



# TOWN OF NEWBURGH

*Crossroads of the Northeast*

ZONING BOARD OF APPEALS  
21 Hudson Valley Professional Plaza  
Newburgh, NY 12550



OFFICE OF ZONING BOARD

TELEPHONE 845-566-4901

FAX LINE 845-564-7802

## APPLICATION

DATED: 3/20/23

TO: **THE ZONING BOARD OF APPEALS**  
THE TOWN OF NEWBURGH, NEW YORK 12550

I (WE) CHARLES PULLIAM PRESENTLY

RESIDING AT NUMBER 122 HOLMES ROAD TOWN OF NEWBURGH

TELEPHONE NUMBER 914-213-2899

HEREBY MAKE APPLICATION TO THE ZONING BOARD OF APPEALS FOR THE FOLLOWING:

- USE VARIANCE
- AREA VARIANCE (S)
- INTERPRETATION OF THE ORDINANCE
- SPECIAL PERMIT

### 1. LOCATION OF THE PROPERTY:

6-3-15 (TAX MAP DESIGNATION)

122 HOLMES ROAD (STREET ADDRESS)

AR (ZONING DISTRICT)

### 2. PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. IF VARIANCE TO THE ZONING LAW IS REQUESTED:

- a) APPEAL IS MADE FROM DISAPPROVAL BY THE TOWN BUILDING INSPECTOR OR BUILDING PERMIT APPLICATION. SEE ACCOMPANYING NOTICE DATED:

3/17/23

- b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED:

\_\_\_\_\_

4. DESCRIPTION OF VARIANCE SOUGHT: SHED IN FRONT YARD

5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

- a) UNDER APPLICABLE ZONING REGULATIONS THE APPLICANT IS DEPRIVED OF ALL ECONOMIC USE OR BENEFIT FROM THE PROPERTY IN QUESTION BECAUSE:

\_\_\_\_\_  
\_\_\_\_\_

**(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)**

- b) THE HARDSHIP IS UNIQUE AND DOES NOT APPLY TO A SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- d) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. IF AN AREA VARIANCE IS REQUESTED:

- a) THE VARIANCE WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES BECAUSE:

THERE WILL BE NO CHANGE.

- b) THE BENEFIT SOUGHT BY THE APPLICANT CAN NOT BE ACHIEVED BY SOME METHOD, FEASIBLE FOR THE APPLICANT TO PURSUE, OTHER THAN AN AREA VARIANCE, BECAUSE:

WE ONLY SEEK  
A VARIANCE FOR A SHED.  
CONVIENT FOR US AS SENIOR CITIZENS  
MOST LEVEL + EASE OF ACCESS

- c) THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:

IT'S A WOODEN SHED

- d) THE PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT BECAUSE:

NO PHYSICAL OR  
ENVIRONMENTAL ADVERSE EFFECTS

- e) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:

ADHERE TO TOWN  
REQUIREMENTS

7. ADDITIONAL REASONS (IF PERTINENT):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Ch Pull*

PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 20 DAY OF March 2023

*Rachel Vazquez*  
\_\_\_\_\_  
NOTARY PUBLIC



NOTE: NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the Zoning Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be reviewed prior to Zoning Board of Appeals decision. And also NYS GML Section 239-NN requires notification for any proposed actions, to the Municipal Clerk, within 500 feet of the Border of that adjoining County, Town or City.

**(ALL MATERIALS REGARDING THE APPLICATION MUST BE SUBMITTED TO THE ZONING BOARD OFFICE FOR REVIEW NO LATER THAN 13 DAYS PRIOR TO THE HEARING DATE OR THEY MAY NOT BE CONSIDERED THE NIGHT OF THE MEETING).**

(NOTE: BOARD MEMBERS MAKE SITE VISITS TO ALL THE PROPERTIES)

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information							
Name of Action or Project:							
Project Location (describe, and attach a location map): <i>122 HOLMES ROAD TOWN OF NEWBURGH</i>							
Brief Description of Proposed Action:							
Name of Applicant or Sponsor: <i>CHARLES PULLIAM</i>		Telephone:					
Address: <i>122 HOLMES ROAD</i>		E-Mail:					
City/PO: <i>TOWN OF NEWBURGH</i>		State: <i>N.Y.</i>	Zip Code: <i>12550</i>				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? _____, <i>7</i> acres							
b. Total acreage to be physically disturbed? _____ acres							
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres							
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							



<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p>		
<p>Applicant/sponsor name: <u>CHARLES PALLIAM</u></p> <p>Signature: <u><i>Charles Palliam</i></u></p>	<p>Date: <u>3/17/23</u></p>	

Agency Use Only [If applicable]

Project:

Date:


**Short Environmental Assessment Form  
Part 2 - Impact Assessment**

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>



Agency Use Only [If applicable]

Project:	
Date:	

**Short Environmental Assessment Form**  
**Part 3 Determination of Significance**

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

\_\_\_\_\_  
Name of Lead Agency

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print or Type Name of Responsible Officer in Lead Agency

\_\_\_\_\_  
Title of Responsible Officer

\_\_\_\_\_  
Signature of Responsible Officer in Lead Agency

\_\_\_\_\_  
Signature of Preparer (if different from Responsible Officer)



ORANGE COUNTY – STATE OF NEW YORK  
 ANN G. RABBITT, COUNTY CLERK  
 255 MAIN STREET  
 GOSHEN, NEW YORK 10924

COUNTY CLERK'S RECORDING PAGE  
 \*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*



BOOK/PAGE: 14014 / 1221  
 INSTRUMENT #: 20160012366

Receipt#: 2086307  
 Clerk: LM  
 Rec Date: 02/26/2016 01:14:08 PM  
 Doc Grp: D  
 Descrip: DEED  
 Num Pgs: 5  
 Rec'd Frm: TRANSACTION TITLE AGENCY (58)

Party1: COLANDREA BARBARA  
 Party2: PULLIAM CHARLES  
 Town: NEWBURGH (TN)  
 6-3-15

Recording:  
 Recording Fee 45.00  
 Cultural Ed 14.25  
 Records Management - Coun 1.00  
 Records Management - Stat 4.75  
 TP584 5.00  
 RP5217 Residential/Agricu 116.00  
 RP5217 - County 9.00

Sub Total: 195.00

Transfer Tax  
 Transfer Tax - State 960.00

Sub Total: 960.00

Total: 1155.00  
 \*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
 Transfer Tax #: 5544  
 Transfer Tax  
 Consideration: 240000.00

Transfer Tax - State 960.00

Total: 960.00

Payment Type: Check \_\_\_\_\_  
 Cash \_\_\_\_\_  
 Charge \_\_\_\_\_  
 No Fee \_\_\_\_\_

Comment: \_\_\_\_\_

STATE OF NEW YORK (COUNTY OF ORANGE) SS:  
 I, KELLY A. ESKEW, COUNTY CLERK AND CLERK OF THE  
 SUPREME AND COUNTY COURTS, ORANGE COUNTY, DO  
 HEREBY CERTIFY THAT I HAVE COMPARED THIS COPY WITH  
 THE ORIGINAL THEREOF FILED OR RECORDED IN MY OFFICE  
 ON 2-26-2016 AND THE SAME IS A CORRECT  
 TRANSCRIPT THEREOF IN WITNESS WHEREOF, I HAVE  
 HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL

3-16-2023 *Kelly A. Eskew*  
 COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS,  
 ORANGE COUNTY

*Ann G. Rabbitt*

Ann G. Rabbitt  
 Orange County Clerk

Record and Return To:

MARC C KERCHMAN  
 1200 STONY BROOK CT SUITE 2  
 NEWBURGH, NY 12550

11-2825-0

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT - THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made on this 5 day of February 2016

**BETWEEN**

Barbara S. Colandrea Individually and as surviving Tenant by Entirety  
of Robert C. Colandrea, deceased  
122 Holmes Road, Newburgh, NY 12550

party of the first part, and

Charles Pulliam and Joann Pulliam, husband and wife  
34 Lattintown Road, Newburgh, NY 12550

6-3-15

party of the second part,

WITNESSETH, that the party of the first part, in consideration of -----

-----TEN (\$10.00) dollars,  
lawful money of the United States, and other good and valuable consideration paid by the party of the  
second part, does hereby grant and release unto the party of the second part, the heirs or successors and  
assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate,  
lying and being in the Town of Newburgh, County of Orange, State of New York and being more  
particularly described on Schedule "A" attached hereto,

### **Schedule A Description**

ALL that lot of land situate in the Town of Newburgh, Orange County, New York, bounded and described as follows:

BEGINNING at the point of intersection of the northerly line of Holmes Road with the westerly line of Barbara Drive; thence along Holmes Road North 63 degrees 50 minutes West 183.2 feet; thence North 19 degrees 03 minutes East 169.5 feet; thence South 63 degrees 50 minutes East 187.2 feet; thence along the westerly line of Barbara Drive South 20 degrees 24 minutes 30 seconds West 169.0 feet to the point of beginning.

SUBJECT to easements, covenants and restrictions of record including, without limitation, that certain Declaration and Agreement of Common Driveway Easement dated January 18, 2016 and to be recorded just prior to the recording of this Deed.

BEING and intended to be the same premises conveyed to Robert C. Colandrea and Barbara S. Colandrea, husband and wife, by Deed dated 12/13/67 and recorded with the Orange County Clerk on 12/26/67 in Liber 1784 of Deeds p. 895. The said Robert C. Colandrea died a resident of the Town of Newburgh, County of Orange, State of New York on July 30, 2005 while the lawfully wedded spouse of Barbara S. Colandrea and leaving her as his surviving Tenant by the Entirety.

**TOGETHER** with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

**TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

**TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

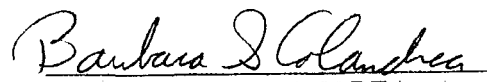
**AND** the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

**AND** the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

**IN WITNESS WHEREOF**, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

  
BARBARA S. COLANDREA

ACKNOWLEDGEMENT IN NEW YORK STATE (RPL 309-a)

State of New York, County of Orange ss.:

On February 5, 2016 before me, the undersigned, personally appeared Barbara S. Colandrea

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to be that she/ executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

RICHARD W. HOYT
Notary Public, State of New York
No. 4836087
Qualified in Orange County
Commission Expires August 31, 2017

[Handwritten signature]

ACKNOWLEDGEMENT OUTSIDE NEW YORK STATE (RPL 309-B)

State of County of ss.:

On before me, the undersigned, personally appeared

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to be that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such an appearance before the undersigned in

(insert city or political subdivision and state or county or other place acknowledgment taken)

(signature and office of individual taking acknowledgment)

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS(ES)

State of )
)ss.
County of )

On before me, the undersigned, personally appeared

The subscribing witness(es) to the foregoing instrument, with whom I am personally acquainted, who being by me duly, sworn, did depose and say that he/she/they reside(s) in (if the place of residence is in a city, include the street and street number, if any, thereof);

that he/she they know(s)

to be the individual(s) described in and who executed the foregoing instrument; that said subscribing witness(es) at the same time subscribed his/her/their name(s) as a witness(es) thereto. (if taken outside New York State insert city or political subdivision and state or county or other place acknowledgment taken And that said subscribing witness(es) made such appearance before the undersigned in

SECTION 6
BLOCK 3
LOT 15
COUNTY OR TOWN Newburgh

RETURN BY MAIL TO:

Marc Kerchman, Esq.
1200 Stony Brook Ct, Suite 2
Newburgh, NY 12550

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS

TITLE NO.

Barbara S. Colandrea

TO

Charles Pulliam and Joann Pulliam

Reserve this space for use of Recording Office



## TOWN OF NEWBURGH

*~Crossroads of the Northeast~*

**CODE COMPLIANCE DEPARTMENT**  
21 HUDSON VALLEY PROFESSIONAL PLAZA  
NEWBURGH, NEW YORK 12550

TELEPHONE 845-564-7801  
FAX LINE 845-564-7802

### NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**Date: 03/17/2023**

**Application No. 23-0082**

**To: Charles Pulliam**  
122 Holmes Rd  
Newburgh, NY 12550

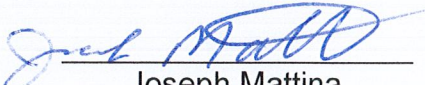
**SBL: 6-3-15**  
**ADDRESS: 122 Holmes Rd**

**ZONE: AR**

PLEASE TAKE NOTICE that your application dated 02/02/2023 for permit to install a 14' x 16' accessory building in a front yard. on the premises located at 122 Holmes Rd is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code:

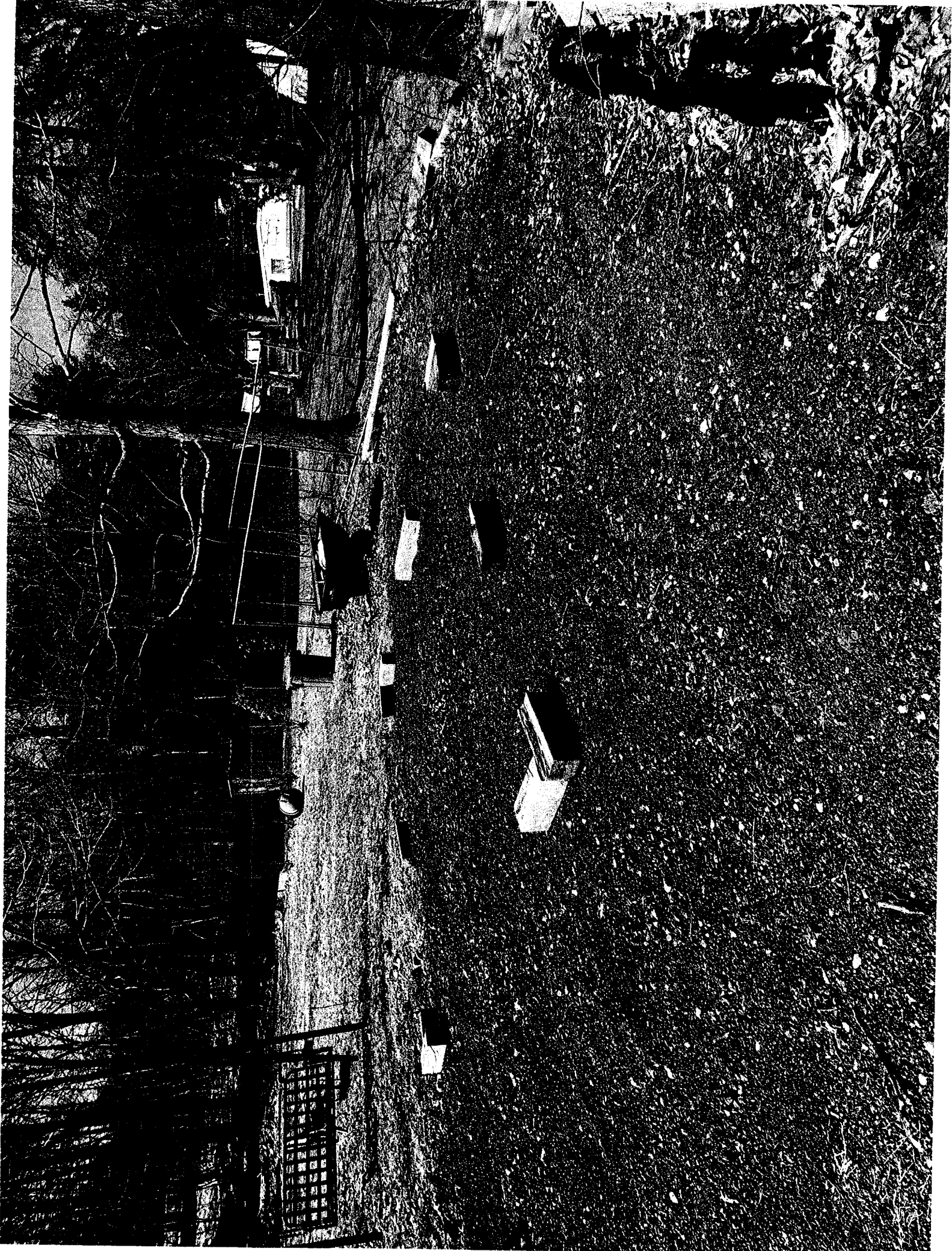
1) 185-43-F: No garden house, tool shed, pool or tennis court shall be located in a front yard. (Corner lot)

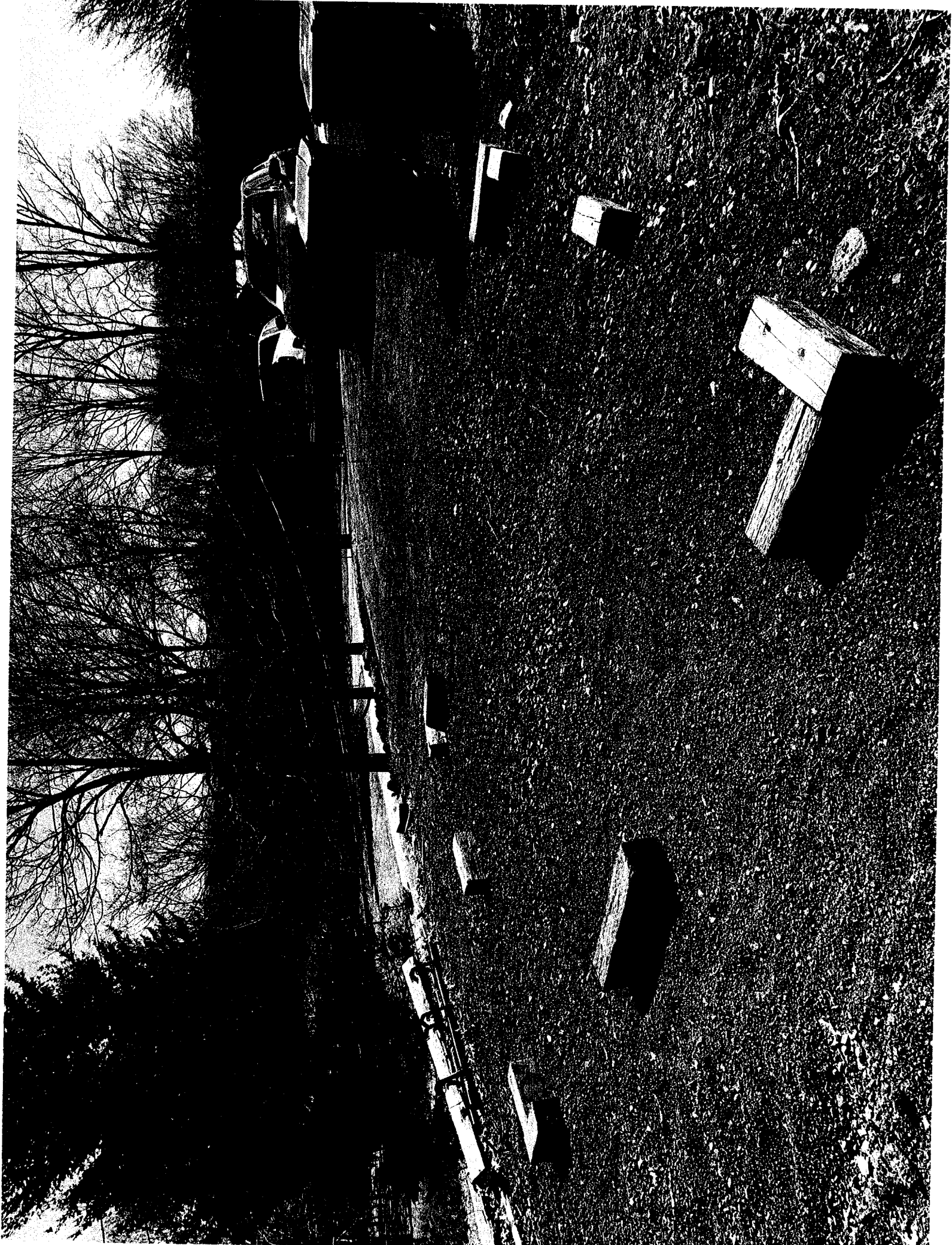
  
\_\_\_\_\_  
Joseph Mattina

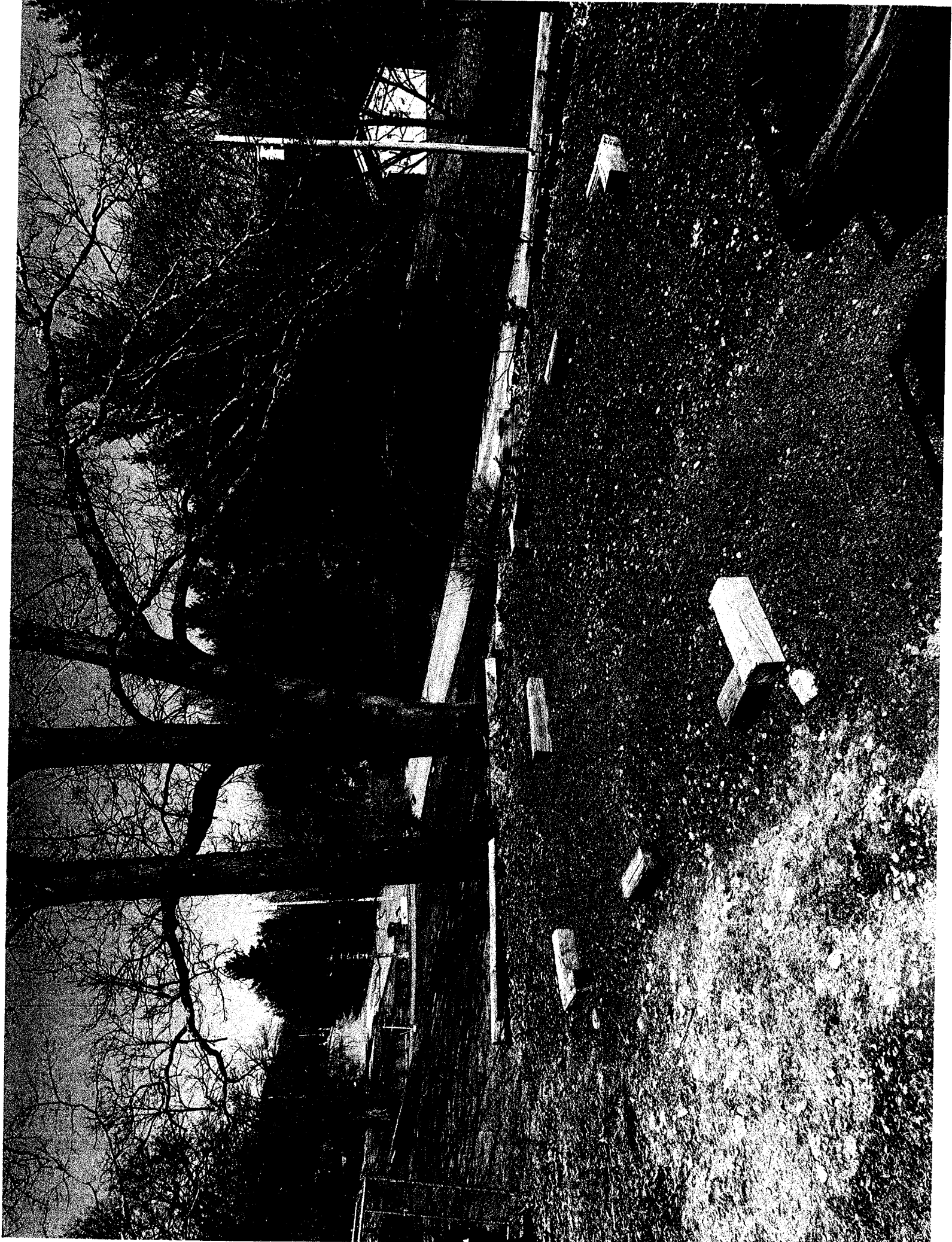
Cc: Town Clerk & Assessor (500')  
File

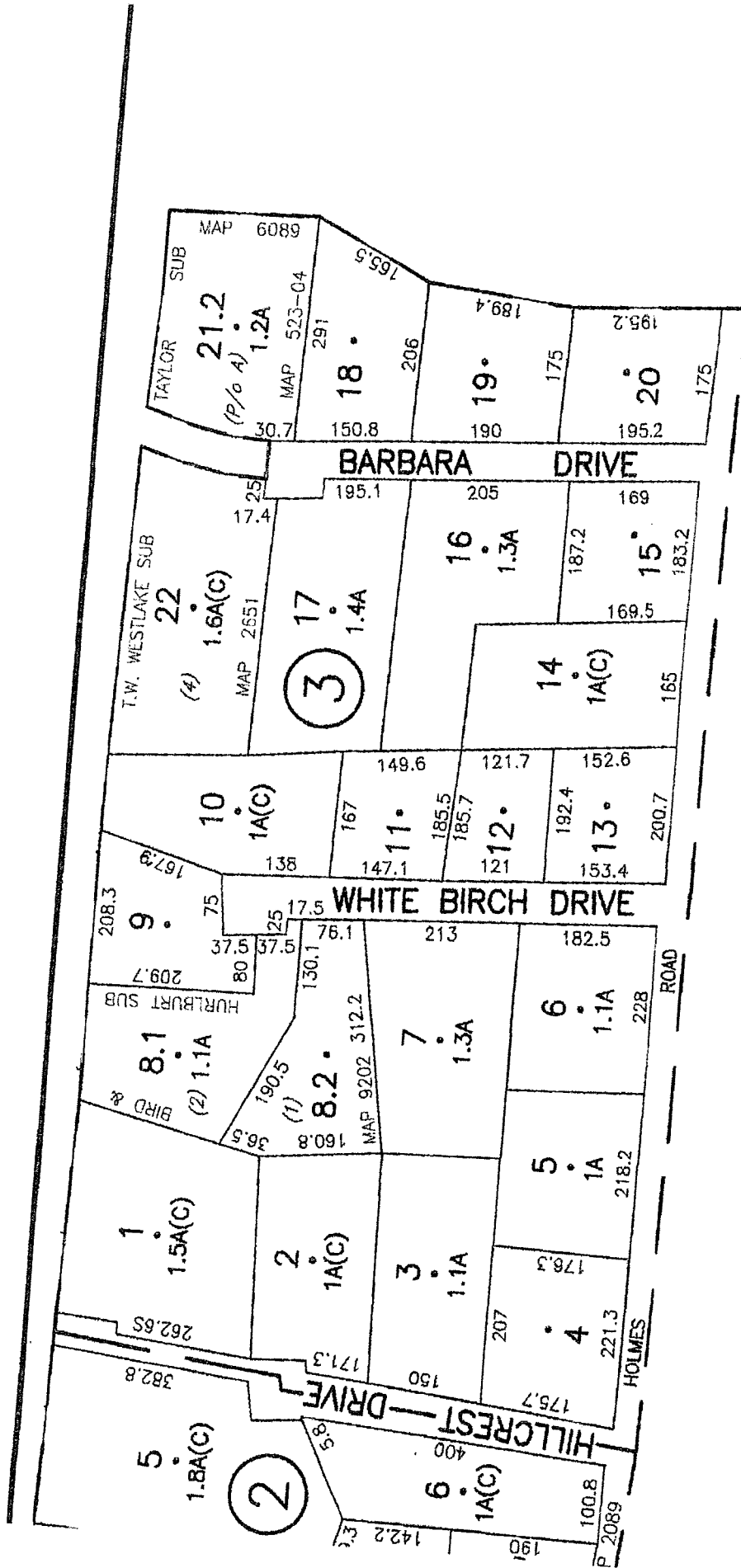












**COUNT**

*7/6 November 1951  
E-3-15*

INSERT B  
1" = 200'



**AFFIDAVIT OF POSTING(S) OF  
NOTICE OF PUBLIC HEARING  
AT THE PROPERTY**

STATE OF NEW YORK: COUNTY OF ORANGE:

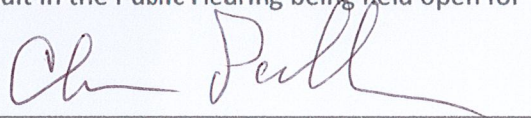
I, CHARLES PULLIAM, being duly sworn, depose and say that I did on or before

April 13th, 2023, post and will thereafter maintain at

122 Holmes Rd 6-3-15 AR Zone in the Town of Newburgh, New York, at or near the front

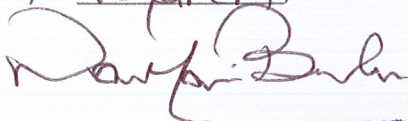
property line(s) and within view of each fronting street a copy(ies) of the Notice of Public Hearing, which notice was in the form attached hereto.

The applicant shall maintain and update notice(s) (with amended information if there is any change to the information contained in the original Notice of Hearing) until after the Public Hearing is closed. The Notice must then be removed and property disposed of within ten (10) days of the close of the Public Hearing. Failure to follow the required procedure may result in the Public Hearing being held open for additional time.

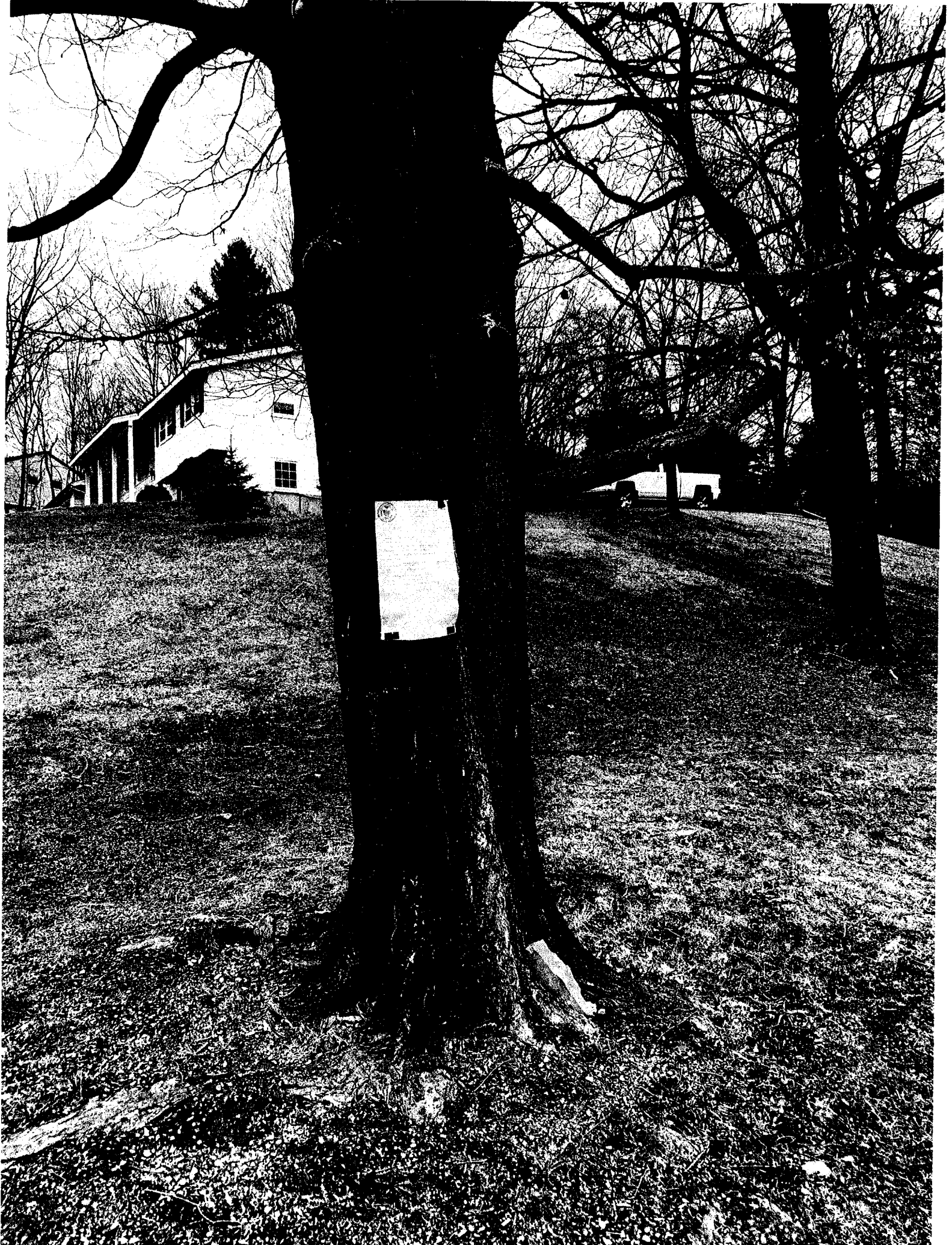
  
\_\_\_\_\_

Sworn to before me this 24

day of March, 2023.











122 Holmes Rd

# Barbara Drive

(R.O.W. width 50')

**CODE COMPLIANCE  
DEPARTMENT**

**MAR 09 2023**

**Sign X**

Tax ID# 6-3-16  
S 63°50'00" E  
187.20'

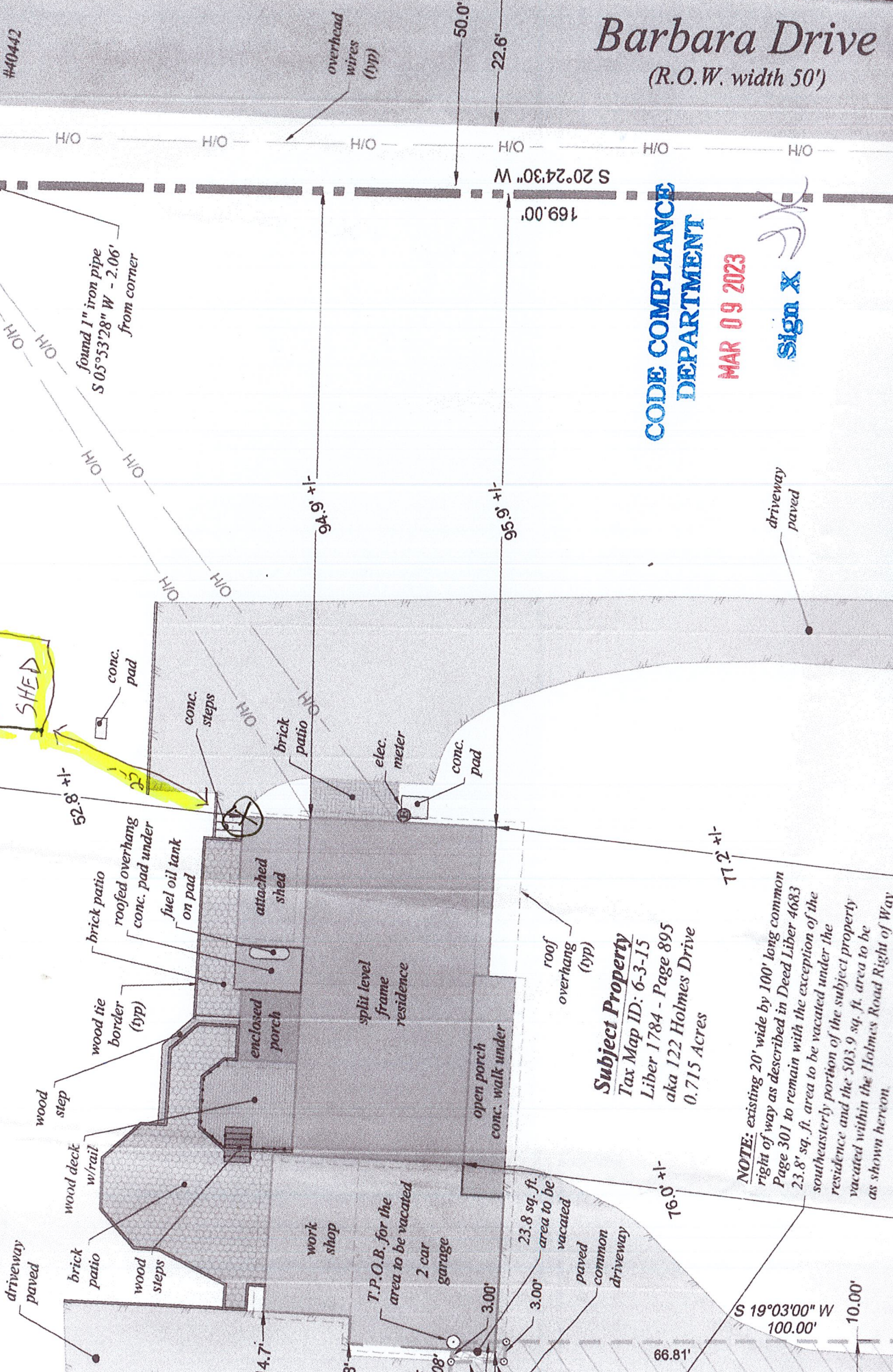
50.0'  
22.6'

S 20°24'30" W  
169.00'

12x14  
SHED

found 1" iron pipe  
S 05°53'28" W - 2.06'  
from corner

chain link fence



**Subject Property**  
Tax Map ID: 6-3-15  
Liber 1784 - Page 895  
aka 122 Holmes Drive  
0.715 Acres

**NOTE:** existing 20' wide by 100' long common right of way as described in Deed Liber 4683 Page 301 to remain with the exception of the 23.8' sq. ft. area to be vacated under the southeasterly portion of the subject property residence and the 303.9 sq. ft. area to be vacated within the Holmes Road Right of Way as shown hereon.

T.P.O.B. for the area to be vacated  
2 car garage

23.8 sq. ft. area to be vacated  
paved common driveway

S 19°03'00" W  
100.00'

66.81'

10.00'