

**From:** Scala, Mary Joy  
**Sent:** Wednesday, June 18, 2014 3:26 PM  
**To:** Suzanne Bahr (suzanne@culinaryadvisors.com)  
**Cc:** Joan Klosek (kloqjo@gmail.com)  
**Subject:** BAR Action June 17, 2014 - 138 Madison Lane

June 18, 2014

Suzanne P. Bahr, President, Epsilon Gamma House Corporation  
9700 Glen Laurel Way  
Charlotte, NC 28210

**RE: Certificate of Appropriateness Application**  
BAR 14-06-01  
138 Madison Lane  
Tax parcel 090135000  
Epsilon Gamma House Corp, Owner/Suzanne P Bahr, Applicant  
New fencing and shed; remove brick grill

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on June 17, 2014. The following action was taken:

**The BAR approved on consent agenda (9-0) the improvements as submitted.**

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (December 17, 2015), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of the project, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

Mary Joy Scala, AICP  
Preservation and Design Planner

**Mary Joy Scala, AICP**  
Preservation and Design Planner  
City of Charlottesville  
Department of Neighborhood Development Services  
City Hall – 610 East Market Street  
P.O. Box 911  
Charlottesville, VA 22902  
Ph 434.970.3130 FAX 434.970.3359  
[scala@charlottesville.org](mailto:scala@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
June 17, 2014**



**Certificate of Appropriateness Application**

BAR 14-06-01

138 Madison Lane

Tax parcel 090135000

Epsilon Gamma House Corp, Owner/Suzanne P Bahr, Applicant

New fencing and shed; remove brick grill

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**Background**

138 Madison Lane, built prior to 1920 (two surveys give two dates: 1905 and 1915), is a contributing structure in the Corner Architectural Design Control (ADC) District.

March 15, 2011 - The applicant attended the BAR meeting for a preliminary discussion. The BAR had general support on replacing all of the windows except the front arched window. The BAR noted that the dormers should have vertical panes.

April 19, 2011 - The BAR failed to approve (4-4 with Adams, Osteen, Knight, and Brennan opposed) the Andersen Renewal window replacements with a specified preference for the second option (three over three) for the attic windows; and excluding the front arched window.

The BAR approved (7-1 with Brennan opposed) the Andersen Renewal window replacements (with exterior muntins and spacers bars) with the following conditions: 1. The arched front window is not included in the replacement; 2. Three over three configuration are used for the dormer windows; 3. The applicant shall submit documentation of the condition of a representative sample of windows in order to document that they warrant replacement rather than repair; 4. The applicant shall submit a measured drawings (elevation) of both the existing window and the proposed replacement window.

**Application**

The applicant is requesting approval to:

- Add a pre-fabricated 8' x 12' x 8' high storage shed to be located in the rear yard. The shed will be constructed with engineered wood painted gray and shingle roof. The shed will be placed 5 feet from the property lines. The doors of the shed will face toward the rear of the primary structure.
- Add a 6' high pressure-treated pine, dog-ear fence to be located along the east and south property lines of the rear yard.
- Remove a brick barbeque grill from the rear yard.
- Remove fenced storage area (to be replaced with new shed).

**Criteria, Standards and Guidelines**

**Review Criteria Generally**

*Sec. 34-284(b) of the City Code states that,*

*In considering a particular application the BAR shall approve the application unless it finds:*

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

**Pertinent Standards for Review of Construction and Alterations include:**

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) Any applicable provisions of the City's Design Guidelines.*

**Pertinent Guidelines for Site Design and Elements**

*G. GARAGES, SHEDS, & OTHER STRUCTURES*

- 1) Retain existing historic garages, outbuildings, and site features in their original locations.*
- 2) If it is acceptable to relocate a secondary structure, locate it in such a way that it remains consistent with the general pattern of outbuildings to the main structure. (See Chapter VII C. Moving Historic Structures.)*
- 3) Choose designs for new outbuildings that are compatible with the major buildings on the site.*
- 4) Take clues and scale from older outbuildings in the area.*
- 5) Use traditional roof slopes and traditional materials.*
- 6) Place new outbuildings behind the dwelling.*
- 7) If the design complements the main building however, it can be visible from primary elevations or streets.*
- 8) The design and location of any new site features should relate to the existing character of the property.*

**Discussion and Recommendations**

The proposed new shed and fence are tucked away in a location that is difficult to see. The BAR recently approved a similar shed on the abutting property. The traditional shed design is appropriate. Removing the existing storage area fence and non-historic grill are appropriate. All the improvements are intended to make the rear yard more useable and tidy.

**Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposal for a new shed and fence satisfies the BAR's criteria and is compatible with this property and other properties in The Corner ADC District, and that the BAR approves the application as submitted.



138 Madison Lane 1996

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component	#	Comp Type/Form	Material	Material Treatment
Chimney	1	Interior side	Brick	
Cornice	0	Boxed	Wood	W/ Dentils
Foundation	0	Continuous		Plastered
Roof	0	Hipped	Asphalt	Shingle
Walls	0	Masonry	Brick	Common Bond
Window(s)	0	Sash, double-hung	Wood	6/6

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0 WUZIT: Single Dwelling

Primary Resource? Yes

Estimated Date of Construction: 1905 ca

Source of Date: Site Visit/Written

Architectural Style: Classical Revival

Description:

Classical Revival dwelling with slightly irregular form, caused by shallow projecting section on northeast side; hipped roof; and three-bay front facade. Central entrance has Classical Revival surround, with pilasters and pediment; second level above has high round-arched window that extends below flanking second-floor window units. First-floor windows have segmentally-arched lintels; second-floor windows have jack arches. Hip-roofed dormers on each side have paired four-over-one double-hung sash windows.

Condition: Good-Excellent

Threats to Resource: None Known

Additions/Alterations Description:

Porch removed between 1929 and 1941 - was one-story, extending across front facade and around north corner to projection section of house on northeast side. Classical Revival entrance treatment is later, as are window blinds on front facade; sash replaced with units containing false mullions.

Number of Stories: 2.5

Interior Plan Type:

Accessed? No

Interior Description:

Relationship of Secondary Resources to Property:

None.

DHR Historic Context: Domestic

Significance Statement:

This building was built c. 1905, and served as a dwelling until at least 1913; by 1920 it was a fraternity house. In 1929 it was a rooming house, and in 1941 it housed apartments, a use that continued through 1969. Delta Gamma Sorority purchased the house in 1981. The house has been considerably changed by the loss of its porch, but retains enough integrity to contribute to the historic district (Sanborn 1907, 1913, 1920, 1929, 1941, 1969; O'Dell 1983).

## Scala, Mary Joy

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**From:** Suzanne Bahr <[suzanne@culinaryadvisors.com](mailto:suzanne@culinaryadvisors.com)>  
**Sent:** Tuesday, May 27, 2014 4:54 PM  
**To:** Scala, Mary Joy  
**Cc:** Joan Klosek  
**Subject:** Re: Delta Gamma House 138 Madison Lane BAR application forthcoming

Hello again, Mary Joy -

Last week our House Director hand-delivered our BAR application for this project, in anticipation of the June 17 BAR meeting.

You are welcome to come to the house to see the proposed project location. We have had the surveyor make his initial visit (I believe he is coming a second time to finish staking the property). Our House Director, Joan Klosek, could show you the site, if you need to speak to someone personally at the property (her email is above, and her phone # is 434-282-2189) - I would not be able to meet you there as I reside in Charlotte, NC.

If you have any concerns or see anything missing from our submittal, please let me know at your earliest convenience. Looking forward to a positive response from the BAR ~

Suzanne Bahr  
Home: 704-541-7264

On Apr 25, 2014, at 6:23 PM, Scala, Mary Joy wrote:

Ok - if you want to meet on site when I get back that might expedite things.

Sent from my iPhone

On Apr 25, 2014, at 15:51, "Suzanne Bahr" <[suzanne@culinaryadvisors.com](mailto:suzanne@culinaryadvisors.com)> wrote:

I realize that you are not in the office - but wanted to advise you that we decided we were missing a few key pieces of info that would prevent us from submitting April 29 - so regrouping and planning on submitting May 27 for June 17th meeting - thank you! Suzanne Bahr

Begin forwarded message:

**From:** Suzanne Bahr <[suzanne@culinaryadvisors.com](mailto:suzanne@culinaryadvisors.com)>  
**Subject:** Delta Gamma House 138 Madison Lane BAR application forthcoming  
**Date:** April 24, 2014 8:06:11 PM EDT  
**To:** [scala@charlottesville.org](mailto:scala@charlottesville.org)

Hello Mary Joy -

About six months ago, my predecessor Amy Harris contacted you with a handful of questions regarding exterior improvements we might like to make at the Delta Gamma house this summer. I am putting together a BAR Certificate of Appropriateness application form which our House Director will bring to the City Hall offices on Monday 4/28 or Tuesday 4/29 latest. We know that the application must be in hand no later than 4:00 pm on Tuesday April 29 in order to be discussed at the Tuesday May 20 BAR meeting.

I wanted to give you this brief heads up so that you would know that the application is coming. We are applying to the BAR for approval for three changes to the rear of the property at 138 Madison Lane: install two lengths of fencing (we are not planning on removing a tree), remove an old brick grill, and add a storage shed. We have a number of photos, and will be submitting all the required details regarding style, height, length, etc. per the instructions you gave Amy and on the BAR application form. We will include with the 10 copies of the application a check for \$125.

The night of the meeting we will have at least one person in attendance. Thanks in advance for your consideration!

Regards,  
Suzanne Bahr  
President, Epsilon Gamma Chapter of Delta Gamma House Corporation Board  
Phone: 704-541-7264

P14-0079



### Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville  
Department of Neighborhood Development Services  
P.O. Box 911, City Hall  
Charlottesville, Virginia 22902  
Telephone (434) 970-3130 Fax (434) 970-3359

**RECEIVED**  
MAY 22 2014

NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) copies of application form and all attachments.  
For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. Make checks payable to the City of Charlottesville.  
The BAR meets the third Tuesday of the month.  
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 4 p.m.

Owner Name	<u>Epsilon Gamma House Corp.</u>	Applicant Name	<u>Suzanne P. Bahr, President</u>
Project Name/Description	<u>Backyard Improvements</u>	Parcel Number	<u>TM-9-135</u>
Property Address	<u>138 Madison Lane, Charlottesville, VA 22903</u>		

#### Applicant Information

Address: Suzanne P. Bahr  
9700 Glen Laurel Way, Charlotte,  
Email: Suzanne@advisors.com NC  
Phone: (W) 704-540-0125 / (H) 704-541-7264 28210  
FAX: 704-541-7365

#### Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

Suzanne P. Bahr 5/19/14  
Signature Date

#### Property Owner Information (if not applicant)

Address: \_\_\_\_\_  
Email: \_\_\_\_\_  
Phone: (W) \_\_\_\_\_ (H) \_\_\_\_\_  
FAX: \_\_\_\_\_

Print Name \_\_\_\_\_ Date \_\_\_\_\_

#### Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_ Date \_\_\_\_\_

Do you intend to apply for Federal or State Tax Credits for this project? NO

Description of Proposed Work (attach separate narrative if necessary): Attached

#### List All Attachments (see reverse side for submittal requirements):

project description, photos of existing conditions, neighboring buildings, comparable fencing, fence and shed styles, and shed paint color.

#### For Office Use Only

Received by: BSW  
Fee paid: 125.00 Cash/Ck. # 14033  
Date Received: 5/22/2014

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_

P14-0079

## PROPOSED BACKYARD PROJECT

(BAR application submitted by Epsilon Gamma (chapter of Delta Gamma) House Corporation)  
DELTA GAMMA SORORITY HOUSE  
138 MADISON LANE  
CHARLOTTESVILLE, VA 22903

Epsilon Gamma (Chapter of Delta Gamma) House Corporation Board is applying for approval to do the following summer work in the backyard of the chapter house at 138 Madison Lane. It is our intent to beautify the rear of the house as well as to keep trash from migrating from the fraternity located behind the house into the property at 138 Madison Lane.

The house was built in 1930 and was purchased by Delta Gamma. The property is located in The Corner Architectural Design Control District. 138 Madison Lane is located between the Sigma Phi Epsilon Fraternity house at 150 Madison Lane (currently unoccupied and in great disrepair) and Zeta Tau Alpha Sorority 136 Madison Lane. Behind the house is Sigma Alpha Mu Fraternity at 129 Chancellor Street and diagonally behind the house (to the right) is Kappa Alpha Theta Sorority at 127 Chancellor St.

Proposed work to be completed this summer:

- Prune down hedge at rear of property (will not remove entirely so it will grow back, inside the fence section)
- Professional installation 6'0" high wood fencing both parallel and perpendicular to house – no existing trees will be removed.
- Remove fenced storage area existing behind house.
- Remove old brick barbeque grill, setting some of the demolished bricks into dirt (leveled) to create a walkable surface
- Add new storage shed at rear of house (size: 8'0" x 12'0" x 8'0" high at center peak).  
Paint unfinished shed.

Tasks which will be completed prior to beginning project:

- May 23, 2014 - Professional survey of property lines of house, to ensure that two fence segments are placed on or within property line.
- General cleanup of area and removal of cars from area.

Note that another slated summer project is the repaving of the driveway & parking area – there is no intention to increase the size of the parking area with this pavement maintenance work. It is our understanding that no BAR approval is necessary for repaving of the driveway, as it is considered maintenance.

See attached information:

- Layout of rear of house showing proposed work
- Specifications for proposed fencing
- Specifications for proposed storage shed
- Photographs of area, including surrounding views of sorority/fraternity neighbors
- Proposed paint color example of color for shed (shed is delivered primed only)

EPSILON GAMMA  
CHAPTER OF DELTA GAMMA  
138 MADISON LANE  
CHARLOTTESVILLE, VA  
LANDSCAPE PLAN DATED 02/01/1979  
PREPARED BY GRIGG, WOOD & BROWNE  
ARCHITECTS, CHARLOTTESVILLE  
SHOWING ORIGINAL SCHEME OF BACKYARD

landscaped  
crossed out  
no longer  
exists

*MULBERRY TO BE REMOVED*

existing driveway to be  
repaved this summer

Fence Section  
approx 32'0" long  
x 6'0" high

(barberry no longer here)

*JULIANAE BARBERRY*

*MULCH PLANTING STRIP*

*EXISTING 12" TREE*

(existing)

Back  
Door of  
138  
Madison  
Lane

proposed new shed, 96" x  
144", 96" high at center peak

(existing trees)

(dogwood tree no longer here)

*WHITE FLOWERING DOGWOOD*

landscaped  
crossed out  
no longer  
exists

HVAC

Existing  
Brick Grill

HVAC

HVAC

Existing Fenced  
Storage area  
98" x 78" x 72" high

*12" MULBERRY TO BE*

Fence Section  
approx 28'0" long  
x 6'0" high

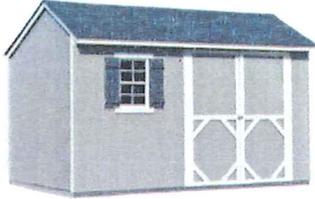
(existing shrubs)

(existing tree)

Fence Section  
approx 8'0" long  
x 6'0" high

Your Store:  
Pineville, NC

Your Store: **Charlotte, NC**



### Heartland Stratford Saltbox Engineered Wood Storage Shed (Common: 12-ft x 8-ft; Interior Dimensions: 11.71-ft x 8-ft)

Item #: 437509 | Model #: 182938



**\$862.20**

Was: \$958.00

Save 10% thru 09/01/2014

**Get 5%\* Off Every Day or Special Financing\*\***  
Minimum Purchase Required

Floor deck, roof shingles and paint sold separately

Tweet 0 g+1 9

**FREE**

#### Store Pickup

Your order can be available for pickup in Lowe's Of Pineville, NC today.

#### Lowe's Truck Delivery

Your order will be ready for delivery to you from your selected store.

#### Parcel Shipping

**Unavailable for This Order**

Sent by carriers like UPS, FedEx, USPS, etc.

Heartland Stratford Saltbox Engineered Wood Storage Shed (Common: 12-ft x 8-ft; Interior Dimensions: 11.71-ft x 8-ft) **\$862.20**

*SherwinWilliams  
#SW7659  
Gris*

#### Description

Stratford Saltbox Engineered Wood Storage Shed (Common: 12-ft x 8-ft; Interior Dimensions: 11.71-ft x 8-ft)

- 96 square feet, tack room style
- **6' high sidewalls**
- Includes treated wood floor frame and floor joists
- Extra-wide 64" double doors
- Window and shutters included
- Includes two 8' shelves
- Includes pegboard
- Includes 8' workbench
- 2 x 3 framing is strong and economical

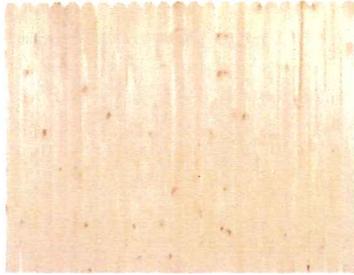
#### Specifications

Siding Type	Engineered wood	Primed
Series	Stratford	Number of Windows Included
Style	Saltbox	Number of Shelves Included
Actual Exterior Width (Feet)	12.06	Construction
Actual Exterior Length (Feet)	8.38	
<b>Actual Exterior Peak Height (Feet)</b>	<b>8.05</b>	Warranty
Nominal Exterior Width (Feet)	12.0	Actual Interior Width (Feet)
Nominal Exterior Length (Feet)	8.0	Actual Interior Length (Feet)
Door Opening Width (Inches)	64.0	Actual Interior Peak Height (Feet)
Door Opening Height (Inches)	71.25	Foundation Width (Feet)
Floor Included	No	Foundation Length (Feet)
Floor Storage Capacity (Sq. Feet)	96.0	Package Width (Inches)
Storage Capacity (Cu. Feet)	664.0	Package Length (Inches)
Installation Included	No	Package Height (Inches)
Paintable	Yes	Package Weight (lbs.)
		Nominal Size Range



Your Store:  
Pineville, NC

Your Store: **Charlotte, NC**



### 6-ft x 8-ft Pine Dog-Ear Pressure Treated Wood Fence Privacy Panel

Item #: 156673 | Model #: SFP68T25E



**\$36.97**

Was: \$42.97

Save 13%

Buy 25, Get 9% off; Lifestyle/in-use image: accessories not included; color may vary depending on wood treatment

Tweet 0 1

**FREE**

#### Store Pickup

Your order can be available for pickup in Lowe's Of Pineville, NC today.

#### Lowe's Truck Delivery

Your order will be ready for delivery to you from your selected store.

#### Parcel Shipping

**Unavailable for This Order**

Sent by carriers like UPS, FedEx, USPS, etc.

**6-ft x 8-ft Pine Dog-Ear Pressure Treated Wood Fence Privacy Panel** **\$36.97**

#### Description

6-ft x 8-ft Pine Dog-Ear Pressure Treated Wood Fence Privacy Panel

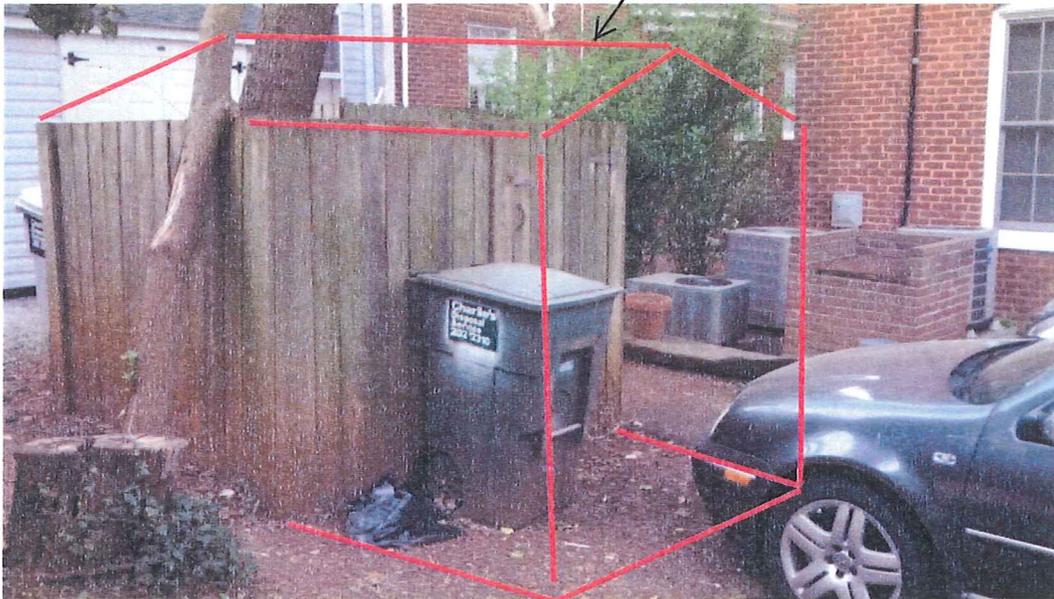
- Pressure-treated for above ground use
- Limited lifetime warranty
- Pre-assembled for faster installation

#### Specifications

Type	Privacy panel	Pressure Treated	Yes
Species	Pine	Pre-stained	No
Style	Dog-ear	Post and Accessories Included	No
Actual Length (Feet)	8.0	Retention in Pounds per Cubic Foot	0.011
Actual Height (Feet)	6.0	Warranty	Limited lifetime
Actual Picket Thickness (Inches)	0.44	Number of Pickets	24.0
Backer Rails	3.0	Actual Picket Width (Inches)	4.0
Double Nailed	Yes	Common Picket Thickness (Inches)	0.44
Rough	Yes	Common Height (Feet)	6.0
		Common Length (Feet)	8.0

PROPOSED BACKYARD PROJECT - PHOTOS  
DELTA GAMMA SORORITY HOUSE  
138 MADISON LANE  
CHARLOTTESVILLE, VA 22903

PROPOSED SHED  
SHOWN IN RED.



EXISTING ENCLOSURE AND BRICK BARBECUE TO BE REMOVED. REAR OF  
DG HOUSE AT RIGHT, HOUSE AT LEFT IS 136 MADISON LANE



ANOTHER VIEW SHOWING END OF DG DRIVEWAY, LOOKING DIRECTLY AT  
136 MADISON LANE (NOTE SHED AND ENCLOSURE AT 136 MADISON LANE)

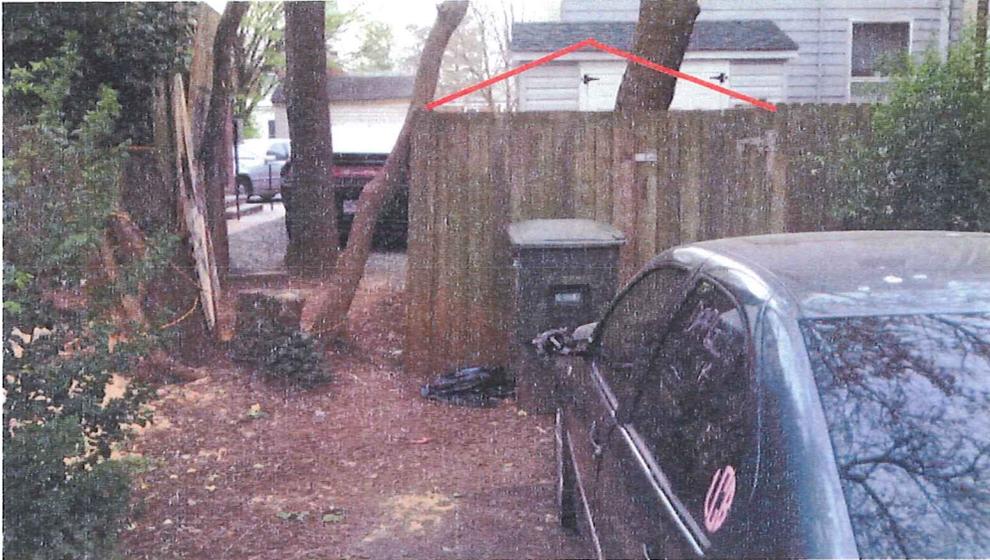


BRICK BARBECUE & BASE TO BE REMOVED AND SOME BRICKS SET INTO DIRT BELOW TO CREATE WALKABLE SURFACE.



PROPOSED SHED SHOWN IN RED. 8'0" PEAK HEIGHT IN CENTER (6'0" H WALLS).

EXISTING 98" X 78" X 72" HIGH ENCLOSURE TO BE REMOVED.



VIEW ALONG EXISTING SHRUB AT REAR OF DG HOUSE, LOOKING TOWARDS 136 MADISON LANE. EXISTING TREES AND STUMP TO REMAIN (INSIDE PROPOSED FENCE).



VIEW FROM BACK OF DG HOUSE TOWARDS 129 CHANCELLOR ST. EXISTING SHRUBS TO BE PRUNED DOWN (NOT REMOVED) WITH PROPOSED FENCE JUST OUTSIDE SHRUB ON OR WITHIN PROPERTY LINE.



VIEW FROM BACK OF DG HOUSE TOWARDS 129 CHANCELLOR ST. (127 CHANCELLOR ST AT RIGHT OF PHOTO, WITH 72" HIGH FENCE ON PROPERTY OF 127 CHANCELLOR ST). TREE AT RIGHT TO REMAIN.



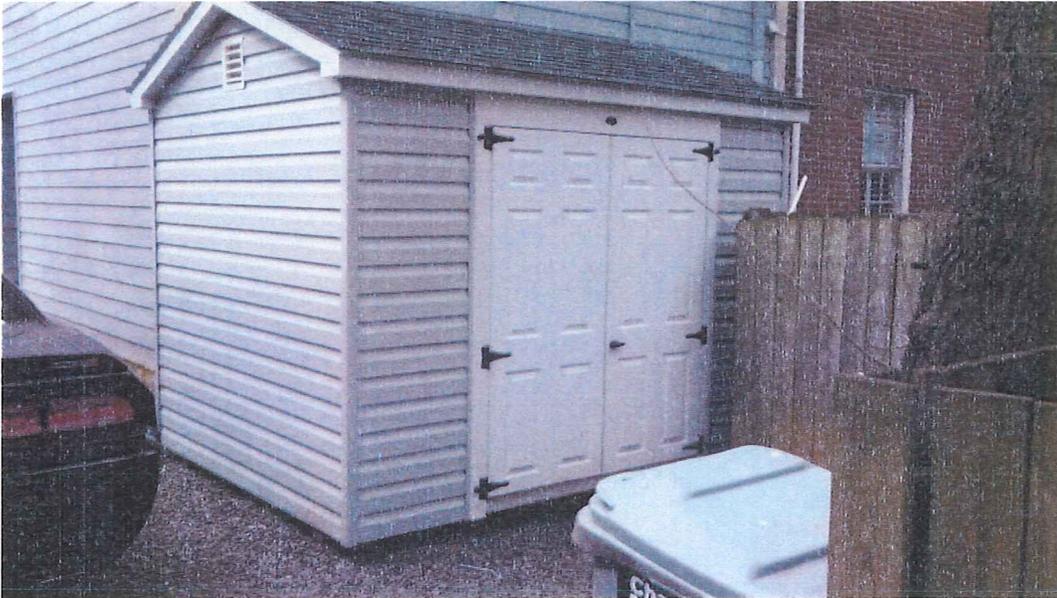
FURTHER BACK VIEW OF DG HOUSE AT RIGHT AND 136 MADISON LANE STRAIGHT AHEAD, WITH DRIVEWAY/PARKING AREA OF DG HOUSE IN FOREGROUND. FOREGROUND ENCLOSURE ON DG PROPERTY (TO BE REMOVED), ENCLOSURE & SHED AT REAR OF PHOTO AT 136 MADISON.



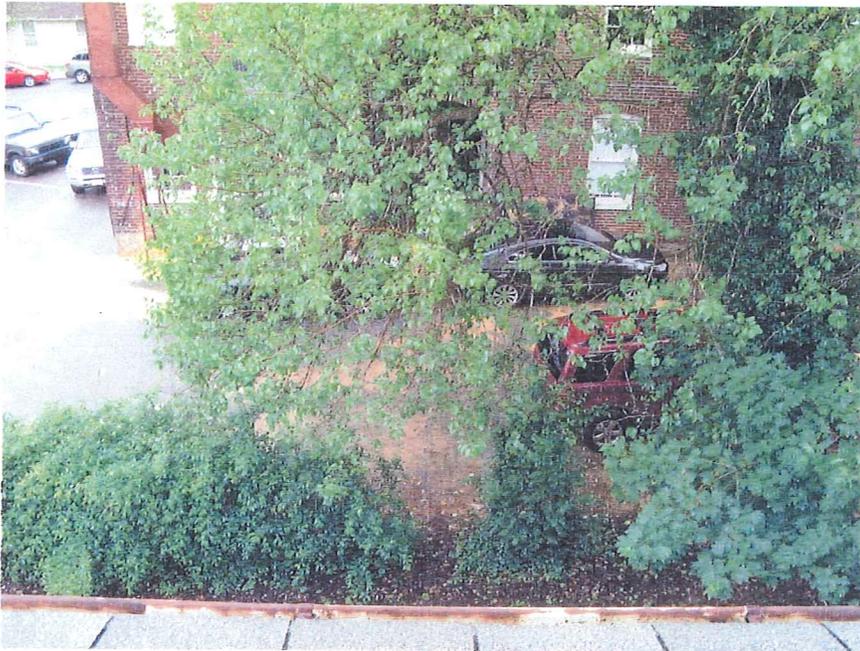
VIEW OF SHRUBS AT REAR OF DG HOUSE – PROPOSED FENCE TO BE JUST OUTSIDE SHRUB (TO RIGHT). REAR OF PHOTO IS PARKING LOT BEHIND 150 MADISON LANE. TREE & STUMP IN FOREGROUND TO REMAIN.



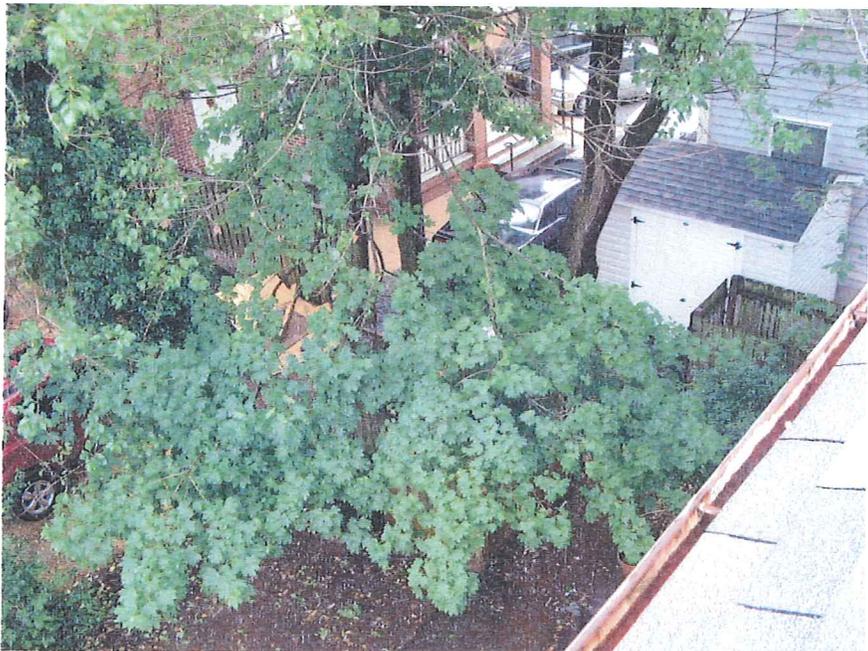
CLOSER VIEW OF 136 MADISON LANE 72" HIGH ENCLOSURE



CLOSER VIEW OF 136 MADISON LANE SHED 8' X 10' X 8' HIGH (METAL CONSTRUCTION)



VIEW FROM 3<sup>RD</sup> FLOOR WINDOW OF DG HOUSE. SHRUBS AT FOREGROUND TO BE PRUNED DOWN (NOT REMOVED) PROPOSED FENCE JUST ON OTHER SIDE OF SHRUBS ON OR WITHIN PROPERTY LINE. TREE AT RIGHT TO REMAIN.



VIEW FROM 3<sup>RD</sup> FLOOR WINDOW OF DG HOUSE. AT RIGHT OF PHOTO IS 136 MADISON LAND W/SHED AND ENCLOSURE, AT LEFT (BEHIND TREES) IS 127 CHANCELLOR ST.



FENCE SECTION, 72" HIGH, AT 127 CHANCELLOR ST, NEIGHBOR  
DIAGONALLY TO RIGHT REAR OF DG HOUSE AT 138 MADISON LANE.