

3<sup>rd</sup> Councilmanic District (2146 Freeland Road)

Alon N. and Amer C. Olno

KAN TO TO TO

Alan N. and Amy S. Olney Petitioners

BEFORE THE

\* DEPUTY ZONING COMMISSIONER

\* BALTIMORE COUNTY

\* CASE NO. 07-477-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, Alan N. and Amy S. Olney. The variance request is for property located at 2146 Freeland Road. The variance requests are as follows:

- 1. From Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure to be located in the portion of the rear yard closest to the street in lieu of the third of the rear yard farthest removed from the street; and
- 2. From Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 22 feet in lieu of the 15 foot maximum; and
- 3. From Section 400.1.d(2)(A) of the Zoning Commissioner's Policy Manual ZCPM to permit an accessory structure to be set back 45 feet from the street centerline in lieu of the minimum required 75 feet.

The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct a detached garage on their property which contains 1.7725 acres of land and zoned RC 2. The particular lot is unique in that roads surround it on three sides. The proposed accessory structure cannot, in any location, meet the requirement of being situated in the third of the lot farthest removed from the street. No portion of the lot meets that requirement. The proposed accessory structure is to be used as a garage/shed. The location is near the existing driveway and pool area. This will allow for convenient access from the

existing driveway and access to the pool area. Locating the garage in another location of the rear yard would require separate access onto the public road. An additional driveway entrance would not be desirable. The structure is designed is designed to resemble a barn complete with cupola, metal roof and cross-buck style doors. This type of architecture is compatible within the rural area in which the site is located. The additional garage height will permit storage within the rafter area of the garage. In order to meet the 15 foot requirement, the roof would need to be nearly flat and would not allow for any additional storage, and would not be in keeping with the architecture of the area.

# **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 Planning dated May 1, 2007 which contains restrictions, and a copy of which is incorporated herein and made a part hereof the file.

## Applicable Law

A

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 having filed a Petition for Administrative Variance and the subject property having been posted on April 27, 2007 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, 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 \_\_\_\_\_ day of June, 2007 that the variance requests as follows:

- 1. From Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure to be located in the portion of the rear yard closest to the street in lieu of the third of the rear yard farthest removed from the street; and
- 2. From Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 22 feet in lieu of the 15 foot maximum; and
- 3. From Section 400.1.d(2)(A) of the Zoning Commissioner's Policy Manual ZCPM to permit an accessory structure to be set back 45 feet from the street centerline in lieu of the minimum required 75 feet.

be and are 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.
- 2. 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.
- 3. The accessory structure shall not be used for commercial purposes.

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

KAR FEB TO E



JAMES T. SMITH, JR. County Executive

WILLIAM J. WISEMAN III

Zoning Commissioner

June 4, 2007

ALAN N. AND AMY S. OLNEY 2146 FREELAND ROAD FREELAND MD 21053

> Re: Petition for Administrative Variance Case No. 07-477-A Property: 2146 Freeland Road

Dear Mr. and Mrs. Olney:

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

for Baltimore County

JVM:pz

Enclosure

c: James Grammer, McKee & Associates, Inc., 5 Shawan Road, Suite 1, Cockeysville MD 21030



# Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at			Road RC-2	
which	ı is pres	ently zoned _		

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)

(SEE ATTACHED)

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.

## Legal Owner(s): Contract Purchaser/Lessee: Alan N. Olney Name - Type or Print Name - Type or Print Signature Signature Amy S. Olney Name: Type or Print Telephone No. Address Signature Zip Code State City 410-689-3633 2146 Freeland Road Attorney For Petitioner: Telephone No. Address 21053 Freeland MD Zip Code State City Name - Type or Print Representative to be Contacted: Signature McKee & Associates, Inc. Name Company 410-527-1555 Shawan Road: Suite 1 Telephone No. **Address** Telephone No. Address 21030 Cockeysville, MD Zip Code State Zip Code City State City A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations day of of Baltimore County and that the property be reposted. Zoning Commissioner of Baltimore County **CASE NO Estimated Posting Date** REV 9/15/98

# 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.

2146 Freeland Road That the Affiant(s) does/do presently reside at Address Freeland MD21053 State Zip Code

That based upon personal knowledge, the following are the facts upon which liwe base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

( See Attached)

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.

Name - Type or Print

Alan N. Olney

Name - Type or Print

Amy S. Olney

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

HEREBY CERTIFY, this 9TH day of APRIL

2007, before me, a Notary Public of the

State of Maryland, in and for the County aforesaid, personally appeared ALAH N. OLNEY AND AMY S. OLNEY

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

REV 09/15/98

# 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	2146 Freeland Road	•	
	Address	<del></del>	<del></del>
	Freeland	MD	21053
Jan 1981 - Park Britan	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):

(See Attached)

Date

REV 09/15/98

My Commission Expires



# Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

		ently zoned		
for the property located at	2146	Freeland	Road	

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)

(SEE ATTACHED)

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 F	etition.		
Contract Purchaser/Lessee:			<u>Legal Owner(s):</u>				
				Alan N, Olne	У		
Name - Type or Print		<del></del>	Name -	Type or Print			
Signature	<u></u>		-	Signature Amy S. Olney			
Address	<u> </u>	Telephone No.	-	Name - Type or Print	ney		
City	Zip Code	-	Signature 2146 Freelan	U	<u> </u>	410-689-363	
Attorney For Petition	ier:			Address			Telephone No.
				Freeland	MD		21053
Name - Type or Print		<del></del>	City		State		Zip Code
Signature			-	Representative to McKee & Asso			·
Company	<u> </u>		•	Name			
				5 Shawan Road	d, Suite	1	410-527-1555
Address		Telephone No.		Address			Telephone No.
			-	Cockeysville	<u>, MD</u>	State	21030 Zip Code
City	State	Zip Code		City		State	2.ip Code
A Public Hearing having beed day of of Baltimore County and that the CASE NO.	. inat the s	Reviewed	ву	ulreid, it is ordered by the be set for a public hearing, a Zoning Commis  Zoning Commis  Detecting Date	sioner of Baltin	equired by	THE ZOINING TONILLIONS
REV 9/15/98	A ALCEVE	D POR PLA	<b>L</b> STIMAT		<del></del>		
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2146 FREELAND ROAD 6<sup>TH</sup> ELECTION DISTRICT BALTIMORE COUNTY, MD

# REQUESTED VARIANCE RELIEF:

Requesting a variance from Section 400.1 of the B.C.Z.R. to permit an accessory structure to be located in the portion of the rear yard closest to the street, in lieu of the third of the rear yard farthest removed from the street.

Requesting a variance from Section 400.3 of the B.C.Z.R. to permit an accessory structure height of 22-feet in lieu of the 15-foot maximum.

And if determined necessary by the Zoning Commissioner, requesting a variance from Section 400.1.d(2)(A) of the Z.C.P.M. to permit and accessory structure to be set back 45-feet from the street centerline in lieu of the minimum required 75-feet.

# FACTS UPON WHICH THE VARIANCE RELIEF IS REQUESTED:

2146 Freeland Road is improved with an existing dwelling constructed in 1987. The lot contains 1.7725 acres of land and is known and designated as Lot 2, Block A, Section One, Plat One, Spring Valley Farms as recorded among the Land Records of Baltimore County in Plat Book E.H.K., Jr. 40, page 28. The property is currently zoned RC-2.

The particular lot is unique in that roads surround it on three sides. As such, the proposed accessory structure cannot, in any location, meet the requirement of being situated in the third of the lot farthest removed from the street. No portion of the lot meets that requirement.

The proposed accessory structure is to be used as a garage/shed. The location is proposed near the existing driveway and pool area. This will allow for convenient access from the existing driveway, and access to the pool area. Locating the garage in another location of the rear yard would require separate access onto the public road. An additional driveway entrance would not be desirable.

The structure is designed to resemble a barn, complete with cupola, metal roof and cross-buck style doors. This type of architecture is compatible within the rural area in which the site is located.

The request to permit a height of 22-feet in lieu of 15-feet will permit storage within the rafter area of the garage. In order to meet the 15-foot requirement, the roof would need to be nearly flat. A flat roof would not allow for any additional storage, and would not be in keeping with the architecture of the area.

Engineering • Surveying • Environmental Planning Real Estate Development

ZONING DESCRIPTION 2146 FREELAND ROAD 6<sup>TH</sup> ELECTION DISTRICT BALTIMORE COUNTY, MD

BEGINNING at a point on the South side of Freeland Road Relocated, 70 feet wide, said point being situated at the intersection of Freeland Road Relocated with Freeland Road, 50 feet wide. Being Lot 2 as shown on Final Subdivision Plat, Section One, Plat One, Spring Valley Farms recorded in Baltimore County Plat Book E.H.K., Jr. 40, page 28 and containing 77,210 sf or 1.7725 acres of land, more or less.

Being known as 2146 Freeland Road and lying in the 6<sup>th</sup> Election District, 3rd Councilmanic District.

07-477-A

Shawan Place • Suite 1 • 5 Shawan Road • Cockeysville, MD 21030 Tel: 410-527-1555 • Fax: 410-527-1563 • E-Mail: @mckeeinc.com

OFFICE OF B MISCELLA BALTIMOR RECEIVED FROM: DATE 

DISTRIBUTION WHITE - CASHIER

# **CERTIFICATE OF POSTING**

Baltimore County Dept. of Permits & Development Management 111 W. Chesapeake Avenue, Rm. 111 Towson, MD 21204

Attention: Mr. Jeffrey Perlow / Mrs. Kristen Matthews

Date: April 27, 2007 MAI Job No: 07-010

RE::

Case Number: 07-477-A

Petitioner/Developer: Alan & Amy Olney

Date of Hearing/Closing: Monday May 14, 2007

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 2146 Freeland Road

The sign(s) were posted on

April 27, 2007

(Month Day, Year

(Signature of Sign Poster)

William D. Gulick, Jr. (Printed Name of

(Printed Name of Sign Poster)

McKee and Associates, Inc.

5 Shawan Road, Suite 1 (Street Address of Sign Poster)

Cockeysville, MD 21030

(City, State, Zip Code of Sign Poster)

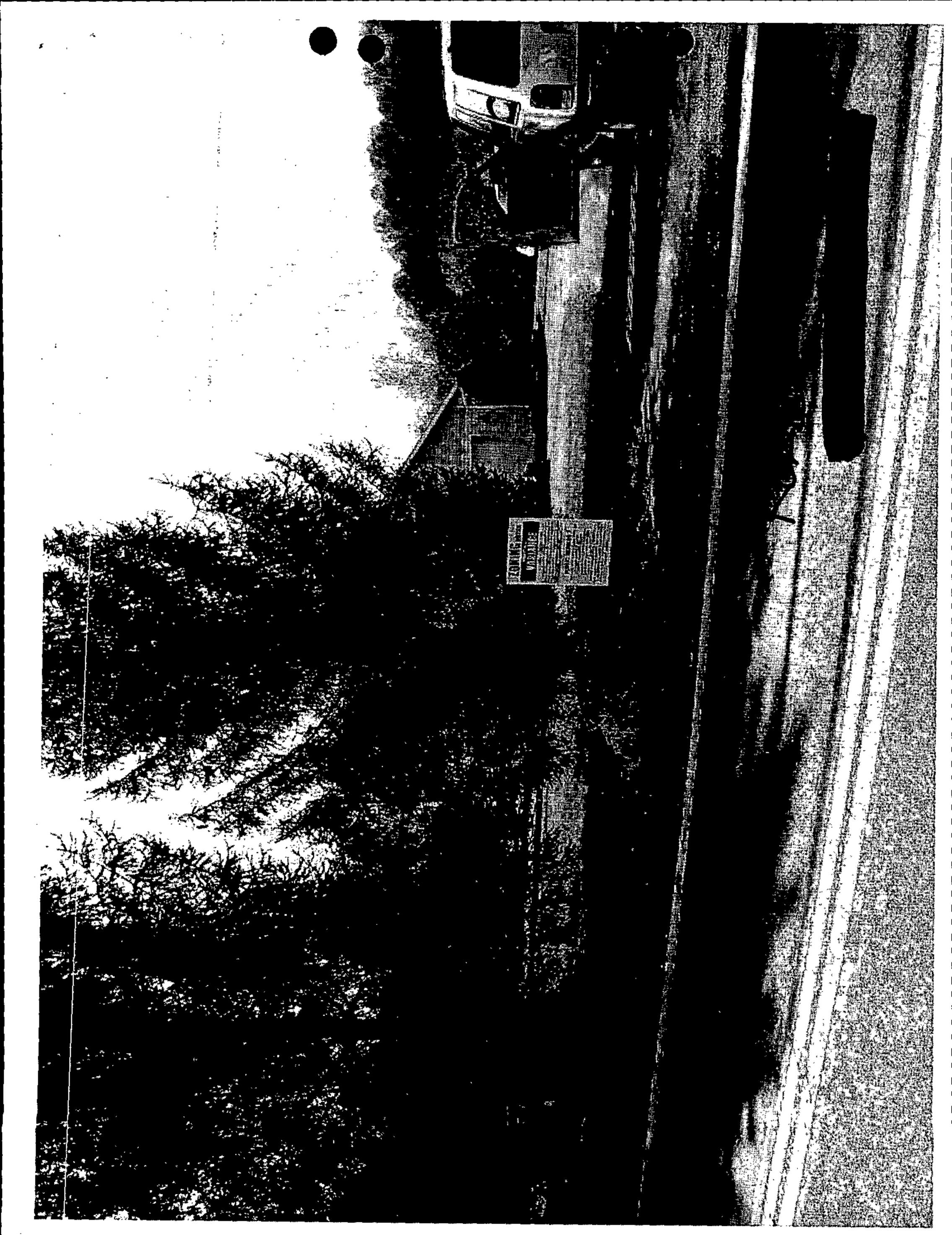
(410) 527-1555

(Telephone Number of Sign Poster)

Revised 3/1/01 - SCJ

SEE ATTACH PHOTOGRAPH OF

SIGN POSTED ON PROPERTY





CASE # 107 - 47

STRUCTURE TO BE LOCATED MIT FEET AND DEFRICATION OF THE MINIMUM REALESTS. THROOF THE REAR YOUTHERT REMAND DOWNER STAFF PORTION OF THE ROAR YARD CLOSEST TO THE SIREET IN LIEU CH TO PERMIT AN ACCESSOR

# DING HEARING

PURSULART TO SECTION 26-TENDING MALTINORE COUNTY CODE

AND ECOLES A DIBLIC HEARING CONCENNING

THE PROPOSED VARIANCE, PROVIDED THE REQUEST'S

ADDITIONAL MECHANICAL PROVIDED THE REQUEST'S

ADDITIONAL MECHANICAL PROVIDED THE LEPARTHERY OF

PENALTS AND DEVICEOMENT MANAGEMENT COUNTY OFFICE BUILDING

IN WEST CHESSIVE AVE. TOWNSON METALOGUES NAMED TO SECOND TO SECOND THE STATE OF SECOND TO SECOND TO SECOND TO SECOND THE SECOND TO SECOND THE SECOND TO SECOND

# ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 07- 477 -A Address 2146 Freeland Road
Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Filing Date: $4/8/07$ Posting Date: $4/29/07$ Closing Date: $5/14/07$
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.
2. <u>DEADLINE:</u> 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.
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- 477 -A Address 2146 Freeland Road
Petitioner's Name Aland Amy Olney Telephone 410-689-3633
Posting Date: $4/29/07$ Closing Date: $5/14/09$
Wording for Sign: To Permit an accessory structure to be located in the portion of the year yard
closest to the street in lieu of the Trear yard furthest removed from the street, to permit a height of 27
fret in lieu of the maximum allowed 15 feet, and to permit a setback of 45 feet from the street
enterline in lieu of the minimum required 75 feet
WCR - Revised 6/25/04



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

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

Maryland Department of Transportation

Date: ARKIL 30, 2007

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

RE: B

Baltimore County
Item No.07-477-A
2146 FREELAND ROAD
OLNEY 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. 7-477A

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,

FORL

Steven D. Foster, Chief Engineering Access Permits

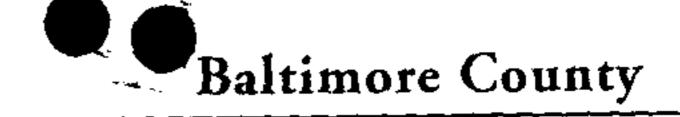
Division

SDF/MB

# Fire Department

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





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

County Office Building, Room 111 Mail Stop #1105 111 West Chesapeake Avenue Towson, Maryland 21204 May 4,2007

ATTENTION: Zoning Review Planners

Distribution Meeting Of: April 30, 2007

Item Number: 474,475,477) and 479 through 487

Fursuant 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 Roland P Bosley Jr. Fire Marshal's Office 410-887-4881 (C)443-829-2946 MS-1102F

cc: File



# BALTIMORE COUNTY, MARYLAND

# INTEROFFICE CORRESPONDENCE

TO:

Timothy M. Kotroco, Director

**DATE:** May 3, 2007

Department of Permits & Development

Management

FROM:

Dennis A. Kennedy, Supervisor

Bureau of Development Plans Review

SUBJECT:

Zoning Advisory Committee Meeting

For May 7, 2007 Item Nos. 07-474, 475, 477, 478, 479, 480, 481, 482, 483, 484, 486, and 487

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-05032007.doc

# 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

SUBJECT: 7-477 – Administrative Variance

**DATE:** May 1, 2007

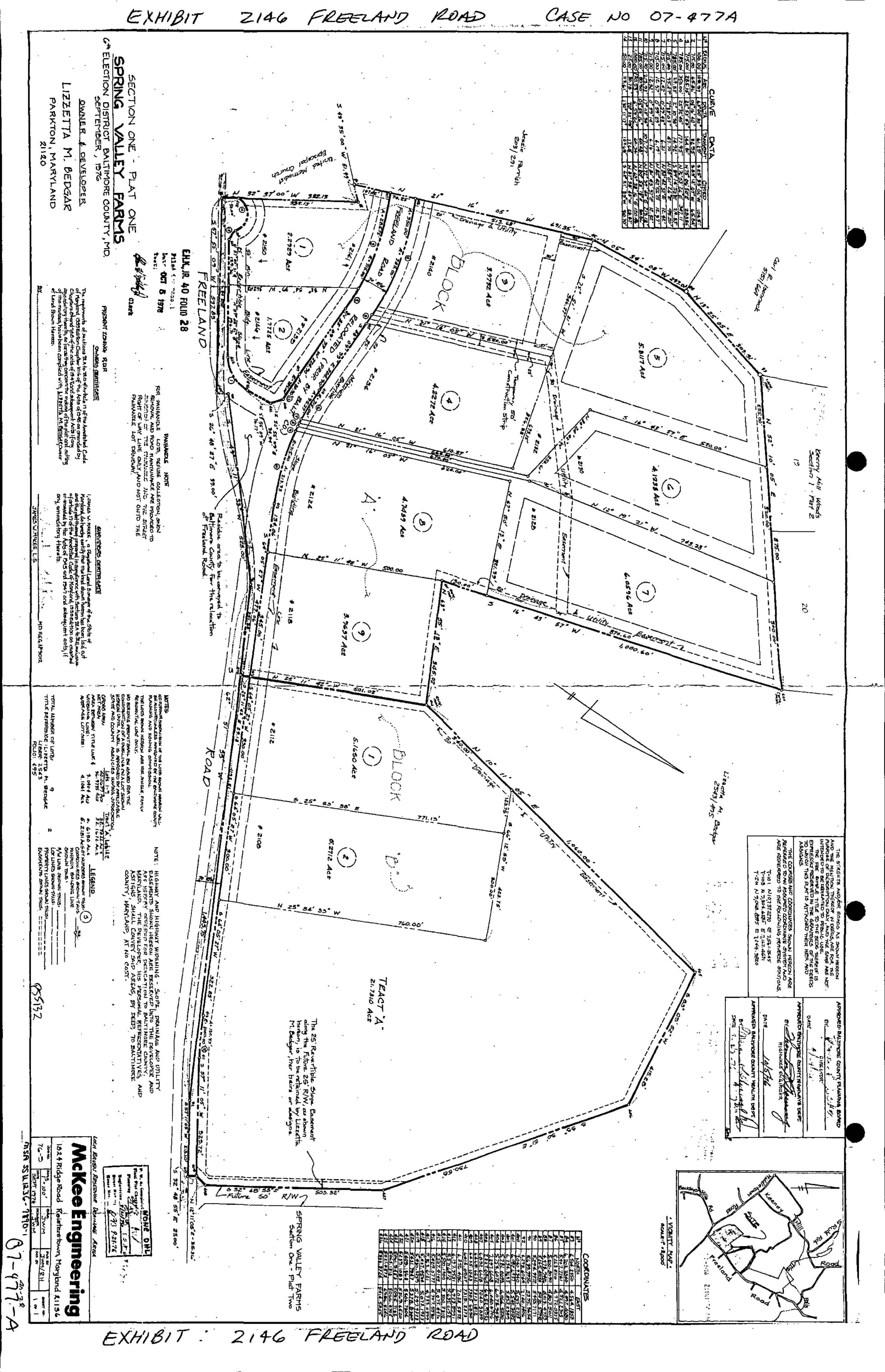
The Office of Planning does not oppose the petitioner's request to permit an accessory structure (garage) to be located in the portion of the rear yard closest to the street with a height of 22 feet in lieu of the maximum permitted 15 feet and a variance from section 400.1.d (2)(A) of the Z.C. P. M. 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.

Section Chief:

AFK/LL: CM



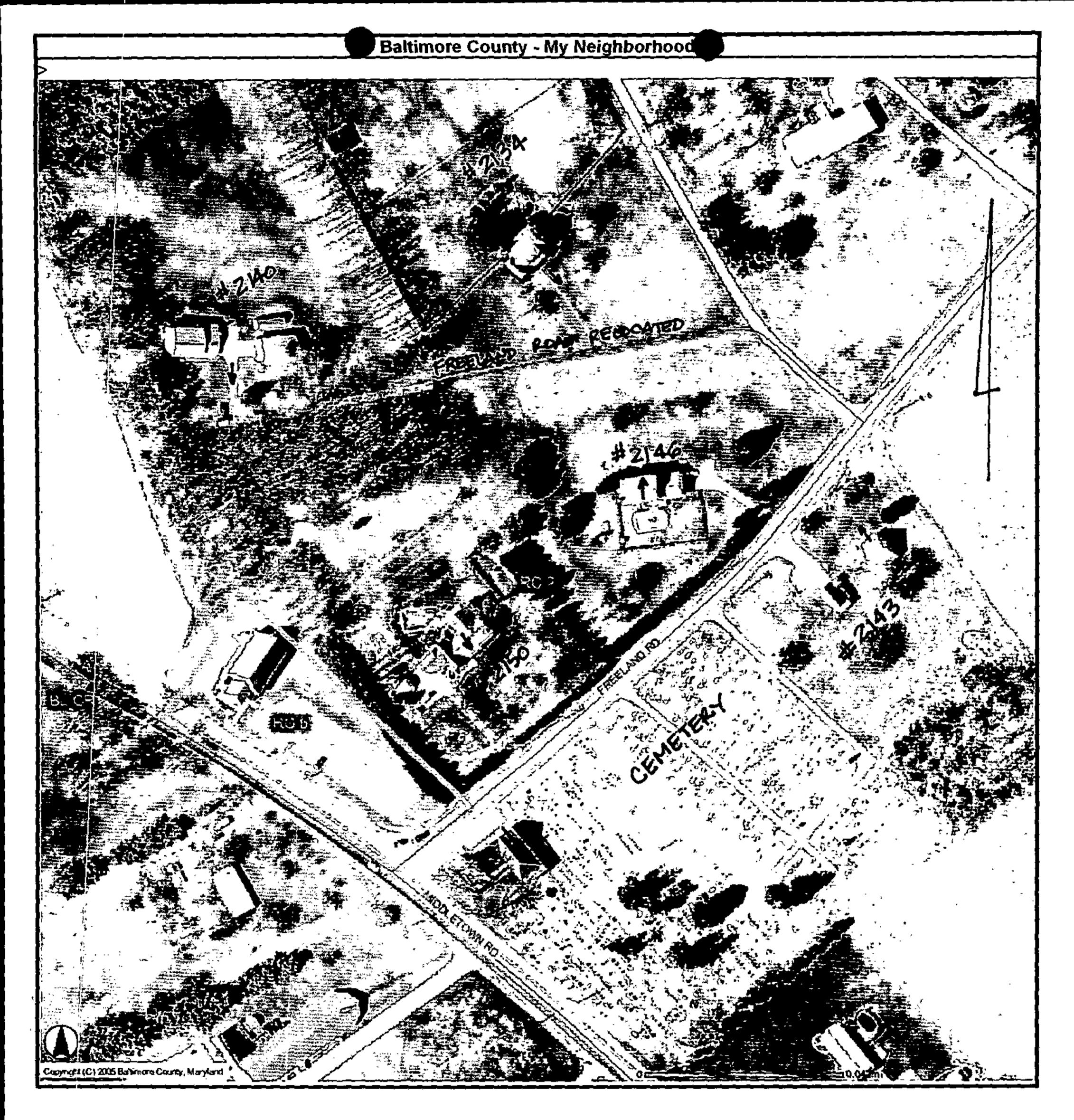


EXHIBIT: 2146 FREELAND ROAD

CASE NO. 07-477A



FRONT ELEVATION OF SUBJECT PROPERTY (#2146 FREELAND ROAD)



FRONT ELEVATION OF #2134 FREELAND ROAD



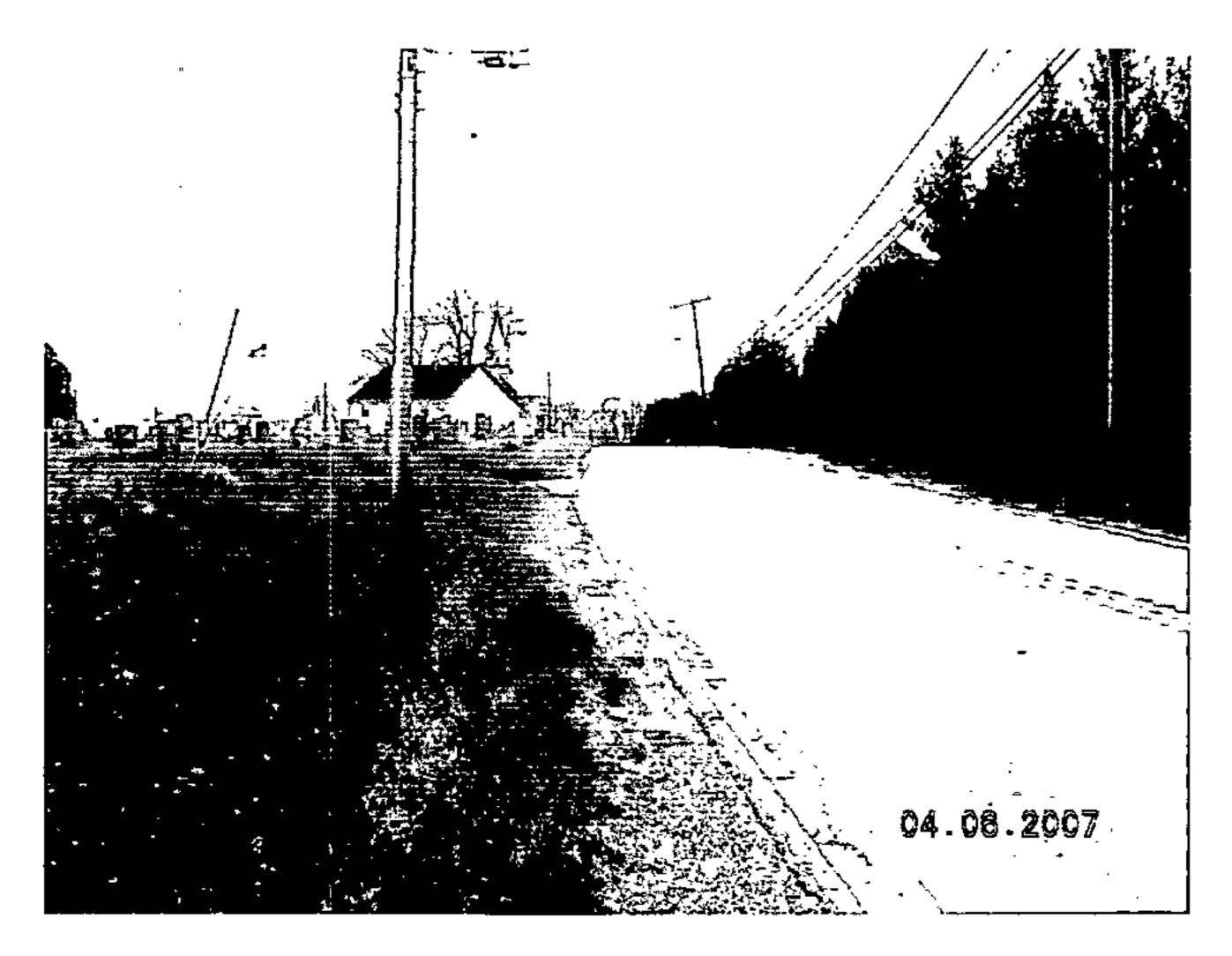
EXISTING SHED AT #2134 FREELAND ROAD



AT INTERSECTION OF FREELAND ROAD AND FREELAND ROAD RELOCATED TOWARDS PROPOSED GARAGE



FROM FREELAND ROAD - EAST OF SITE, LOOKING WESTERLY TOWARDS PROPOSED GARAGE



FROM FREELAND ROAD ~ OPPOSITE EX. DRIVEWAY LOOKING WESTERLY ALONG FREELAND ROAD



EXISTING DWELLING AT # 2143 FREELAND ROAD



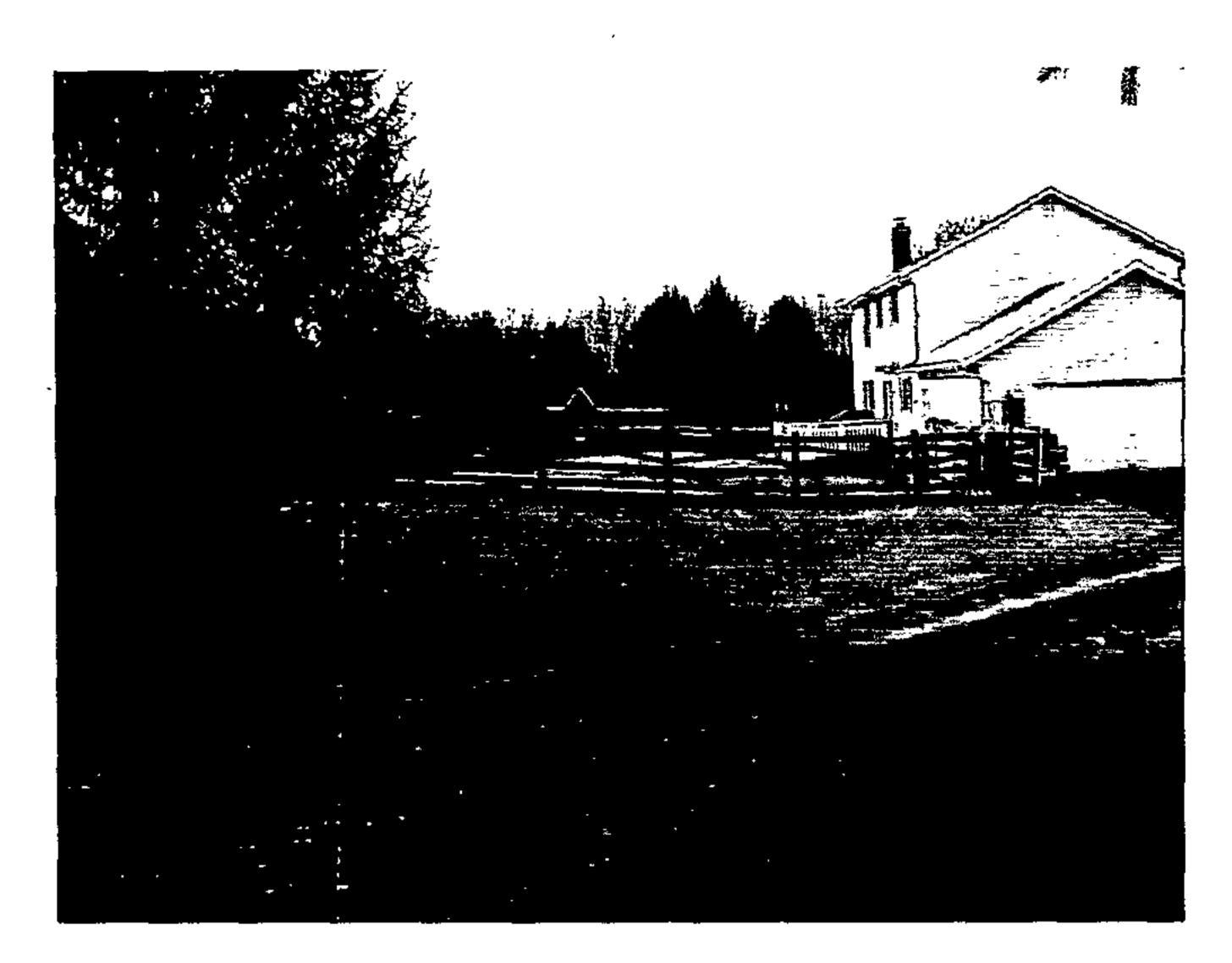
EXISTING GARAGE AT # 2143 FREELAND ROAD



AT DRIVEWAY TO #2143 FREELAND ROAD LOOKING EASTERLY ALONG FREELAND ROAD



AT DRIVEWAY TO #2143 FREELAND ROAD LOOKING TOWARDS PROPOSED GARAGE



WITHIN SUBJECT PROPERTY TOWARDS FRONT OF PROPOSED GARAGE





PROPOSED GARAGE LOCATION

