

MINUTES
BREVARD BOARD OF ADJUSTMENT SPECIAL CALLED MEETING
Thursday, September 8, 2022 – 3:00 PM

The Brevard Board of Adjustment (BOA) met for a special called meeting on Thursday, September 8, 2022, at 3:00 PM.

Members Present: Kevin Jones, Chair
Judith Mathews, Vice Chair
Allen Delzell
Tad Fogel
Peter Offen

Staff Present: Paul Ray, Planning Director
Aaron Bland, Assistant Planning Director
Katherine Buzby, Planner
Janice H. Pinson, Board Clerk
Brian Gulden, Board Attorney

Others: Salley Stepp, Executive Director, SAFE, Applicant
Sharon Alexander, Attorney -SAFE
Tamara Peacock, Architect/Agent - SAFE
Mike Carrick, Applicant

I. WELCOME

Chair K. Jones called the meeting to order at 3:00 PM and welcomed those present.

II. INTRODUCTION OF BOARD MEMBERS

Board members, Board Attorney, and Staff introduced themselves.

III. CERTIFICATION OF QUORUM

Chair Jones had the Clerk certify that a quorum of the Board was present.

IV. APPROVAL OF AGENDA

Motion to approve the agenda by T. Fogel, second by A. Delzell, carried unanimously.

V. APPROVAL OF MINUTES

Motion to approve the minutes of the August 2, 2022 Board of Adjustment meeting as submitted by A. Delzell, second by J. Mathews, carried unanimously.

VI. APPROVAL OF ORDER

Motion to approve Order SUP-22-004, Upcountry Brewing, motion to approve A. Delzell, second T. Fogel, unanimously carried

VII. NEW BUSINESS:

a. Consideration of Application VAR-22-006 -Request of Peacock Architects, Agent for SAFE, Inc. for a variance from UDO Chapter 2.3.C for a 5' reduction in the rear setback requirement. The property is located in the zoning jurisdiction of the City of Brevard in the Neighborhood Mixed Use (NMX) zoning district, further identified by PIN# 8586-63-4288-000.

Chair Jones explained quasi-judicial hearing procedures. He polled the Board and the Applicant as to ex parte communications and conflicts of interest and there were none.

The following were sworn: Tamara Peacock, Salley Stepp, Aaron Bland.

Aaron Bland, Assistant Planning Director presented his staff report a portion of which follows:

Background

An application for a variance has been submitted by Tamara Peacock of Peacock Architects, on behalf of Shelter Available for Family Emergency (SAFE), owner of 515 North Broad Street which serves as the organization's main office.

The subject property is an office building and parking lot on a 0.329-acre lot, in the Neighborhood Mixed Use (NMX) zoning district within the corporate limits of the City of Brevard. The parcel identification number 8586-63-4288-000.

The applicant is requesting a variance from the typical rear setback requirement for the NMX zoning district of 10 feet, per Section 2.3.C of the City's Unified Development Ordinance. The request is for a variance of 5 feet which would result in a setback of 5 feet. See Attachment A for the application materials and Attachment B for a site map.

Discussion

The existing building on the parcel currently meets the rear setback requirement of 10 feet. SAFE is looking to expand their operations to help meet the needs of the community and the expansion plan developed by Peacock Architects involves an addition on the rear of the property which would enlarge the building and encroach into the setback area.

There are several neighboring buildings on other parcels built closely to property lines creating existing tighter spaces than the setbacks intend between the various buildings in the area. This is most prominent to the north where there is no separation between SAFE's building and the neighboring multi-tenant commercial building.

On the western side of the subject property, the side where the variance is being requested, there is approximately 18 feet between the current rear of the SAFE building and the neighboring Shop of St. Philips.

The matter was properly advertised, letters sent to neighboring property owners and property posted according to state requirements.

Salley Stepp thanked the board for their time.

Sharon Alexander, Attorney had Salley Stepp explain that SAFE provides services for victims of domestic violence and their families. Number of employees 17, how many clients are seen per week, she further explained the lack of privacy to see clients and abusers because of there being no separate offices to meet with victims and abusers and no ability to keep them separate from each other in a confidential environment.

Ms. Stepp explained that they hired Ms. Peacock to design a more conducive workspace. The current environment has flow and safety issues such as a fire wall that separates the spaces and therefore, they must walk around the building to enter. Victims must enter through the front entry which faces Broad Street. The current offices are in cubicles which expose victims and abusers to exposure and lack of confidentiality.

The new design would provide private offices for counselors, the main entrance will be moved to the rear of the building, the conference room will become additional office space and will provide a safety room for staff.

The goal is to provide privacy and safety for the victims and abusers and to allow staff to perform their jobs in the most effective way to complete the mission of SAFE.

Tamara Peacock stated that Ms. Stepp covered a lot of the issues. The rear wall is a load bearing wall and the additional 5 feet granted by a variance would enable them to make the space a useable room. They will gate and organize the trash area in the rear of the building and relocate the HVAC unit to the roof of the building. She pointed out that the parcel is a double fronted lot but that the road beside the building is a private road. They are hoping to use the front area to provide for a better landscaping buffer and use the side of the building as the main entrance.

P. Offen asked if the additional space was essential to the floor plan.

Ms. Peacock stated that they would be unable to do the addition without the extra space.

A. Delzell asked A. Bland to explain setbacks and he did so. He further explained that the road widening for that area was scheduled for construction in 2025.

When asked, Mr. Bland explained that no one had called or offered any feedback to the requested variance by SAFE.

Mr. Bland asked Ms. Stepp if she chose that property line or if she could have obtained more property at the time of the purchase of the property.

Ms. Stepp responded that they got as much property as they could at the time of purchase.

Peter Offen made the following motion, seconded by J. Mathews:

With regard to variance request **22-006**, the application of Peacock Architects, Agent for SAFE, Inc., seeking a variance from Chapter 2.3.C of the UDO for property located at 515 North Broad Street, Brevard, North Carolina, within the Neighborhood Mixed Use (NMX) Zoning District, I move the Board to make the following findings of fact:

- a) that unnecessary hardship would result from the strict application of the regulations;

Current floor plan does not provide the required safety, privacy for a domestic violence counseling facility

- b) the hardship results from conditions that are peculiar to the property such as location size or topography;

The building requires an addition in order to provide a suitable floor plan for the use.

- c) the hardship did not result from actions taken by the applicant or the property owner; and

They purchased as much land as they could at the time of purchase

- d) the requested variance is consistent with the spirit purpose and intent of the regulations such that Public Safety is secured and substantial Justice achieved.

Increases public safety and confidentiality for the mission of SAFE and is within the spirit, intent, and purpose of the regulations.

Accordingly, I further move the board to **GRANT** the requested variance to allow for a five (5) foot reduction of the rear yard setback required in the Neighborhood Mixed Use (NMX) zoning district in accordance with and only to the extent represented in the application and plans.

Motion carried unanimously.

b. Consideration of Application VAR-22-007 -Request of Mike Carrick – Carrick Properties, Inc. for a variance from UDO Chapter 2.3.C for a reduction of the side setback requirement of 6' to allow a 0' setback on the east property line. The property is located in the zoning jurisdiction of the City of Brevard in the General Residential (GR) zoning district, further identified by PIN# 8586-21-9678-000.

Chair Jones explained quasi-judicial procedures.

Charles Gardin, adjoining property owner stated that he is anticipating a hardship if the variance is granted. A. Delzell moved that Mr. Gardin had standing, second by J. Mathews, unanimously carried. It was determined that Mr. Gardin could call his sister as a witness to testify in the matter but that she would not be considered to have standing in the matter.

Brian Gulden, Board Attorney, explained to Mr. Gardin what standing entails, and that he could call his sister as a witness if he wanted her to explain special information.

The following were sworn by the Clerk, Mike Carrick, Charles Gardin, Katherine Buzby and Paul Ray.

Chair Jones polled the Board and the Applicant as to ex parte communications and conflicts of interest and there were none.

Katherine Buzby, Planner presented her staff report, a portion of which follows:

Background

The applicant, Mike Carrick, owns a small vacant lot at 79 North Lane, which is located in the General Residential-8 (GR-8) zoning district within the corporate limits of the City of Brevard. The parcel identification number 8586-21-9678-000.

The applicant is requesting a variance from the side yard setback requirement of 6 feet that is required in the GR-8 zoning district. The vacant lot is approximately 50 feet by 108 feet, but has both City sewer and water lines running through it. The City normally requires a minimum easement of 10 feet on each side of the sewer line and 15 feet off the water line which leaves too small an area to build if the current setbacks are imposed.

Discussion

Public works was consulted and provided a map showing the areas where the City easements are on the applicant's property. They have agreed to lessen the northeast easement from 10 feet to 5 feet to provide more area that can be built upon. The applicant wants to build a house on the property, but the 6 feet side setback requirement makes the building envelope too small. The applicant will maintain at the minimum all other required setbacks: 15 feet in the front, 6 feet on one side, and 25 feet in the rear.

She explained the area in which Mr. Carrick could not build within because of city utility lines.

Mr. Carrick handed out 4 copies of a survey labeled: 1A, 1B, 2A, 2B which are attached hereto as exhibits. He further explained the maps which depict different scenarios of setbacks and proposed house locations.

Mr. Carrick testified that there used to be a home on the property years ago, that the area is a special area that has been taken advantage of in the past, and that the City placed water and sewer lines across the property without easements. He testified that the previous City Attorney stated that the easements were implied easements. He explained that he would like to straighten things out and grant the City the required easements, but the utilities and required easements limit the envelope in which he can develop his property. His goal is to be able to develop his property. He explained that the house he proposes would be a couple of feet off the property line adjoining Mr. Gardin. He further testified that Mr. Gardin currently has a dog lot and shed on his property and has used the property as his own for years.

He testified that he would like to walk away with something that he and his neighbor would be happy with because he has known him for a long time. That he would accept a lesser variance to accomplish.

That he just wants to build a small, tasteful home and use his property. He stated that he is working with a built environment and that the rules do not always fit what is on the ground.

He explained that the utility lines run down the middle of the lot and were pointed out to him after he purchased the lot. That the required easement is 40' because the lines are huge force main lines.

Mr. Carrick testified that he wants to acknowledge the easements and give them to the City and he does not want to build a 13' wide house. He testified that the Planning Department recommended he apply for the variance.

He explained that Mr. Gardin's house sits well away from the property line he is requesting the variance from the setback requirement, that he did not feel there would be an issue, that the backyard of both parcels would be adjoined, and that he just wants to create a buildable lot.

When asked Mr. Carrick testified that the difference in square footage if the variance was not granted would be 240 s.f. and that he really does not want to build a tiny home but a livable space.

Mr. Gardin testified that he has lived at his address for 65 years, that he is opposed to the variance to reduce the setback. He stated that the sewer line easement should be reduced. He stated that you can find many 10-14' wide homes. He stated that Mr. Carrick's economic gain does not justify a variance. He stated that he believed there are sewer lines running all through properties on North Lane, that he felt like the house that is no longer on the lot was compliant, that the City created the problem and should move the lines. He believes that his property value would be damaged if the variance were granted. He testified that if his property were in a more affluent neighborhood the board would not grant a variance, that his rights should be respected and that he should not have to change. He further stated that Mr. Carrick purchased the property at a tax sale, as is, that he purchased with established setback lines in "our" neighborhood.

Mr. Gardin further explained discrepancies between his survey and the one that Mr. Carrick had done. He also complained about a stormwater drain on his property and described concerns about additional stormwater being created by development.

When asked to estimate the distance from his house to the adjoining property line he stated that he did not know the distance, but that he and his father have both maintained the lot for years.

When asked if his fence and dog lot were on Mr. Carrick's property and would have to be moved. Mr. Gardin stated yes and that they have been there for 20 years.

Mr. Gardin entered into evidence a picture of a home 10' X 52' which is attached hereto and labeled, Exhibit "A". He stated that Mr. Carrick could build a smaller home without a variance.

Debra Pitts requested the right to speak. Mr. Gardin stated that she was his witness and partner. Debra Pitts was sworn by the Clerk.

Ms. Pitts testified that she is a certified paralegal and has been doing title search work for 40 years. She stated that if the sewer line easement could be reduced Mr. Carrick could build a larger home. She testified that Mr. Gardin has requested that the City remove the manhole on his property and the City has refused. She stated that everyone on the street has a green line (sewer line) running through their property. She stated that Mr. Carrick purchased the property without any warranties, restrictions and without a title search. She explained that Mr. Gardin's family has lived there for 70 years. That they are seeing a lot of change in the neighborhood.

Katherine Buzby stated that the City has a high-pressure water line running through Mr. Carrick's property and that there is no way that the easement can be reduced because nothing can be built close to that line.

Mr. Carrick testified that the property slopes toward the creek behind Mr. Gardin's property, that the house he would build would look aesthetically better if he were granted a variance and would align straight on the lot, like the other houses in the neighborhood. Without the variance it will be crooked to the road. That his development would not increase stormwater. That West Lane is very steep, and the water drains down to North Lane from above.

He testified that he did not know about the utility infrastructure until after he purchased the property.

Mike Carrick described a meeting with the Interim City Manager, City Attorney and Paul Ray to discuss the situation.

Paul Ray testified that he stated in the meeting that he could administratively grant a 12" easement but that if he needed any more than that he would have to apply for a variance and go before the Board of Adjustment.

Chair Jones closed the hearing.

There was discussion about reducing the requested variance. Attorney Gulden explained that the request advertised is all that the Board can consider.

He explained that to reduce the request it would have had to be done before the hearing was closed. That if Mr. Carrick would have requested a lesser amount in his testimony the Board could have considered it and that the Board now needed to consider the 4 elements required to grant a variance.

J. Mathews moved to deny the 0' setback, seconded by A. Delzell, the vote went as follows: Tad, yes, Judy, yes, Allen, yes, Peter, yes and Kevin, no.

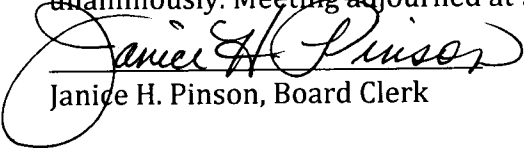
The variance was denied.

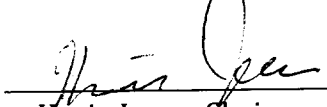
VII. UNFINISHED BUSINESS -None.

VIII. REMARKS-None.

IX. ADJOURN

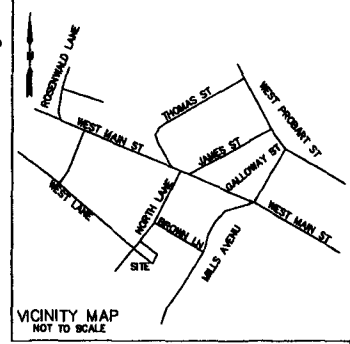
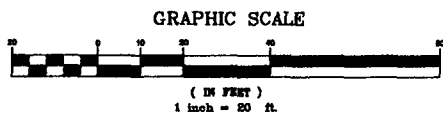
J. Mathews moved to adjourn the meeting, seconded by A. Delzell. The motion carried unanimously. Meeting adjourned at 5:55 PM.


Janice H. Pinson, Board Clerk


Kevin Jones, Chair

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5. THERE IS NO RECOVERABLE N.C.G.S. HORIZONTAL CONTROL WITHIN 2000' OF THE SUBJECT PROPERTY.
6. AREA BY METHOD OF COORDINATES.
7. PROPERTY IS ZONED RM-8



LEGEND:

- PROPERTY LINE
- ADJOINER LINE (NOT SURVEYED)
- ADJOINER LINE (SURVEYED)
- OVER HEAD UTILITIES
- FENCE
- WATER LINE
- STREAM
- SEWER LINE

- CALCULATED POINT
- EXISTING REBAR OR PIN
- REBAR SET
- ⊗ UTILITY POLE
- MAN HOLE
- DB DEED BOOK
- PG PAGE
- ERB EXISTING REBAR
- O/T/P OPEN TOP PIPE

SURVEYOR'S CERTIFICATE:

STATE OF NORTH CAROLINA
 COUNTY OF TRANSYLVANIA
 I, RODNEY NORTON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCE DEED BOOK 836, PAGE 836); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION BEFORE ADJUSTING WAS ONE PART IN 20,000+ AS CALCULATED BY LATITUDES AND DEPARTURES AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 24TH DAY OF MAY, A.D., 2022.

THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. G.S. 47-30 (F)(1)(a).

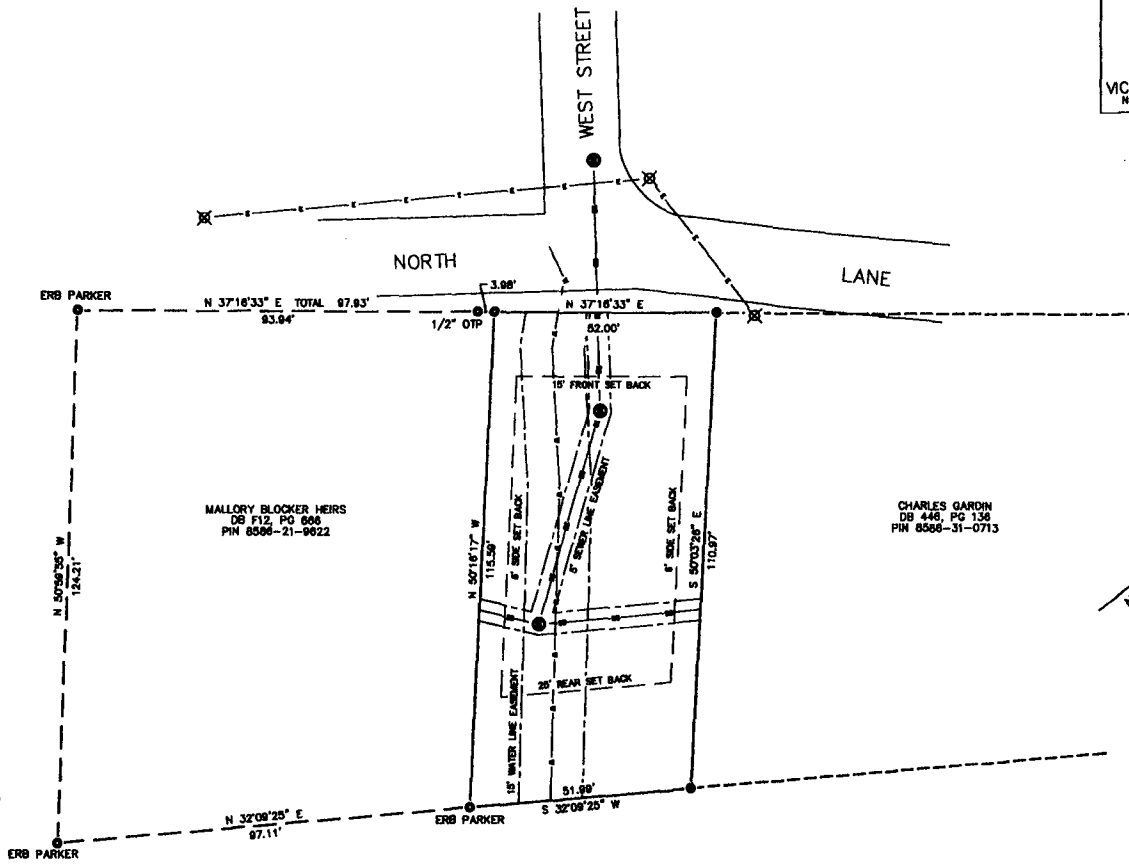
Designed by: *Rod Norton* 9/8/2022
 RODNEY NORTON L-4931



ROD NORTON LAND SURVEYING C-3667

245 RUSH ROAD
 CLYDE, NC 28721
 828-316-1694
 NORTONSURVEYING@GMAIL.COM

DATE: 05/26/2022
 SCALE: 1"=20'
 SURVEY BY: DEF
 PLAT BY: MRS



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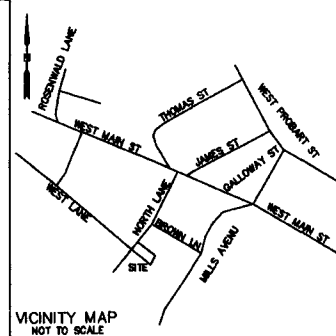
PLAT PREPARED FOR:
CARRICK PROPERTIES INC.

BREVARD TOWNSHIP, TRANSYLVANIA COUNTY, NC.
 OWNERS OF RECORD:
 CARRICK PROPERTIES INC.
 DB 836, PG 836
 PIN: 8586-21-9878

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



VICINITY MAP
NOT TO SCALE

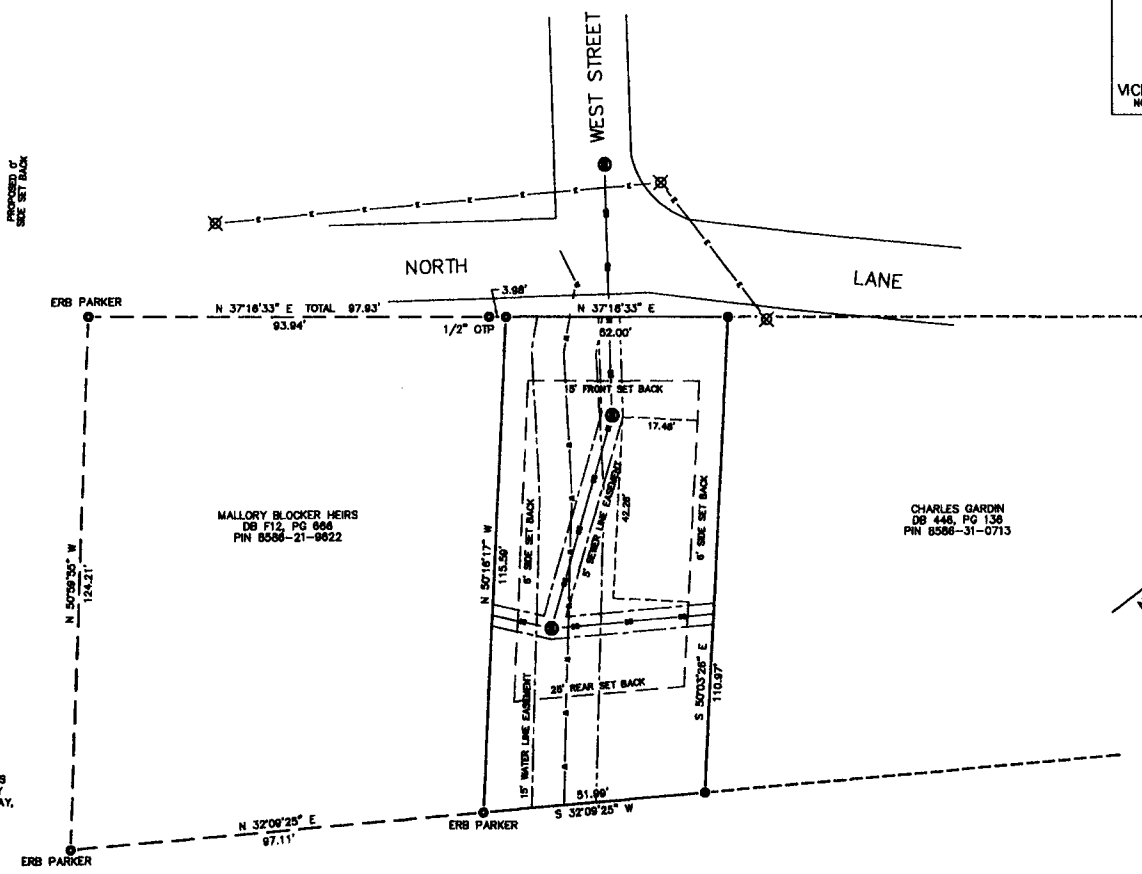
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6. AREA BY METHOD OF COORDINATES.
7. PROPERTY IS ZONED RM-6

LEGEND:

- PROPERTY LINE
- ADJOINER LINE (NOT SURVEYED)
- ADJOINER LINE (SURVEYED)
- OVER HEAD UTILITIES
- FENCE
- WATER LINE
- STREAM
- SEWER LINE

- CALCULATED POINT
- EXISTING REBAR OR PIN
- #6 REBAR SET
- ⊗ UTILITY POLE
- MAN HOLE
- DB DEED BOOK
- PG PAGE
- ERB EXISTING REBAR
- OTP OPEN TOP PIPE



MALLORY BLOCKER HEIRS
DB F12, PG 686
PIN 8586-21-9822

CHARLES GARDIN
DB 446, PG 136
PIN 8586-31-0713

BENJAMIN R STONE
DB 856, PG 481
PIN 8586-31-0588

SURVEYOR'S CERTIFICATE:

STATE OF NORTH CAROLINA
COUNTY OF TRANSYLVANIA

I, RODNEY NORTON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCE DEED BOOK 838, PAGE 836); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION BEFORE ADJUSTING WAS ONE PART IN 20,000+ AS CALCULATED BY LATITUDES AND DEPARTURES; AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 26TH DAY OF MAY, A.D., 2022.

THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. G.S. 47-30 (F)(1)(a).

Drawn and sealed by:
Rod Norton
RODNEY NORTON L-4931 9/8/2022



ROD NORTON LAND SURVEYING C-3867

245 RUSH ROAD
CLYDE, NC 28721
828-316-1694
NORTONSURVEYING@GMAIL.COM

DATE: 05/26/2022
SCALE: 1"=20'
SURVEY BY: DEF
PLAT BY: MRS

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PLAT PREPARED FOR:
CARRICK PROPERTIES INC.
BREVARD TOWNSHIP, TRANSYLVANIA COUNTY, NC.

OWNERS OF RECORD:
CARRICK PROPERTIES INC.
DB 838, PG 836
PIN: 8586-21-

1-B

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6. AREA BY METHOD OF COORDINATES.
7. PROPERTY IS ZONED RM-8

LEGEND:

- PROPERTY LINE
- ADJOINER LINE (NOT SURVEYED)
- ADJOINER LINE (SURVEYED)
- OVER HEAD UTILITIES
- FENCE
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- ⊙ MAN HOLE
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- PG PAGE
- ERB EXISTING REBAR
- OTP OPEN TOP PIPE

SURVEYOR'S CERTIFICATE:

STATE OF NORTH CAROLINA
 COUNTY OF TRANSYLVANIA
 I, RODNEY NORTON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCE DEED BOOK 838, PAGE 636); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION BEFORE ADJUSTING WAS ONE PART IN 20,000+ AS CALCULATED BY LATITUDES AND DEPARTURES, AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 28TH DAY OF MAY, A.D., 2022.

THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. G.S. 47-30 (F)(1)(a).

Executed by:
 Rodney Norton
 000274087516A

9/8/2022

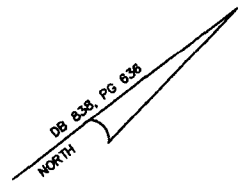
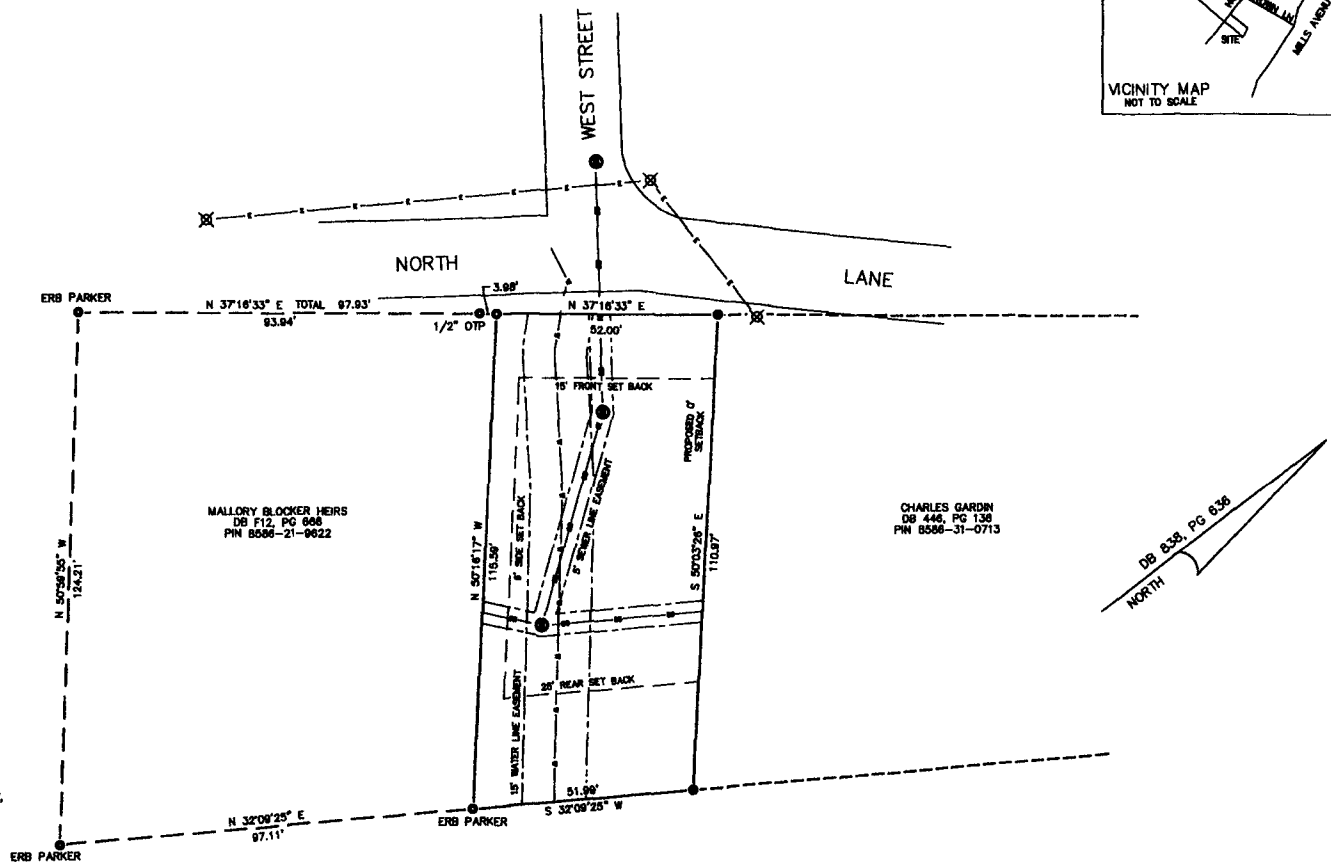
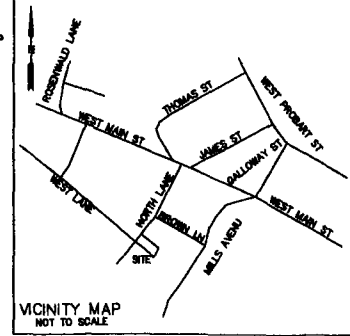
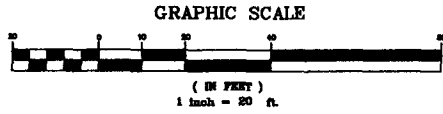
RODNEY NORTON L-4631



ROD NORTON LAND SURVEYING C-3687

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PLAT PREPARED FOR:
CARRICK PROPERTIES INC.
 BREVARD TOWNSHIP, TRANSYLVANIA COUNTY, NC.

OWNERS OF RECORD:
 CARRICK PROPERTIES INC.
 DB 838, PG 636
 PIN: 8586-21-0678

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• CALCULATED POINT

● EXISTING REBAR OR PIN

● #0 REBAR SET

⊗ UTILITY POLE

● MAN HOLE

DB DEED BOOK

PG PAGE

ERB EXISTING REBAR

OTIP OPEN TOP PIPE

SURVEYOR'S CERTIFICATE:

STATE OF NORTH CAROLINA
 COUNTY OF TRANSYLVANIA
 I, RODNEY NORTON, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCE DEED BOOK 838, PAGE 636) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION BEFORE ADJUSTING WAS ONE PART IN 20,000+ AS CALCULATED BY LATITUDES AND DEPARTURES, AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 29TH DAY OF MAY, A.D., 2022.

THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND, G.S. 47-30 (F)(1)(a).

Designed by:
 Rod Norton
 LICENSE # 4031

9/8/2022

RODNEY NORTON L-4031

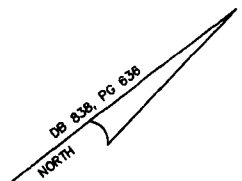
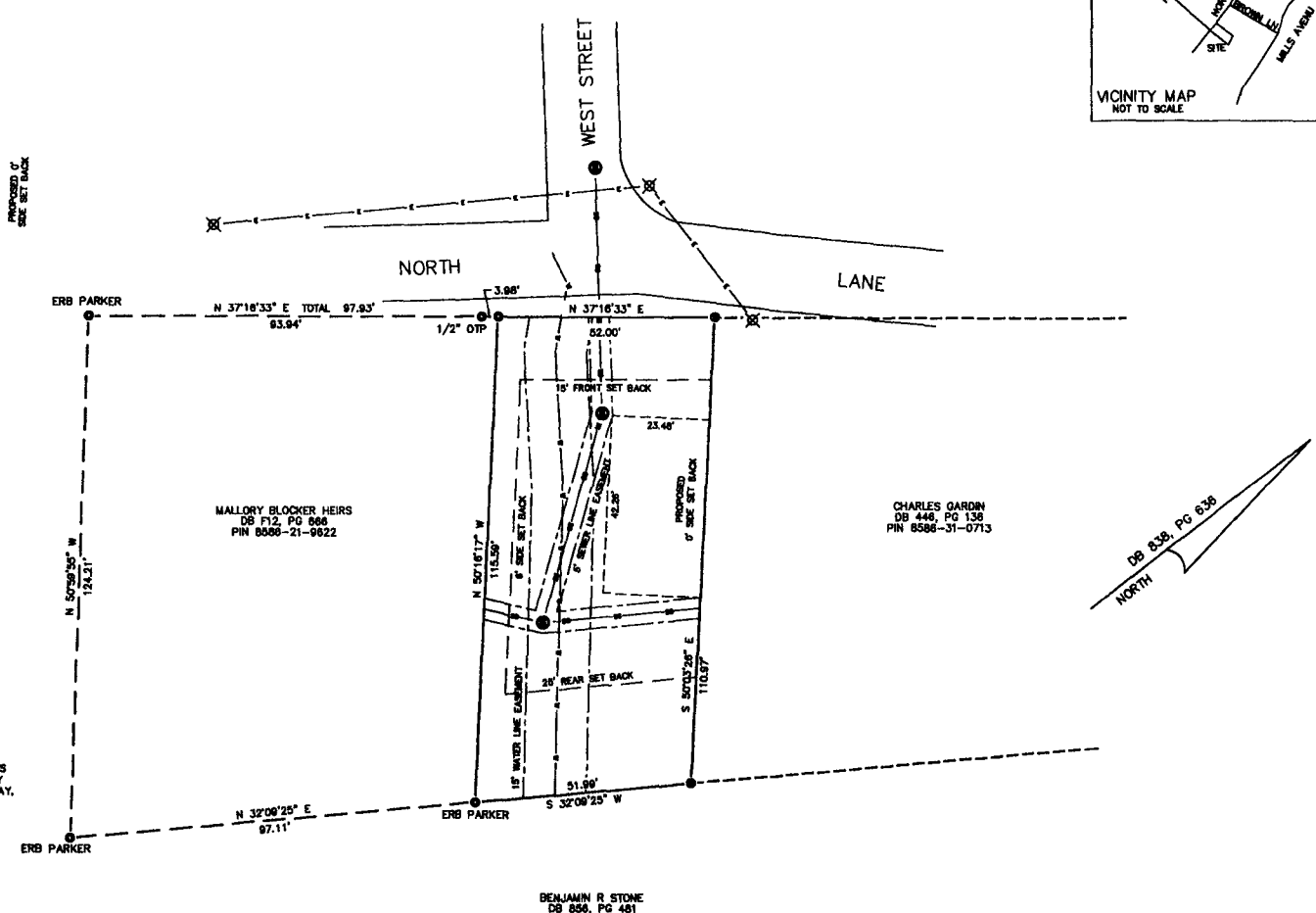
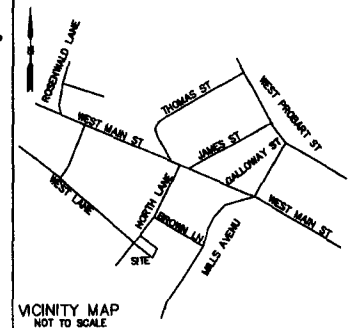
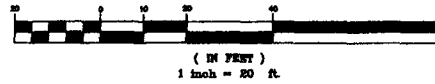


ROD NORTON LAND SURVEYING C-3667

245 RUSH ROAD
 CLYDE, NC 28721
 828-316-1694
 NORTONSURVEYING@GMAIL.COM

DATE: 05/26/2022
 SCALE: 1"=20'
 SURVEY BY: DEF
 PLAT BY: MRS

GRAPHIC SCALE



PRELIMINARY
 FOR REVIEW PURPOSES ONLY
 NOT INTENDED FOR SALES, CONVEYANCES,
 CONSTRUCTION, OR RECORDING

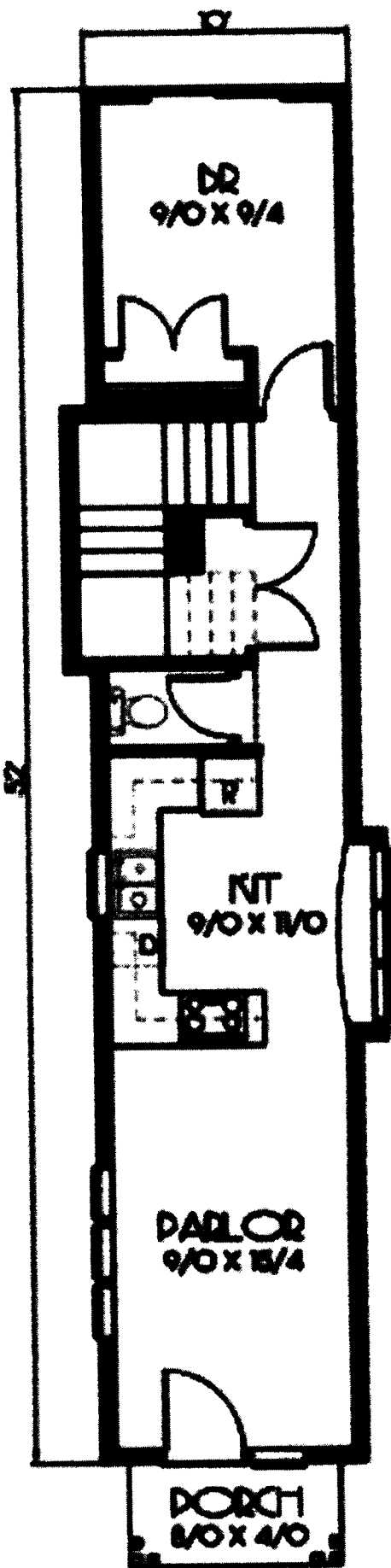
PLAT PREPARED FOR:
CARRICK PROPERTIES INC.
 BREVARD TOWNSHIP, TRANSYLVANIA COUNTY, NC.

OWNERS OF RECORD:
 CARRICK PROPERTIES INC.
 DB 838, PG 636
 PIN: 8586-21-



example house
plan
10' x 52"
2 STOREY
3 BEDROOM





designs.