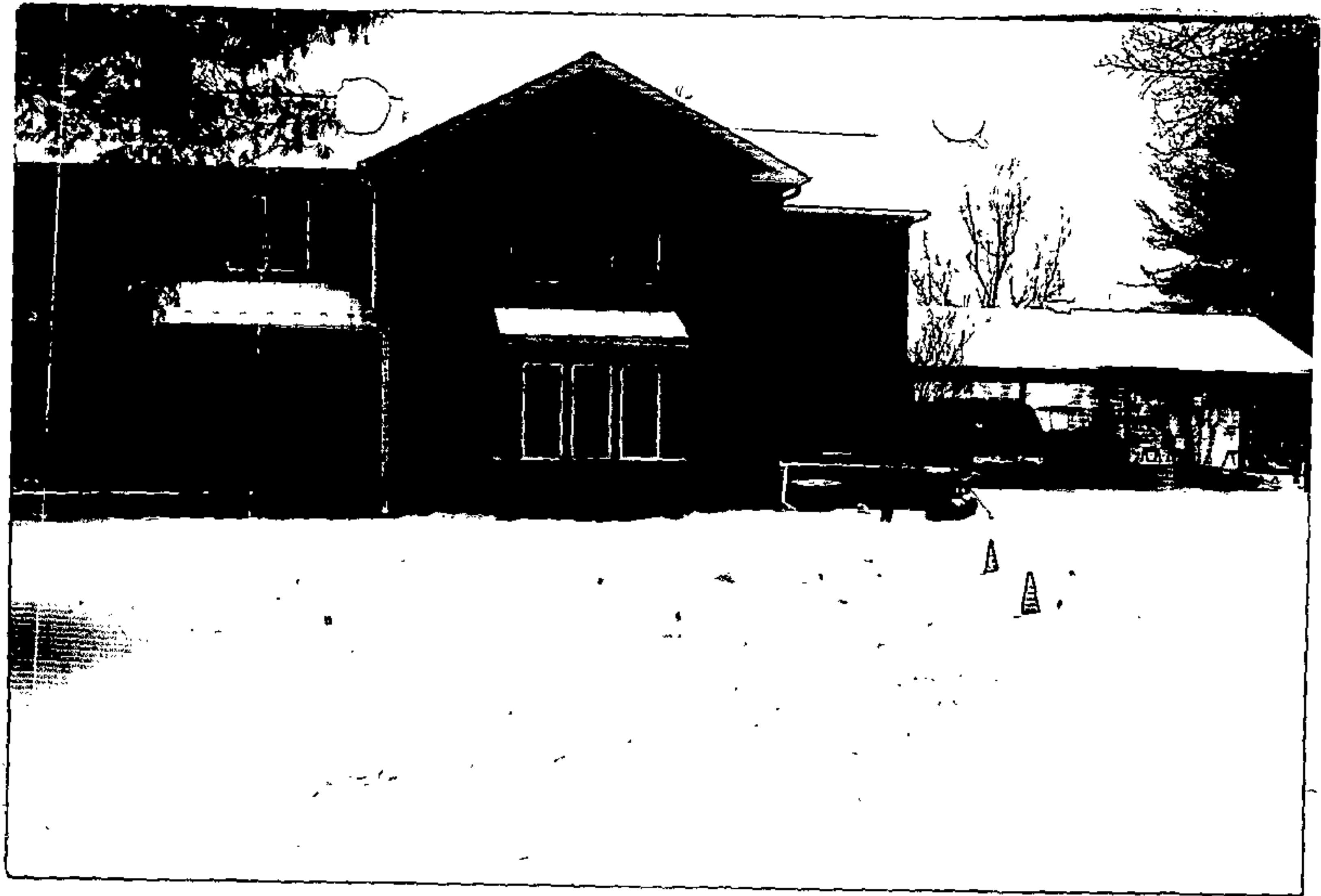
Division Chief:

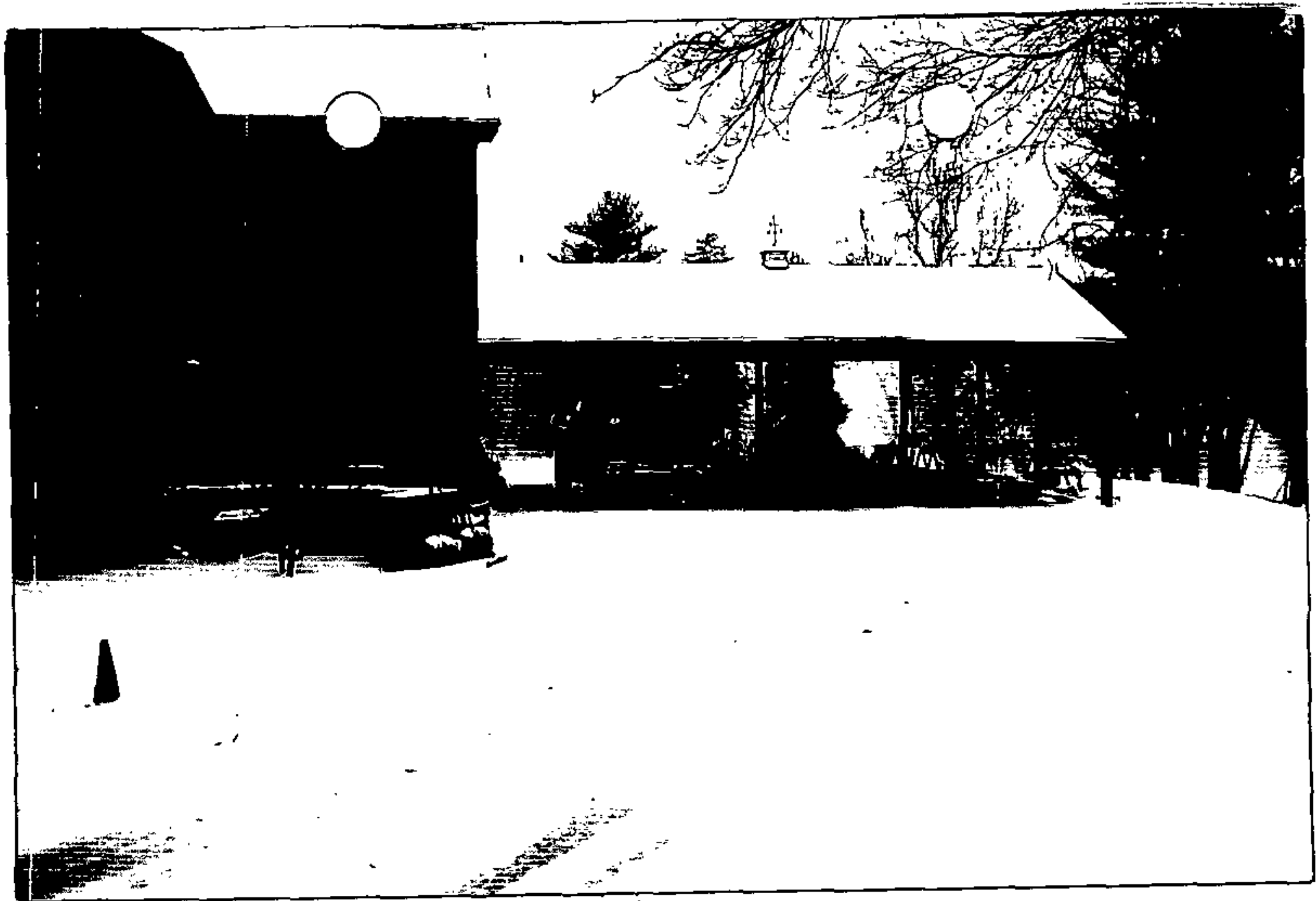


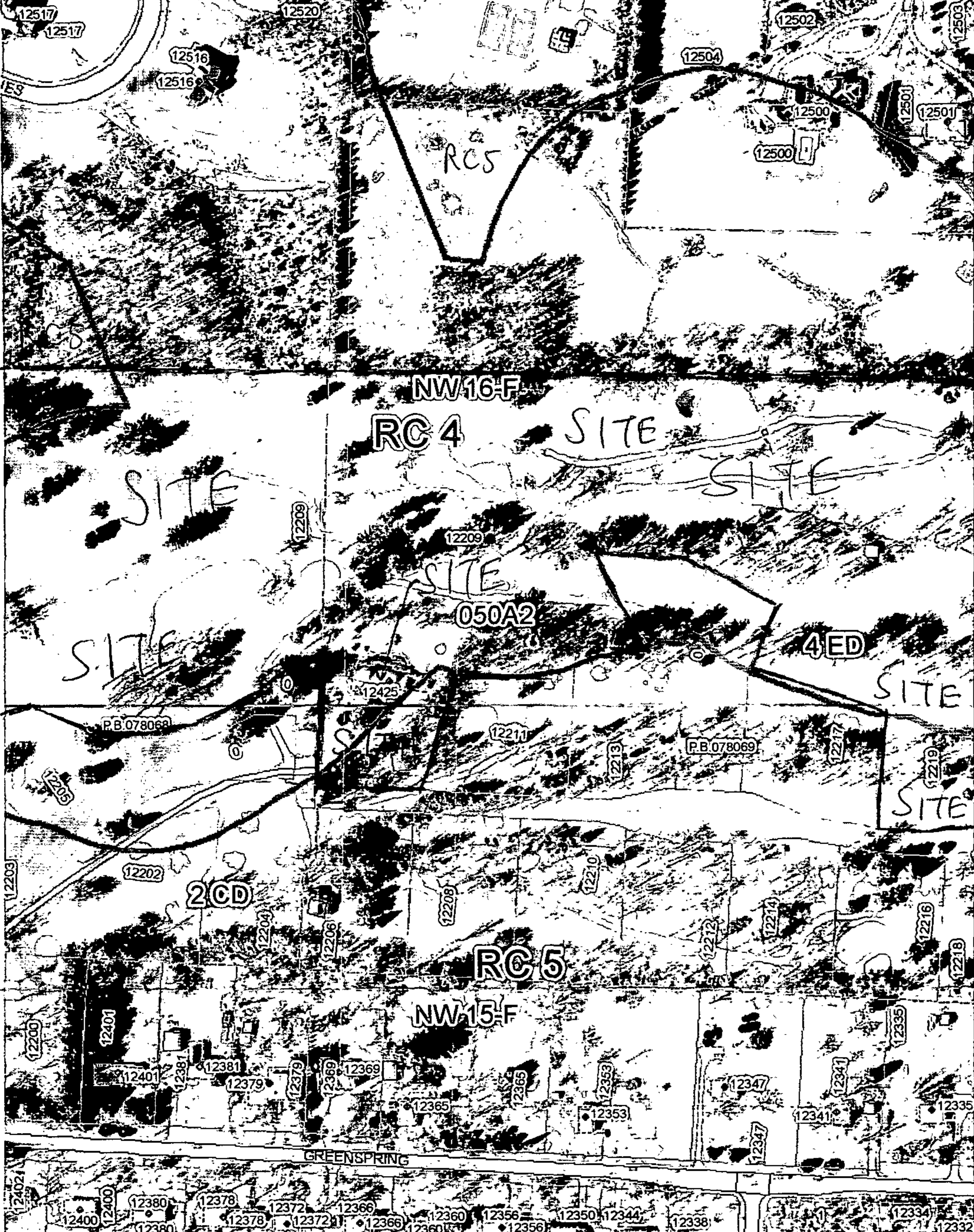
CM/LL

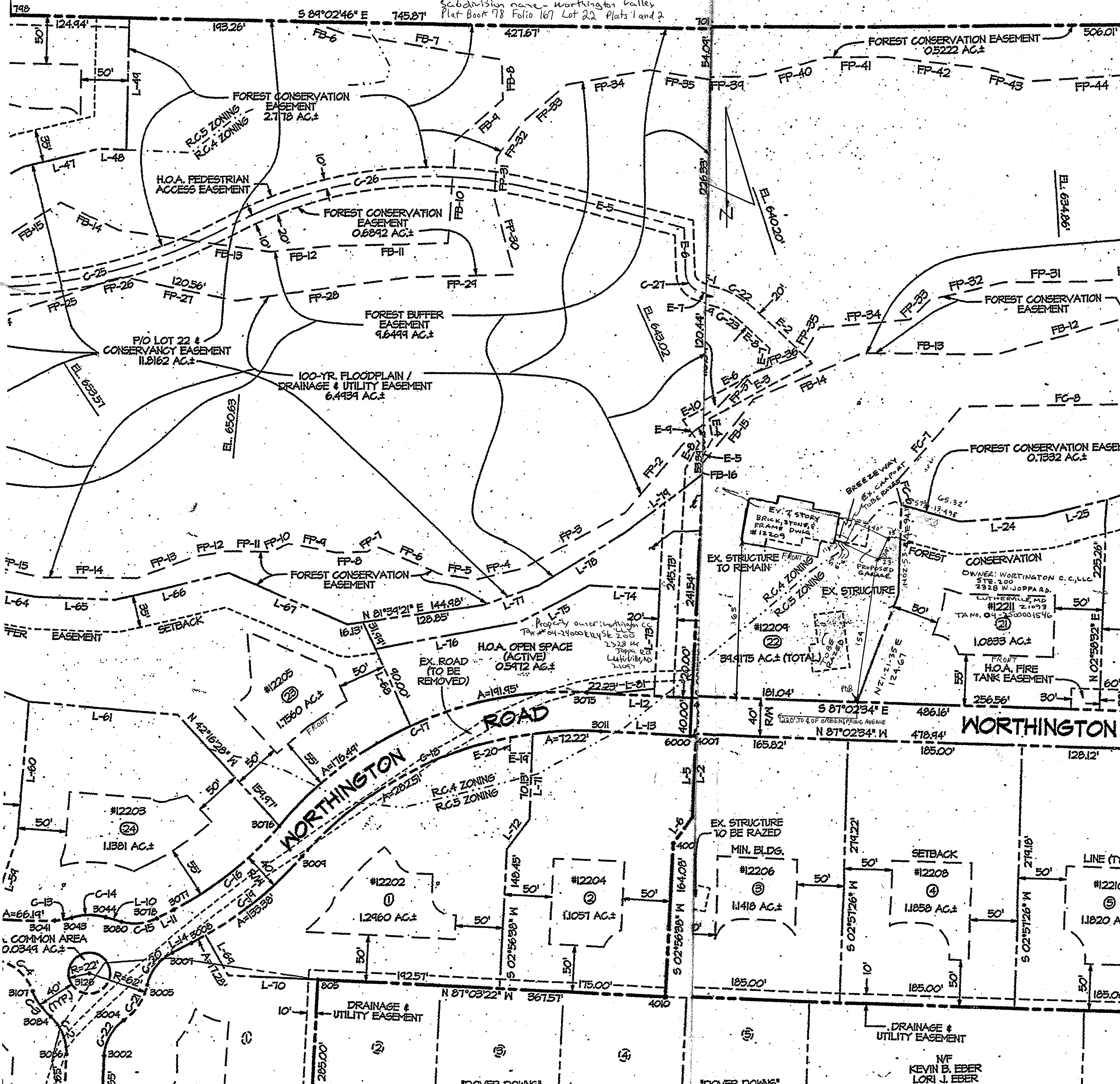


07-393-A









124.94' 193.26' 421.67' 506.01'

FOREST CONSERVATION EASEMENT
2.7178 AC±
RC5 ZONING
RC4 ZONING

H.O.A. PEDESTRIAN ACCESS EASEMENT

FOREST CONSERVATION EASEMENT
0.8892 AC±

P/O LOT 22 & CONSERVANCY EASEMENT
11.8162 AC±

FOREST BUFFER EASEMENT
9.6499 AC±

100-YR. FLOODPLAIN / DRAINAGE & UTILITY EASEMENT
6.4939 AC±

FOREST CONSERVATION EASEMENT
0.5222 AC±

FOREST CONSERVATION EASEMENT
0.7332 AC±

H.O.A. OPEN SPACE (ACTIVE)
0.5412 AC±
EX. ROAD (TO BE REMOVED)

EX. 2 STORY BRICK STONE FRAME DWG #12209
EX. STRUCTURE TO REMAIN
EX. STRUCTURE
PROPOSED GARAGE
34.9175 AC± (TOTAL)

FOREST CONSERVATION
OWNER: WORTHINGTON C.C., LLC
3228 W. JOPPA RD.
LUTHERVILLE, MD
#12211 2.1093
TAN, 04-2500001546
1.0833 AC±
FRONT H.O.A. FIRE TANK EASEMENT

WORTHINGTON ROAD

WORTHINGTON

COMMON AREA
0.0349 AC±

DRAINAGE & UTILITY EASEMENT

DRAINAGE & UTILITY EASEMENT

NF
KEVIN B. EBER
LORI J. EBER