



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

**June 11, 2026**

<b>Case Number:</b>	2026-CVR-810 / 2026-CPL-810
<b>Property Address:</b>	6801 Stanley Road ( <i>Approximate Address</i> )
<b>Location:</b>	Decatur Township, Council District #21
<b>Petitioner:</b>	Claudia and Garcia Aboyetes & Jose M. Chicas, by David Gilman
<b>Current Zoning:</b>	D-3 Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for two primary dwellings on two lots with the provision of a septic system for each dwelling (connection to public or semipublic sanitary sewer facilities required), and to both legally establish a detached accessory structure with a 5.3-foot north side yard setback (minimum 6-foot side yard required) and temporarily allow for a residential lot improved with solely an accessory structure (not permitted).
<b>Request:</b>	Approval of a Subdivision Plat to be known as Replat of Lot 42 in Quilin Acres Subdivision, subdividing 2.01 acres into two lots.
<b>Current Land Use:</b>	Residential & Unpermitted Commercial
<b>Staff Recommendation:</b>	Staff recommends <b>approval</b> of the variances, subject to commitments. Staff recommends <b>approval</b> of the plat, subject to conditions.
<b>Staff Reviewer:</b>	Michael Weigel, Principal Planner I

**PETITION HISTORY**

**5/14/26:** The petitioner and the Decatur Township Land Use Committee agreed to a joint continuance request to the June 11<sup>th</sup> hearing date, to allow time for the petitioner's representative to present to the neighborhood group.

**4/9/26:** A timely automatic continuance was filed by a registered neighborhood organization to continue this petition to the May 14<sup>th</sup> Hearing Examiner date.

**STAFF RECOMMENDATION**

Staff recommends **approval** of the requested variances, subject to the following commitments:

1. Installation of any new septic system or adjustments to any existing septic system shall be conducted in consultation with and per the regulations of the Marion County Health Department or other relevant bodies.
2. Required permits to allow for construction of a single-family residence on the newly created lot with temporary placement of solely an accessory structure shall be filed with and issued by the Department of Business and Neighborhood Services within 6 months of petition approval.

Staff recommends that the Hearing Examiner **approve** and find that the plat, file-dated March 3, 2026, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the Final Plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the Final Plat.
11. That all the standards related to Secondary Plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the Final Plat.
12. That the plat shall be recorded within two (2) years after the date of conditional approval by the Hearing Examiner.

## PETITION OVERVIEW

### LAND USE

6801 Stanley Road is a residential parcel approximately 2 acres in size that is currently improved with a single-family residence and several accessory structures. The primary residence on the western portion of the site has a square footage of 820 square feet, and an accessory garage has historically existed near that primary residence. In 2022, permits were approved to allow for construction of a second detached accessory structure to the east (approved site plan below). This structure was built both taller and larger than the primary residence, which was noted within the open violation case VIO25-005622.

The property is zoned D-3 to allow for residential development, and surrounding properties are also residential in nature and zoned D-3.



Department of Metropolitan Development  
Division of Planning  
Current Planning

A previous companion petition (2025CVR833 and 2025CPL833) for the property was withdrawn in 2025, and on staff's recommendation the Variance of Use filed earlier in 2026 (2026UV3006) was converted to this existing companion petition seeking both a replat to create two separate lots and three (3) variances.

## PLAT

Approval of the plat petition would result in the creation of two separate lots. Lot 1 would have a size of 0.527 acres and would contain the existing residence and detached garage nearest the residence. Lot 2 would have a size of 1.481 acres and would contain the 2022 detached structure, a new single-family residence to be constructed, and the septic fields for both residences. An easement for the septic field is shown on the provided plat, and a driveway access easement would potentially be required for the shared driveway as well.

Each lot would front on Stanley Road to the west. No new streets would be created as a part of the plat, and no new sidewalk would need to be added due to the residential exception found within 744-303.B of the Indianapolis Zoning Ordinance. The proposed lots would meet standards of the D-3 zoning district.

## VARIANCES OF DEVELOPMENT STANDARDS

Approval of this petition would allow for the construction of a second primary residence on the proposed Lot 2 that would have square footage and height exceeding that of the detached structure mentioned within the open violation at the site. The site plan provided for staff review also shows a small rear addition onto the rear of the existing residence and is viewable within the Exhibits below.

Although this project would cure the portions of the violation related to the size and height of the 2022 building exceeding the currently existing primary residence, staff identified three (3) variances:

- Both the existing residence and the new residence would utilize a septic system, and Ordinance would require residences within the D-3 zoning district to connect to public or semipublic sanitary sewer facilities. This would require a Variance of Development Standards.
- The detached garage existing at the site prior to 2022 has a northern side setback of 5.3 feet, and the D-3 district would require a setback of 6 feet. Approval of this variance would legally establish that detached garage in this location.
- The approval of the lot subdivision would result in a temporary period of time where Lot 2 would solely be improved with an accessory structure without a primary residence on the lot, which would require a Variance of Use.

The violation case opened at this property cited the accessory structure for being larger and taller than the primary building. However, this enforcement action also mentioned nine (9) other zoning non-conformities related to the outdoor parking of numerous commercial and inoperable vehicles in the rear yard of the site (full Notice of Violation and related photos within the Exhibits below). Relief from those citations was not requested as a part of this petition, and the petitioner's representative has indicated to staff that the violations unrelated to the accessory structure have been resolved. Approval of this petition would not allow for a commercial contractor or for outdoor storage, and continued non-compliance would be subject to additional enforcement action by the Department of Business and Neighborhood Services.



**STAFF ANALYSIS**

Since the proposed plat meets the standards of the D-3 zoning district and would not require any waivers of the Subdivision Regulations, staff recommends **approval** of the requested plat petition.

Staff reached out to representatives with the Marion County Health Department in February of 2026 to inquire about the feasibility of having residential properties at this site connected to local sewer, and if the septic fields shown would be satisfactory from their perspective. A substantial portion of the response provided by that agency is within the Exhibits below, which indicates that (a) connecting the site to sewer would require an extension of almost a half-mile and (b) that the septic layout shown on plans provided would be feasible if installed per Code. The petitioner was agreeable to a commitment that the new septic areas installed would meet MCDH requirements, and for these reasons staff recommends **approval** of the variance related to the lack of a sanitary sewer for the existing or proposed residence.

The older detached garage on the property appears to have existed in that location since 2006, per aerial photography and the property card. Although not eligible for legal non-conforming status, the Findings provided by petitioner indicate that no negative externality has existed in the 20 years since placement of that structure and that the requested relief would only be for 0.7 feet. Staff agrees that the variance would be minor in nature and recommends **approval** of the request.

Approval of the plat petition would result in the creation of a lot solely developed with an accessory structure, and accessory buildings are not allowed in the D-3 zoning district without a related primary residence on the lot. However, the property owner would be unable to obtain permits to allow for construction of that second residence until the lots had been split (a variance for two primary residences on one lot would be required otherwise). The petitioner indicated their agreement to a commitment that permits to allow for construction of that building would be applied for and obtained within six (6) months of petition approval. Since this would result in Lot 2 only being developed with an accessory structure for the short period of time needed to obtain permits and would void the variance if permits were not obtained, staff recommends **approval** of this request.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	D-3	
<b>Existing Land Use</b>	Residential & Unpermitted Commercial	
<b>Comprehensive Plan</b>	Suburban Neighborhood	
<b>Surrounding Context</b>	<b>Zoning</b>	<b>Surrounding Context</b>
	North:	D-3 North: Residential
	South:	D-3 South: Residential
	East:	D-3 East: Residential
	West:	D-3 West: Residential
<b>Thoroughfare Plan</b>		
Stanley Road	Local Street	90-foot existing right-of-way and 50-foot proposed right-of-way
<b>Context Area</b>	Metro	

<b>Floodway / Floodway Fringe</b>	No
<b>Overlay</b>	Yes
<b>Wellfield Protection Area</b>	No
<b>Site Plan</b>	02/02/2026
<b>Site Plan (Amended)</b>	03/03/2026
<b>Elevations</b>	N/A
<b>Elevations (Amended)</b>	N/A
<b>Landscape Plan</b>	N/A
<b>Findings of Fact</b>	02/02/2026
<b>Findings of Fact (Amended)</b>	05/08/2026

**COMPREHENSIVE PLAN ANALYSIS**

**Comprehensive Plan**

- Marion County Land Use Plan Pattern Book

**Pattern Book / Land Use Plan**

- The Suburban Neighborhood typology is predominantly made up of single-family housing, but is interspersed with attached and multifamily housing where appropriate. This typology should be supported by a variety of neighborhood-serving businesses, institutions, and amenities. Natural corridors and natural features such as stream corridors, wetlands, and woodlands should be treated as focal points or organizing systems for development.
  - A small portion of the property to the southwest falls within an Environmentally Sensitive Areas overlay, intended for areas containing high quality woodlands, wetlands, or other natural resources that should be protected.

**Red Line / Blue Line / Purple Line TOD Strategic Plan**

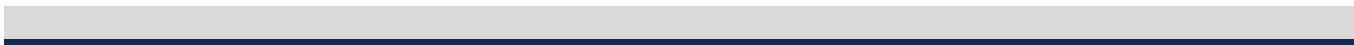
- Not Applicable to the Site.

**Neighborhood / Area Specific Plan**

- Not Applicable to the Site.

**Infill Housing Guidelines**

- Not Applicable to the Site.



## ZONING HISTORY

### ZONING HISTORY – SITE

**2026DV2033**, Variance of Use and Development Standards of the Consolidated Zoning and Subdivision Ordinance to allow for the construction of a second primary dwelling on a lot (not permitted) with the provision of a septic system for each dwelling (connection to public or semipublic sanitary sewer facilities required), and to legally establish a detached accessory structure with a 5.3-foot north side yard setback (minimum 6-foot side yard required), **withdrawn and replaced by this petition.**

**2025CVR833**, Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a septic system for each lot (connection to public or semipublic sanitary sewer facilities required), to provide for a lot width and street frontage of 15 feet for proposed Lot 2 (minimum 70-foot lot width required and minimum 35 feet of street frontage required), and to legally establish a detached accessory structure, with a 5.3-foot north side yard setback (minimum six-foot side yard required), **withdrawn.**

**2025CPL833**, Approval of a Subdivision Plat to be known as Replat of Lot 42 in Quillin Acres Addition, dividing 2.008 acres into two lots, **withdrawn.**

### ZONING HISTORY – VICINITY

**2019DV1061 ; 8806 Camby Road (southwest of site)**, Variance of development standards of the Consolidated Zoning and Subdivision Control Ordinance to provide for the expansion of a detached garage in front of the established building line of the Stanley Avenue (not permitted), **approved.**

**2014DV2009 ; 6611 Stanley Road (north of site)**, Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a 1,584-square foot pole barn, creating an accessory building area of 2,304 square feet or 180% of the main floor area of the primary building and accessory use area of 2,572 square feet or 201% of the total floor area of the primary dwelling (maximum 75% of the main floor area of the primary dwelling or 963 square feet permitted, maximum 99.9% of the total floor area of the primary dwelling or 1,279 square feet permitted), **approved.**

**2009DV1029 ; 6907 Stanley Road (south of site)**, Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for: (a) a lot with a 35-foot lot width at the required front setback line (minimum 70-foot lot width required); (b) a 1,350-square foot building in front of the established front building line (not permitted); (c) resulting in an accessory use area of 2,666 square feet, being 141 percent of the total living area of the primary structure (maximum 1,900 square feet or 99.99 percent of the total living area of the primary structure permitted), **approved.**

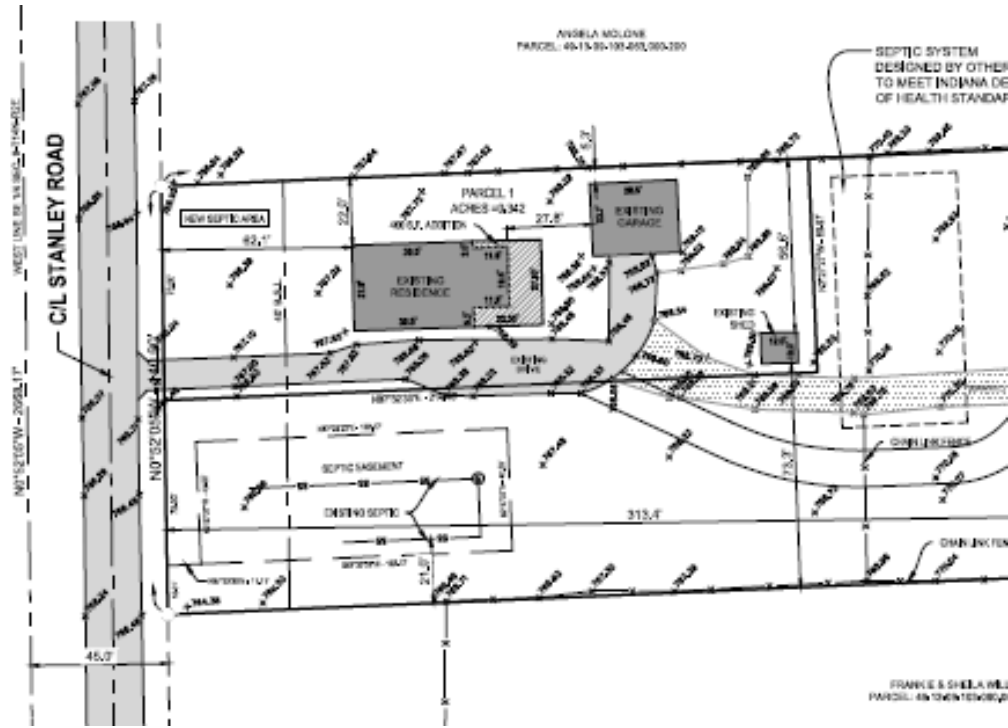
**2006DV2012 ; 6646 Stanley Road (northwest of site)**, Variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for the construction of a 2,160 square foot barn resulting in 3,847 square feet of accessory structure area or 186 percent of the main floor area of the primary dwelling (maximum 1,554 square feet or 75 percent of the main floor area of the primary dwelling permitted), and resulting in 3,907 square feet of accessory use area or 189 percent of the total living area of the primary dwelling (2,072 square feet or 100 percent of the total living area of the primary dwelling permitted), **approved.**

**EXHIBITS**

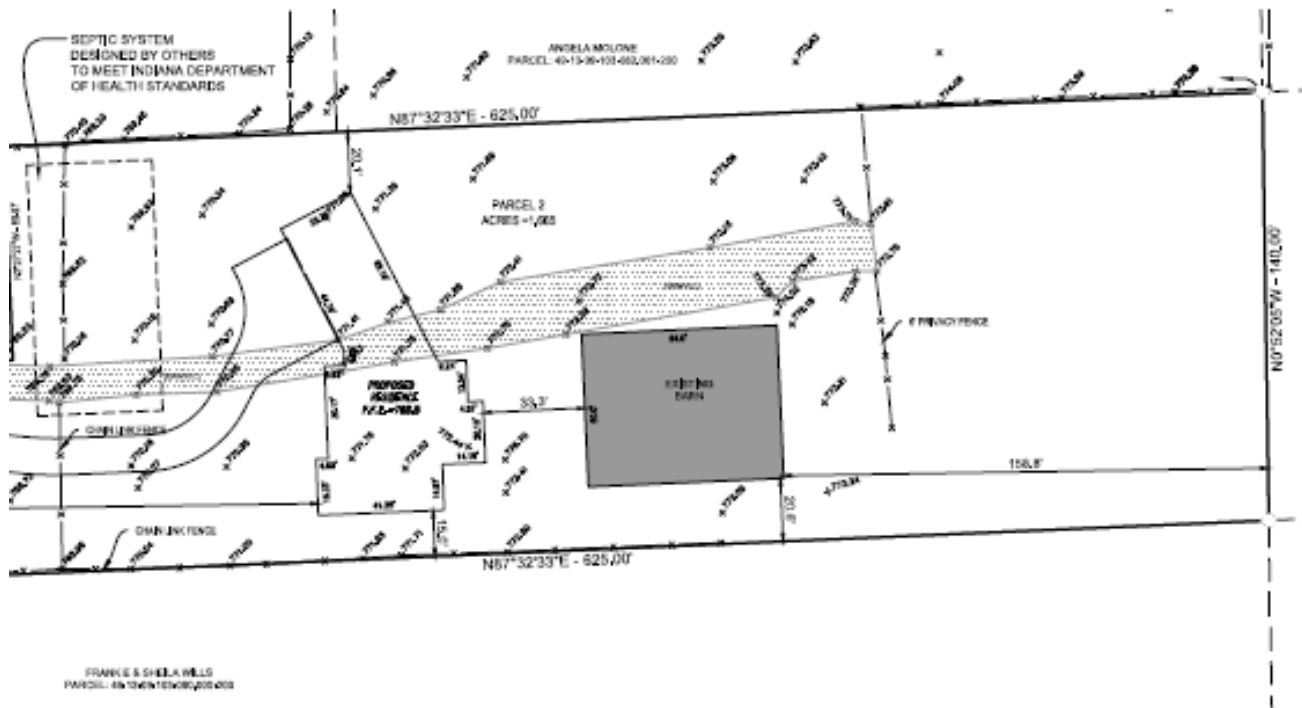
**2026-CVR-810 / 2026-CPL-810 ; Aerial Map (2025)**



**2026-CVR-810 / 2026-CPL-810 ; Site Plan (western half)**



**2026-CVR-810 / 2026-CPL-810 ; Site Plan (eastern half)**







**2026-CVR-810 / 2026-CPL-810 ; Notice of Violation (VIO25-005622)**

**Section 740 -1005.A.3. Civil Zoning Violation**

**Specific Violation:** The outdoor storage of junk, trash, or debris in any zoning district, the provisions of which do not specifically permit such a use; (Tarps, scrap wood, loose trash, and other miscellaneous items throughout the property).

**Section 740 -1005.A.4. Civil Zoning Violation**

**Specific Violation:** The outdoor storage of inoperable vehicles in any zoning district, the provisions of which do not specifically permit such a use; (Any motor vehicle, racing vehicle, recreational vehicle, trailer, camper, boat, airplane, bus, truck, or similar vehicle, that cannot be driven, towed or hauled on a city street without being subject to the issuance of a traffic citation by reason of its operating condition or the lack of a valid license plate, or flat tires; or that is otherwise partially dismantled or mechanically inoperable... Multiple vehicles invalid plates).

**Section 740 -1005.A.4. Civil Zoning Violation**

**Specific Violation:** The outdoor storage of vehicle parts in any zoning district, the provisions of which do not specifically permit such a use; (Tires, wheels, bumper, and other miscellaneous vehicle parts throughout the property).

**Section 740 -1005.A.5. Civil Zoning Violation**

**Specific Violation:** The parking or storage of a commercial vehicle in any zoning district, when the provisions of which do not specifically permit such a use; (Trailer, open or enclosed, holding landscaping or construction equipment...Sealcoating tank, air compressor).

**Section 740 -1005.A.5. Civil Zoning Violation**

**Specific Violation:** The parking or storage of a commercial vehicle in any zoning district, when the provisions of which do not specifically permit such a use; (Trailer, open or enclosed, with a cargo holder exceeding 12ft. in length... 18ft. trailer).

**Section 740 -1005.A.7. Civil Zoning Violation**

**Specific Violation:** The conduct of any activity in a zoning district, not specifically enumerated as a permitted primary or accessory use in that zoning district; (743-306.A.1.a - Any accessory use or structure shall be customarily incidental, accessory and subordinate to, and commonly associated with, the operation of the primary use of the lot...accessory structure larger than the primary structure).

**Section 740 -1005.A.7. Civil Zoning Violation**

**Specific Violation:** The conduct of any activity in a zoning district, not specifically enumerated as a permitted primary or accessory use in that zoning district; (Table 743-1: - A construction contractor / asphalt company is not a permitted use in a D-3 zoning district).

**Section 740 -1005.A.7. Civil Zoning Violation**

**Specific Violation:** The conduct of any activity in a zoning district, not specifically enumerated as a permitted primary or accessory use in that zoning district; (Table 743-1: - Outdoor storage and operations is not a permitted accessory use in a D-3 zoning district...porta-john, pallets, drainage pipes).

**Section 740 -1005.A.7. Civil Zoning Violation**

**Specific Violation:** The conduct of any activity in a zoning district, not specifically enumerated as a permitted primary or accessory use in that zoning district; (Table 743-1: - Vehicle storage is not a permitted primary use in a D-3 zoning district).

**Section 740 -1005.A.8. Civil Zoning Violation**

**Specific Violation:** Failure to comply with use-specific standards and zoning district development standards for the D-3 district; (743-306.A.2.c. - The height of any accessory building or minor residential structure shall be less than the height of the primary building).

**Section 740 -1005.A.8. Civil Zoning Violation**

**Specific Violation:** Failure to comply with use-specific standards and zoning district development standards for the D-3 district; (743-306.AA.2. - No more than 2 recreational vehicles shall be permitted to be parked outside in a D-3 zoning district).

**2026-CVR-810 / 2026-CPL-810 ; Septic Information (MCHD; email 2/20/26)**

1. The closest sanitary sewer main that could be accessed is located at 67 and Camby Road. It would have to be extended approximately half a mile to get to this property, so financially it's not a feasible option. All the other homes on Stanley utilize septic systems for their sewage treatment.

2. The smaller septic system area on the plan (the westernmost one) is the existing septic system for the current residence, and while older, it is still functioning properly and would not need to be replaced or upgraded at this time. All we would require is that a legal easement be obtained if it ends up being on the other parcel when they split the lots. The larger (easternmost) septic area is for the new proposed home. They actually came to us before starting the process to make sure a septic would even be feasible. We have evaluated soil, reviewed floor plans, and issued minimum requirements. While we have not issued a permit yet (application has not been submitted), we have met the septic installer on site and laid a proposed septic out that will meet all requirements. It's a tight fit, but a septic that's up to code will work.

3. Nothing else really concerns us about this layout besides what was already mentioned. The existing home would need an easement granted to keep the existing septic on the new parcel, and the area for the new home is limited, so we want to make sure it is not disturbed during construction of the home, because if this area is ruined we may not be able to get another septic in. The builder and property owners have been made aware of this and seem to have taken it seriously.

**2026-CVR-810 / 2026-CPL-810 ; Findings of Fact (Septic)**

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

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The subject property—and surrounding properties—are not served by public sanitary sewer service, and properly designed and maintained private sewage disposal systems are the accepted and regulated method of wastewater treatment in this vicinity. Each system has been reviewed, approved, and the existing system inspected by the Marion County Public Health Department to ensure compliance with all applicable environmental and performance standards. All new residential construction will be designed and built in accordance with current building codes and health regulations, providing safe and sanitary living conditions equivalent to those served by public sewer. The continued use of approved septic systems therefore poses no risk to public health or safety and maintains the established development pattern of the area without adverse impact on the community's welfare.

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2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

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The subject property—and the immediate area—are not served by public sanitary sewer service, and private septic systems are the standard, established method of wastewater disposal for comparable properties. Allowing this system maintains the same development pattern that already exists throughout the vicinity, ensuring no change in character, intensity, or perceived desirability of the area.

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3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

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The surrounding area is not served by public sanitary sewer service, and no extension of municipal infrastructure is planned or feasible for this portion of the community. Requiring a connection at such distance would impose excessive cost and logistical barriers of necessary right of way and multiple driveway interruptions. Because the property cannot reasonably connect to a public system, strict enforcement would effectively prevent any practical or beneficial use of the land. This relief enables reasonable use of the property without altering the essential character of the area or diminishing the use or value of adjacent properties.

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**2026-CVR-810 / 2026-CPL-810 ; Findings of Fact (Existing Garage)**

1. The grant will not be injurious to the public health, safety, morals, and general welfare of the community because:

The existing detached garage, constructed in 2006, is located only six inches closer to the side lot line than the ordinance minimum setback standard. This minimal deviation does not create any condition that would be injurious to the public health, safety, or general welfare. The structure has stood in its current location for nearly two decades without incident, demonstrating that its placement does not interfere with emergency access, sight visibility, drainage patterns, or the safe use of adjoining properties.

2. The use or value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because:

The detached garage encroaches only six inches into the required side setback and has existed in this location for nearly twenty years without any known adverse effect on the surrounding community. The six-inch setback deviation is minimal and not noticeable from the street or adjoining properties.

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property because:

The detached garage was constructed in 2006 and has remained in its current location for nearly twenty years without any adverse impact on neighboring properties or the surrounding community. Requiring strict enforcement now would serve no public purpose and would instead impose an unnecessary hardship by enforcing the owner to alter or reconstruct a long-established, fully functional accessory structure solely to correct a six-inch deviation.

**2026-CVR-810 / 2026-CPL-810 ; Findings of Fact (Temporary Accessory No Primary)**

1. THE GRANT WILL NOT BE INJURIOUS TO THE PUBLIC HEALTH, SAFETY, MORALS, AND GENERAL WELFARE OF THE COMMUNITY BECAUSE

All permits for the primary residence have already been filed with the Department of Business and Neighborhood Services (BNS), and the primary residence is actively moving through the formal permit review and approval process. The existing accessory structure is not intended to function independently, and the site is regulated and supervised by the BNS. The BNS retains full oversight of the site and primary residence construction, ensuring compliance with all applicable codes.

2. THE USE AND VALUE OF THE AREA ADJACENT TO THE PROPERTY INCLUDED IN THE VARIANCE WILL NOT BE AFFECTED IN A SUBSTANTIALLY ADVERSE MANNER BECAUSE

This variance is granted solely to allow the temporary placement of an accessory structure for the owner's private, personal storage during the construction of the primary residence. The existing accessory structure shall not be used for commercial purposes, business activity, or public access.

3. THE NEED FOR THE VARIANCE ARISES FROM SOME CONDITION PECULIAR TO THE PROPERTY INVOLVED BECAUSE

The owner relied in good faith on the permit that was issued, and the existing accessory structure was built under the BNS authorization and inspection process. It was discovered after the construction was complete and all the inspections passed that there was an error on the permit site plan. Once the error was identified, the owner's initiated the proper steps to bring the property into full compliance, including filing a variance, plat and all permits for the new primary residence, which are now actively under review.

4. THE STRICT APPLICATION OF THE TERMS OF THE ZONING ORDINANCE CONSTITUTES AN UNUSUAL AND UNNECESSARY HARDSHIP IF APPLIED TO THE PROPERTY FOR WHICH THE VARIANCE IS SOUGHT BECAUSE

The permit approval process creates a practical difficulty that is unique to this property because the existing accessory structure was constructed under a permit that the BNS issued, reviewed, and inspected without identifying any zoning or compliance concerns. The petitioner submitted plans, paid all required fees, and proceeded only after receiving formal approval from the BNS. The structure subsequently passed all required inspections, confirming to the property owner that the improvement was lawful and consistent with the BNS direction.

5. THE GRANT DOES NOT INTERFERE SUBSTANTIALLY WITH THE COMPREHENSIVE PLAN BECAUSE

The property's primary use will remain as residential in compliance with the land use plan.

**2026-CVR-810 / 2026-CPL-810 ; Photographs**



Photo 1: Existing Residence and Detached Structure Viewed from Stanley



Photo 2: Newer Detached Structure Viewed from Stanley

**2026-CVR-810 / 2026-CPL-810 ; Photographs (continued)**



Photo 3: Newer Detached Structure Viewed from Northwest (October 2025)



Photo 4: Newer Detached Structure Viewed from North (August 2025)

2026-CVR-810 / 2026-CPL-810 ; Photographs (continued)



Photo 5: Rear Yard Vehicle Storage Area Viewed Through Fence (June 2025)



Photo 6: Commercial Trailer Behind Newer Detached Structure (June 2025)

2026-CVR-810 / 2026-CPL-810 ; Photographs (continued)



Photo 7: Commercial Trailers Near Rear Yard Fenced Area (June 2025)



Photo 8: Commercial Trailers from Stanley Frontage (August 2025)

**2026-CVR-810 / 2026-CPL-810 ; Photographs (continued)**



Photo 9: Adjacent Property to Northwest + Stanley Road



Photo 10: Adjacent Property to Southwest