



**COMMITTEE OF ADJUSTMENT
AGENDA**

**PLEASE TURN OFF
ALL CELL PHONES AND
PAGERS DURING THE
COMMITTEE HEARING**

**Location: COUNCIL CHAMBERS
Hearing: JUNE 11, 2015 AT 1:30 P.M.**

1. CALL TO ORDER
2. DISCLOSURES OF DIRECT OR INDIRECT PECUNIARY INTEREST
3. REQUESTS FOR WITHDRAWAL/DEFERRAL

NEW APPLICATIONS- (CONSENT)

<u>File</u>	<u>Name of Applicant</u>	<u>Location of Land</u>	<u>Ward</u>
B-023/15	SUMIT SHUKLA	1138 GARDEN RD	2

NEW APPLICATIONS - (MINOR VARIANCE)

<u>File</u>	<u>Name of Applicant</u>	<u>Location of Land</u>	<u>Ward</u>
A-263/15	APPLEWOOD SHOPPING PLAZA LIMITED	1077 NORTH SERVICE RD	1
A-264/15	YEVGENIYA TOR	970 AVIATION RD	1
A-267/15	SUMIT SHUKLA	1138 GARDEN RD	2
A-268/15	SUMIT SHUKLA	1138 GARDEN RD	2
A-269/15	JAMES D. COOPER	1507 LOCKHART RD	2
A-270/15	401704 ONTARIO INC. & ISKANDER INC	2101 DUNDAS ST E	3
A-271/15	GRANITE RIDGE DEVELOPMENT INC	1191 EGLINTON AVE E	5
A-272/15	PANKAJ BHARGAVA	5719 RIVER GROVE AVE	6
A-273/15	DARIUSZ PIEKARSKI	6329 PLOWMANS HEATH	9
A-274/15	MITCH TRIPO	1301 QUEEN VICTORIA AVE	2

DEFERRED APPLICATIONS - (MINOR VARIANCE)

<u>File</u>	<u>Name of Applicant</u>	<u>Location of Land</u>	<u>Ward</u>
A-053/15	R HENDERSON INC	2520 HAINES RD	1
A-214/15	ABBAS CHAUDRY	885 CENTRAL PKY W	6
A-228/15	PIOTR & MONIKA KAMYCKI	2171 HILLFIELD CRT	7

Note: If you wish to receive a copy of the Committee's decision, please complete the form entitled "Request for Written Notice of Decision". This form is located on the table adjacent to the entrance doors to your right. (Please do not remove that form from the table. Thank you.)

S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR



FILE: "B" 23/15
WARD: 2

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

SUMIT SHUKLA is the owner of Lot 15, Registered Plan M-335, located and known as **1138 GARDEN ROAD**, zoned R2-4 - Residential. The applicant requests the consent of the Committee to the conveyance of a parcel of land having a frontage of approximately 14.06 m (46.12 ft.) and an area of approximately 1,071.00 m² (11,528.52 ft²). The effect of the application is to create a new residential lot fronting onto Glen Road.

The lands are also the subject to Minor Variance files "A"267/15 & "A"267/15.

The Committee has set **Thursday June 11, 2015 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing.

This notice is sent to you because you are either the applicant concerned, the assessed owner of one of the neighbouring properties, or a person likely to be interested. Should you desire to express your approval or objection to the application, you may do so at the public hearing. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer prior to or during the hearing and such written submissions shall be available for inspection by any interested person. If you do not make a written submission requesting notification of the Committee's decision or attend the hearing in person or by counsel you will not be entitled to receive a copy of the Committee's decision or any subsequent correspondence relating to any future Ontario Municipal Board proceedings. Requests for deferment of hearing date, by the applicant or representative, must be for reasonable cause and an alternative hearing date will be at the discretion of the Committee. Failure of the Applicant or their Representative to appear at any hearing may result in the automatic dismissal of the application.

Further information may be obtained between 8:30 a.m. and 4:30 p.m., Monday to Friday at the Mississauga Civic Centre, Committee of Adjustment Office, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario L5B 3C1, Telephone No 311 or (905) 615-4311 if outside Mississauga and Fax No. 905-615-3950.



Committee of Adjustment

Subject Property : 1138 GARDEN RD.

File Number : B023/15- A267/15-A268/15

Z Area : 9

Agent : LABRECHE PATTERSON & ASSOCIATES INC.



S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR



FILE: "A" 263/15

WARD: 1

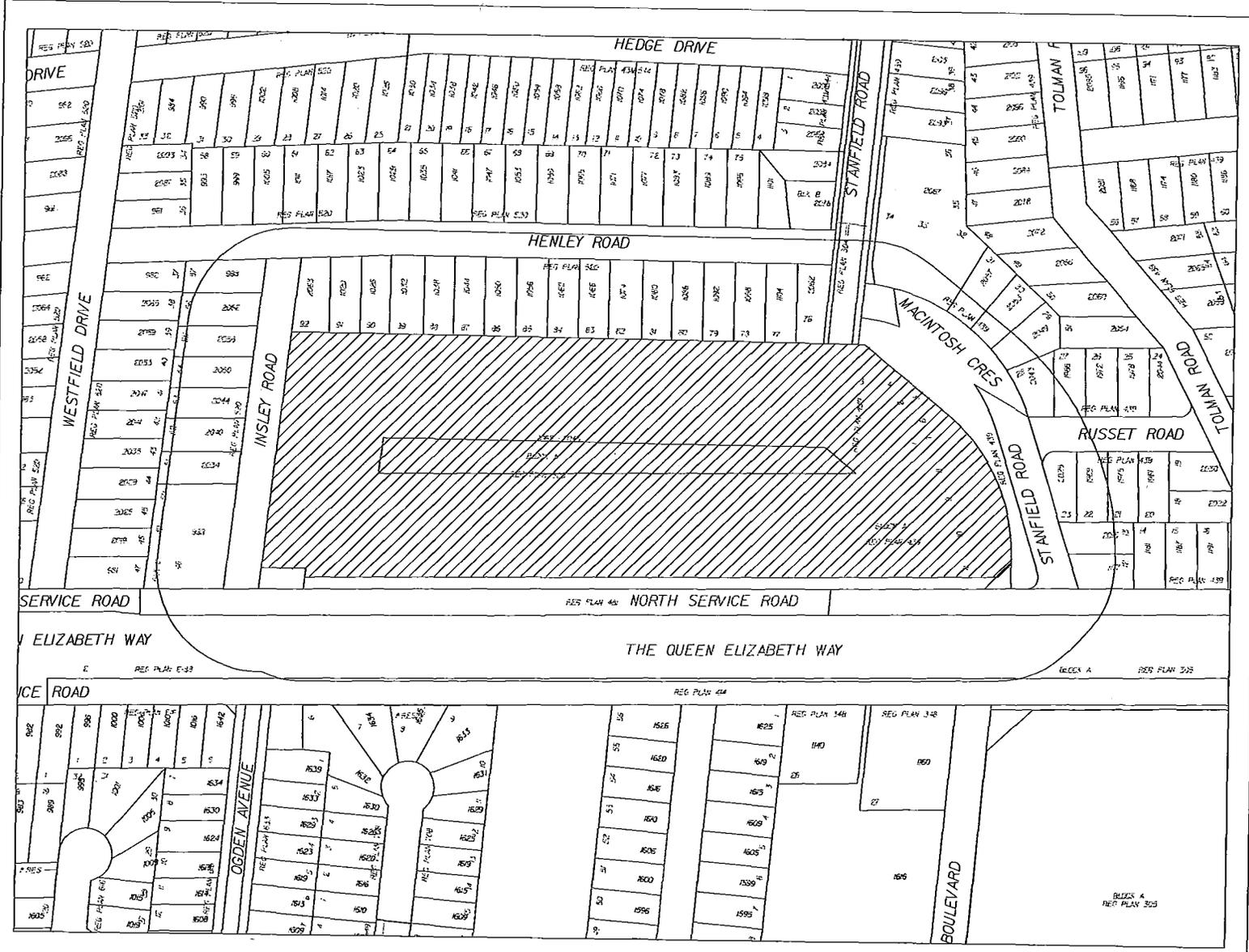
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

APPLEWOOD SHOPPING PLAZA LIMITED is the owner of part of Lots 7 & 8, Concession 1, SDS, Lots 1 & 2 and parts of Lot 3-11, Registered Plan M-439 and part of Block A, Registered Plan M-520, located and known as **1077 NORTH SERVICE ROAD**, zoned C2-1 - Commercial. The applicant requests the Committee to authorize a minor variance to permit the operation of a new restaurant and ancillary outdoor patio within Unit #13 of the development on the subject property being located within 60.00 m (196.85 ft.) to a Residential Zone; whereas By-law 0225-2007, as amended, requires a minimum separation distance of 60.00 m (196.85 ft.), measured in a straight line from the building containing the restaurant use to the lot line of a Residential Zone in this instance.

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Committee of Adjustment

Subject Property : 1077 NORTH SERVICE RD.
 Z Area : 13

File Number : A26315
 Agent : J. SELLADURAI



S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR



FILE: "A" 264/15

WARD: 1

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

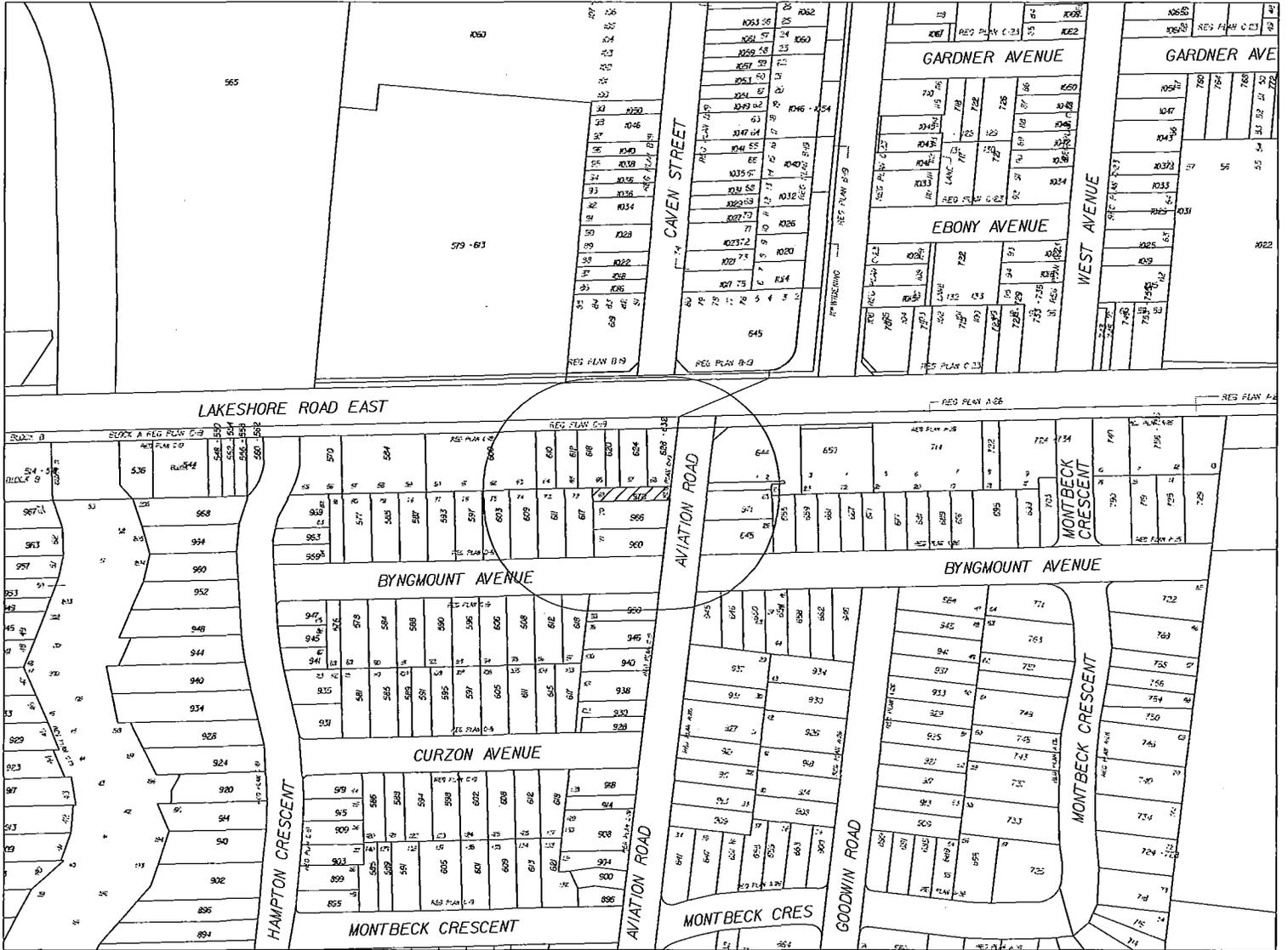
YEVGENIYA TOR is the owner of Lot 69, Registered Plan C-19, located and known as **970 AVIATION ROAD**, zoned R3 - Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a new detached dwelling on the subject property proposing:

1. a northerly side yard of 0.61 m (2.00 ft.); whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (3.93ft.) to the first storey, 1.81m (5.93ft.) to the second storey and 2.42m (7.93ft.) to the third storey in this instance,
2. a southerly side yard of 1.20 m (3.93 ft.); whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.81m (5.93ft.) to the second storey and 2.42 m (7.93 ft.) to the third storey in this instance;
3. a lot coverage of 35.22% (114.72 m²) of the lot area; whereas By-law 0225-2007, as amended, permits a maximum lot coverage of 35.00% (114.00 m²) of the lot area in this instance; and,
4. a soft landscaped area of 38.56% (24.45 m²) of the front yard; whereas By-law 0225-2007, as amended, requires a minimum soft landscaped area of 40.00% (25.37 m²) of the front yard in this instance.

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Committee of Adjustment

Subject Property : 970 AVIATION RD.

File Number : A26415

Z Area : 7

Agent : STOYANOVSKYY ARCHITECTS INC.



S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR



FILE: "A" 267/15

WARD: 2

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

SUMIT SHUKLA is the owner of Lot 15, Registered Plan M-335, located and known as **1138 GARDEN ROAD**, zoned R2-4 - Residential. The applicant requests the Committee to authorize a minor variance to permit the creation of a lot, being the conveyed lands of Consent applications "B"023/15, and to permit the construction of a new dwelling on the conveyed lands proposing:

1. a lot frontage of 14.06 m (46.12 ft.) whereas By-law 0225-2007, as amended, requires a minimum lot frontage of 22.50 m (73.81 ft.) in this instance;
2. a setback of 9.92 m (32.54 ft.) from a dwelling to a railway right-of-way; whereas By-law 0225-2007, as amended, requires a minimum setback of 30.00 m (98.42 ft.) from a dwelling to a railway right-of-way in this instance; and,
3. a height of 7.60 m (24.93 ft.) to the eaves of the proposed dwelling; whereas By-law 0225-2007, as amended, permits a maximum eaves height of 6.40 m (20.99 ft.) for a dwelling in this instance.

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Committee of Adjustment

Subject Property : 1138 GARDEN RD.

File Number : B023/15- A267/15-A268/15

Z Area : 9

Agent : LABRECHE PATTERSON & ASSOCIATES INC.



S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR



FILE: "A" 268/15

WARD: 2

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

SUMIT SHUKLA is the owner of Lot 15, Registered Plan M-335, located and known as **1138 GARDEN ROAD**, zoned R2-4 - Residential. The applicant requests the Committee to authorize a minor variance to permit the creation of a lot, being the retained lands of Consent applications "B"023/15, and to permit the construction of a new dwelling on the retained lands proposing:

1. a setback of 6.96 m (22.83 ft.) from a dwelling to a railway right-of-way; whereas By-law 0225-2007, as amended, requires a minimum setback of 30.00 m (98.42 ft.) from a dwelling to a railway right-of-way in this instance; and,
2. a height of 7.33 m (24.04 ft.) to the eaves of the proposed dwelling; whereas By-law 0225-2007, as amended, permits a maximum eaves height of 6.40 m (20.99 ft.) for a dwelling in this instance.

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S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR



FILE: "A" 269/15

WARD: 2

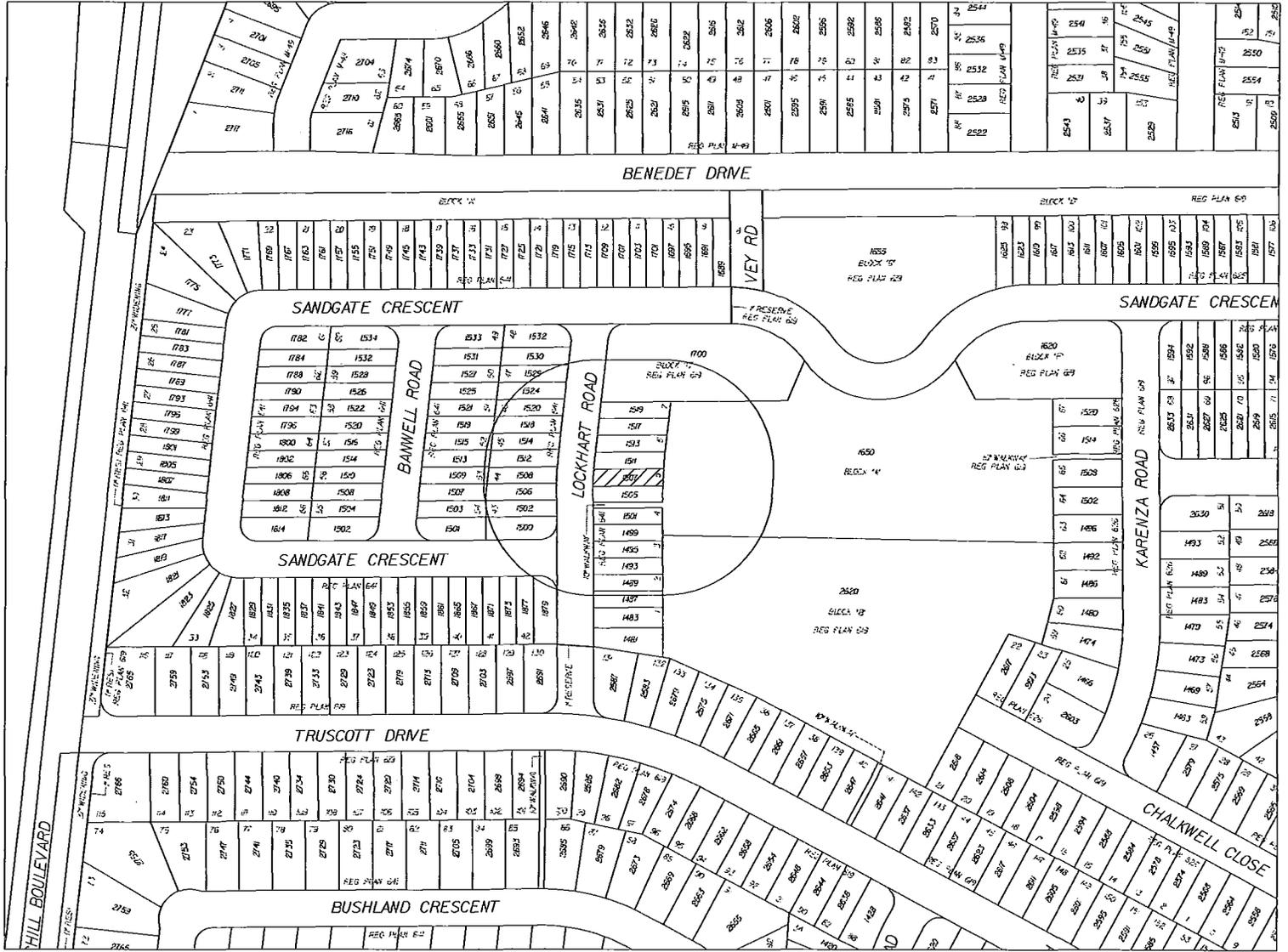
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

JAMES D. COOPER is the owner of Lot 5, Registered Plan M-641, located and known as **1507 LOCKHART ROAD**, zoned RM1 - Residential. The applicant requests the Committee to authorize a minor variance to permit the existing accessory structure (shed) to remain within the rear yard of the subject property proposing a floor area of 16.31 m² (175.61 sq. ft.); whereas By-law 0225-2007, as amended, permits a maximum floor area of 10.00 m² (107.64 sq. ft.) for an accessory structure in this instance.

The Committee has set **Thursday June 11, 2015 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing.

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Committee of Adjustment

Subject Property : 1507 LOCKHART RD.

File Number : A26915

Z Area : 11

Agent : _____



S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR



FILE: "A" 270/15

WARD: 3

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

401704 ONTARIO INC. & ISKANDER INC are the owners of part of Lot A, Concession 1, NDS, located and known as **2101 DUNDAS STREET EAST**, zoned C3-4 - Commercial. The applicants request the Committee to authorize a minor variance to permit the continued operation of the two (2) existing outdoor patios ancillary to the existing restaurant on the subject property, as previously by the Committee pursuant to Minor Variance 'A'198/07; whereas By-law 0225-2007, as amended, does not permit patio uses on the subject property in this instance.

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Committee of Adjustment

Subject Property : 2101 DUNDAS ST. E.
 Z Area : 19

File Number : A27015
 Agent : M. GHARIBO



S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR



FILE: "A" 271/15

WARD: 5

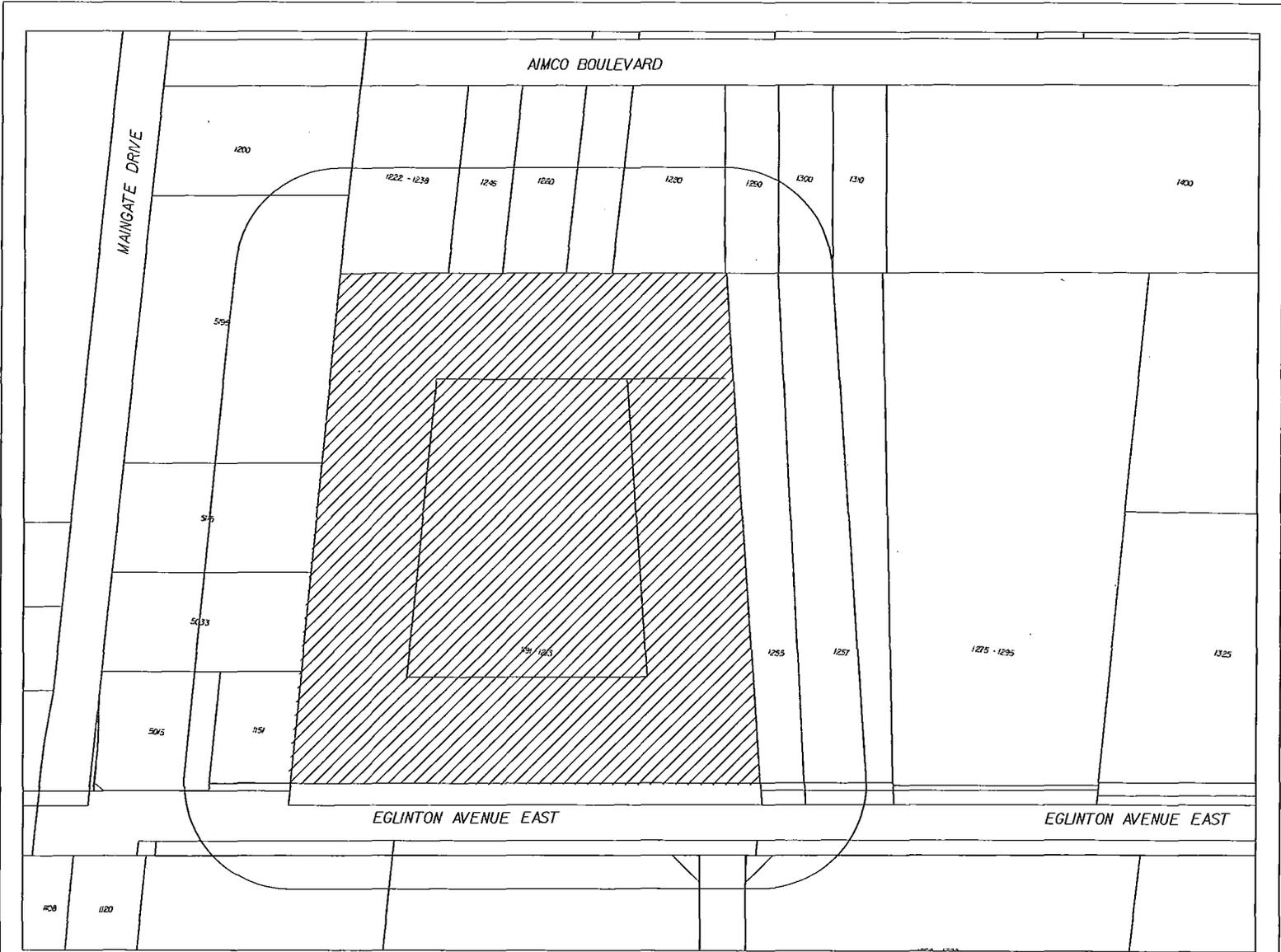
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

GRANITE RIDGE DEVELOPMENT INC is the owner of part of Lot 1, Concession 3, EHS, located and known as **1191 - 1213 EGLINTON AVENUE EAST**, zoned C3-1 – Commercial & E2-19 - Employment. The applicant requests the Committee to authorize a minor variance to permit the operation of a Transportation Facility on the subject property; whereas By-law 0225-2007, as amended, does not permit a Transportation Facility within the lands zoned C3-1 Commercial in this instance.

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Committee of Adjustment

Subject Property : 11911213 EGLINTON AVE. E.
 Z Area : 35W

File Number : A27115
 Agent : WESTON CONSULTING



S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR



FILE: "A" 272/15

WARD: 6

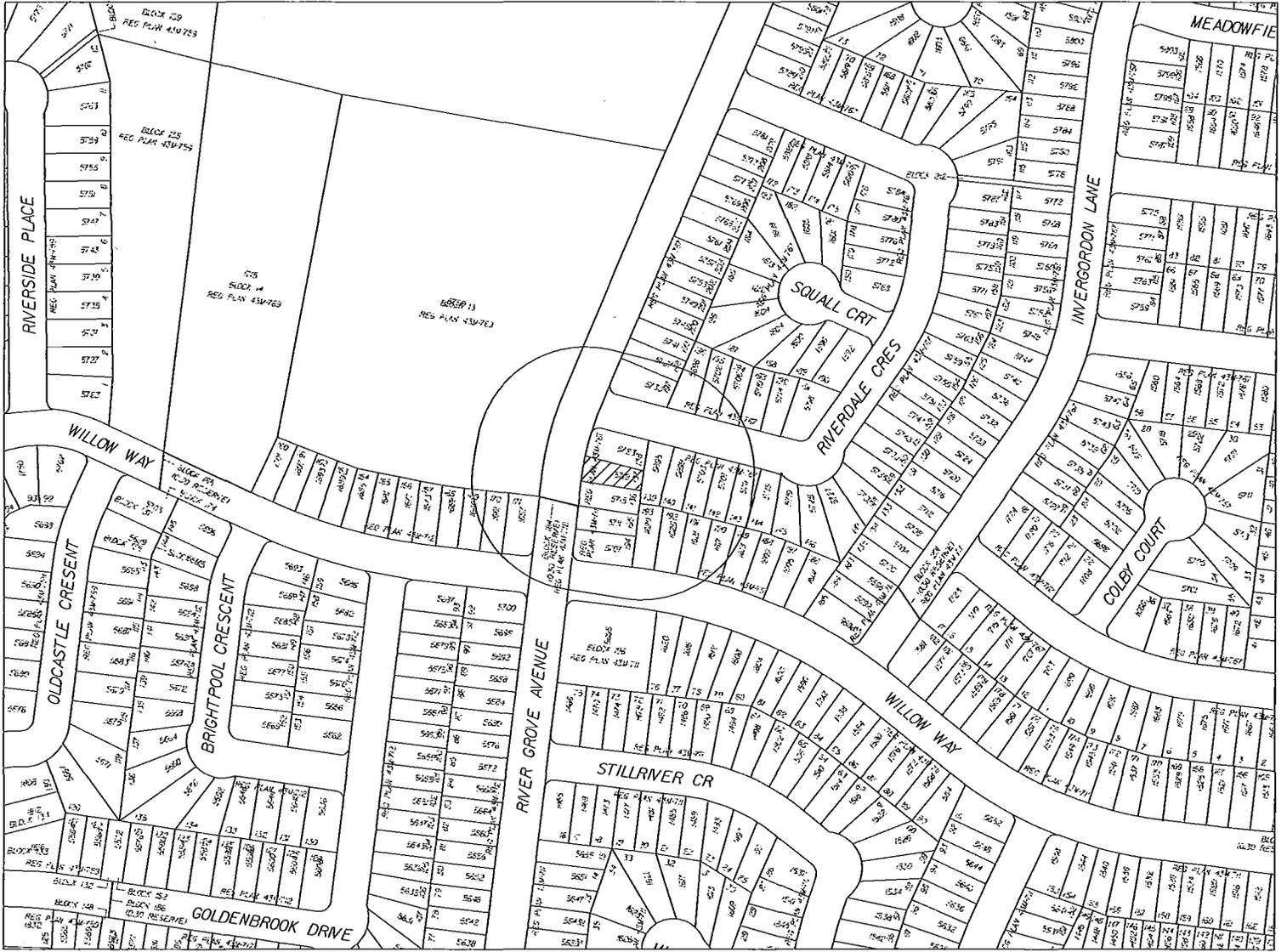
COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

PANKAJ BHARGAVA is the owner of Lot 137, Registered Plan M-767, located and known as **5719 RIVER GROVE AVENUE**, zoned R4-20 - Residential. The applicant requests the Committee to authorize a minor variance to permit the existing driveway to remain on the subject property proposing a width of 9.50 m (31.16 ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.80 m (22.30 ft.) in this instance.

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Committee of Adjustment

Subject Property : 5719 RIVER GROVE

File Number : A27215

Z Area : 39W

Agent : D. CHANIYARA



Revised Notice – Revised Property Address

S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR



FILE: "A" 273/15

WARD: 9

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

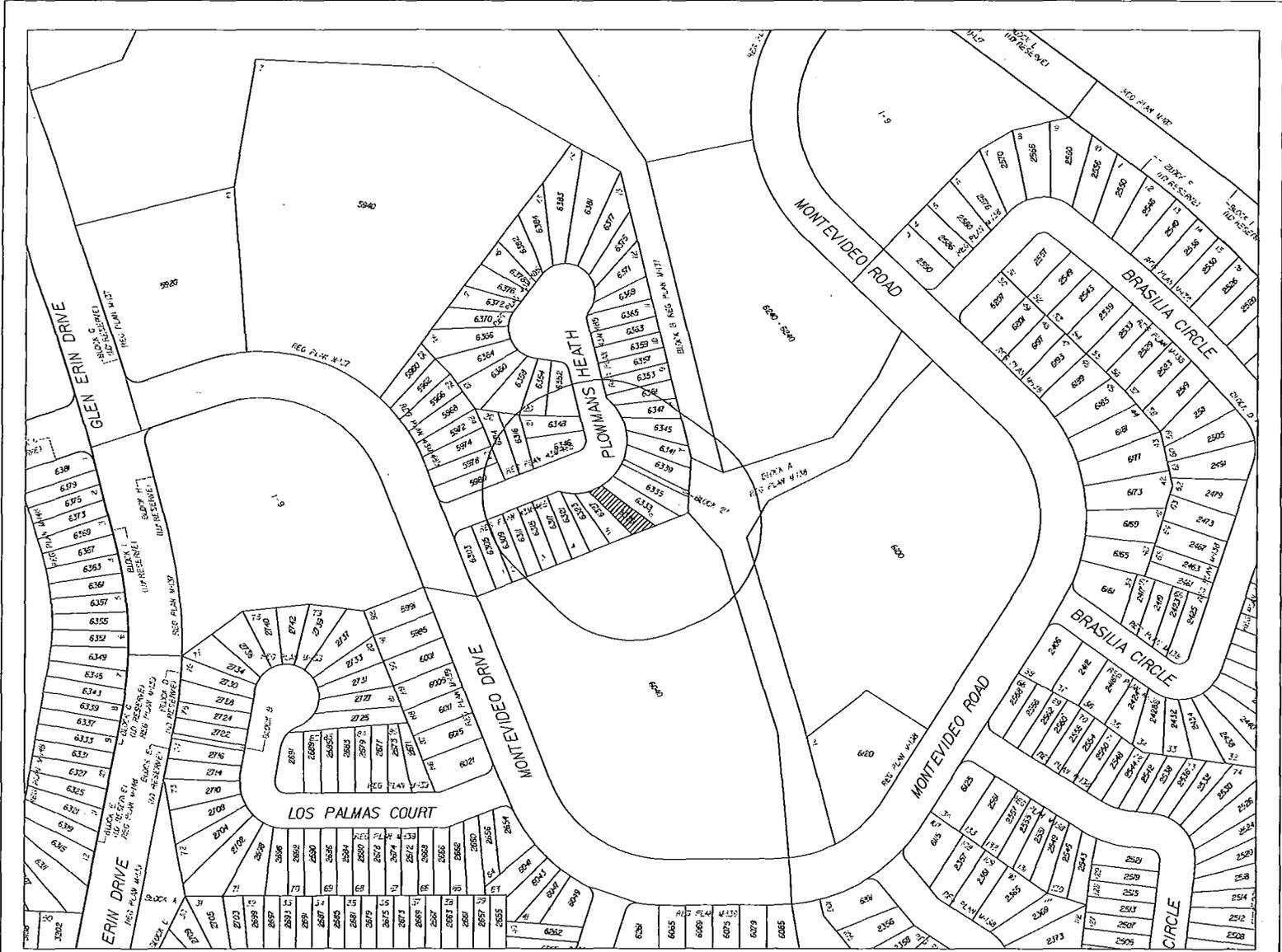
DARIUSZ PIEKARSKI is the owner of part of Lot 7, Registered Plan M-485, located and known as **6329 PLOWMANS HEATH**, zoned RM1 - Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a one storey addition at the rear of the existing dwelling and a second storey addition above the existing garage on the subject property proposing:

1. a northerly side yard of 1.50 m (4.92 ft.); whereas By-law 0225-2007, as amended, requires a minimum northerly side yard of 1.81 m (5.93 ft.) in this instance;
2. a southerly side yard of 0.61 m (2.00 ft.); whereas By-law 0225-2007, as amended, requires a minimum southerly side yard of 1.20 m (3.93 ft.) measured to the first storey and 1.81 m (5.93 ft.) measured to the second storey in this instance; and,
3. a rear yard of 6.50 m (21.32 ft.); whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50 m (24.60 ft.) in this instance.

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Committee of Adjustment

Subject Property : 6329 PLOWMANS HEATH

File Number : A27315

Z Area : 46W

Agent : _____



S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
J. ROBINSON, VICE CHAIR



FILE: "A" 274/15

WARD: 2

**COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING**

MITCH TRIPO is the owner of parts of Lot 13 & 14, Registered Plan H-13, located and known as **1301 QUEEN VICTORIA AVENUE**, zoned R2-4 - Residential. The applicant requests the Committee to authorize a minor variance to permit the construction of a new two storey dwelling on the subject property proposing:

1. a southerly side yard of 1.51 m (4.95 ft.) to the second storey; whereas By-law 0225-2007, as amended, requires a minimum southerly side yard of 2.41 m (7.90 ft.) to the second storey in this instance;
2. a combined width of the side yards of 3.44 m (11.28 ft.); whereas By-law 0225-2007, as amended, requires a minimum combined width of the side yards of 6.23 m (20.43 ft.) in this instance;
3. a dwelling height of 10.83 m (35.53 ft.); whereas By-law 0225-2007, as amended, permits a maximum dwelling height of 9.50 m (31.16 ft.) in this instance;
4. a height of 7.43 m (24.37 ft.) measured to the eaves; whereas By-law 0225-2007, as amended, permits a maximum height of 6.40 m (20.99 ft.) measured to the eaves in this instance;
5. a garage floor area of 106.50 m² (1,146.39 sq. ft.) for the proposed three car garage; whereas By-law 0225-2007, as amended, permits a maximum garage floor area of 75.00 m² (807.31 sq. ft.) for the proposed three car garage in this instance; and,
6. a driveway width of 9.00 m (29.52 ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.00 m (19.68 ft.) in this instance.

The Committee has set **Thursday June 11, 2015 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing.

This notice is sent to you because you are either the applicant concerned, the assessed owner of one of the neighbouring properties, or a person likely to be interested. Should you desire to express your approval or objection to the application, you may do so at the public hearing. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer prior to or during the hearing and such written submissions shall be available for inspection by any interested person. If you do not make a written submission requesting notification of the Committee's decision or attend the hearing in person or by counsel you will not be entitled to receive a copy of the Committee's decision or any subsequent correspondence relating to any future Ontario Municipal Board proceedings. Requests for deferment of hearing date, by the applicant or representative, must be for reasonable cause and an alternative hearing date will be at the discretion of the Committee. Failure of the Applicant or their Representative to appear at any hearing may result in the automatic dismissal of the application.

Further information may be obtained between 8:30 a.m. and 4:30 p.m., Monday to Friday at the Mississauga Civic Centre, Committee of Adjustment Office, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario L5B 3C1, Telephone No 311 or (905) 615-4311 if outside Mississauga and Fax No. 905-615-3950.



Committee of Adjustment

Subject Property : 1301 QUEEN VICTORIA AVE.

File Number : A27415

Z Area : 9

Agent : G. BARRET



Revised Hearing Date



FILE: "A" 53/15

WARD: 1

S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
R. BENNETT, VICE CHAIR

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

R HENDERSON INC is the owner of Lots 20 and 21, Registered Plan G-14, located and known as **2520 HAINES ROAD**, zoned E2-19 - Employment. The applicant requests the Committee to authorize a minor variance to permit the establishment of a waste processing station and waste transfer facility being located less than 800.00 m (2624.67 ft.) from a residential zone; whereas By-law 0225-2007, as amended, requires a minimum separation distance from a waste processing station and waste transfer facility to a residential zone of 800.00 m (2624.67 ft.) in this instance.

The Committee has set **Thursday June 11, 2015 at 1:30 pm** in the **Mississauga Civic Centre, COUNCL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing.

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NOTE: The Committee of Adjustment Office is in receipt of a request from the applicant to withdraw the application and not proceed with the request. This withdrawal request will be considered by the Committee at the June 11th, 2015 meeting.



Committee of Adjustment

Subject Property : 2520 HAINES RD
 Z Area : 13

File Number : A05315
 Agent : W.E. OUGHTRED & ASSOCIATES INC.



Revised Hearing Date



FILE: "A" 214/15

WARD: 6

S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
R. BENNETT, VICE CHAIR

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

ABBAS CHAUDRY is the owner of Part of Block C, Registered Plan 963, located and known as **885 CENTRAL PARKWAY WEST**, zoned E2-19, Employment. The applicant requests the Committee to authorize a minor variance to permit:

1. a motor vehicle sales leasing and/or rental facility - restricted use accessory to the existing motor vehicle body repair facility and motor vehicle repair facility - restricted uses within the subject building as previously approved pursuant to Committee of Adjustment File 'A' 461/12; whereas By-law 0225-2007, as amended, does not make provisions for a motor vehicle sales, leasing, and/or rental facility - restricted use in an E2-19 zone in this instance;
2. a landscaped buffer depth of 0.00 m (0.00 ft) measured from a lot line that is a street line as previously approved pursuant to Committee of Adjustment File 'A' 461/12; whereas By-law 0225-2007, as amended, requires a minimum landscaped buffer depth of 4.50 m (14.76 ft) in this instance;
3. an aisle width of 5.13 m (16.83 ft) to parking spaces on the east side of the property and aisle width of 6.00 m (19.68 ft) to the parking spaces on the south-westerly side of the property as previously approved pursuant to Committee of Adjustment File 'A' 461/12; whereas By-law 0225-2007, as amended, requires a minimum parking aisle width of 7.00 m (22.96 ft) in this instance; and,
4. 17 parking spaces on-site; whereas By-law 0225-2007, as amended requires a minimum of 30 parking spaces in this instance.

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Committee of Adjustment

Subject Property : 885 CENTRAL PARKWAY WEST

File Number : A 21415

Z Area : 23

Agent : C. PIEROZZI



Revised Hearing Date



FILE: "A" 228/15

WARD: 7

S. PATRIZIO, CHAIR
D. GEORGE, VICE CHAIR
R. BENNETT, VICE CHAIR

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

PIOTR & MONIKA KAMYCKI are the owners of Lot 13, Registered Plan 917, located and known as **2171 HILLFIELD COURT**, zoned R1, Residential. The applicants request the Committee to authorize a minor variance to permit the construction of an accessory structure on the subject property proposing:

1. the accessory structure within the front yard; whereas By-law 0225-2007, as amended, only permits an accessory structure in the rear yard in this instance,
2. an accessory structure floor area of 12.52m² (134.76sq.ft.); whereas By-law 0225-2007, as amended, permits a maximum floor area for an accessory structure of 10.00m² (107.64sq.ft.) in this instance,
3. an accessory structure height of 3.72m (12.20ft.); whereas By-law 0225-2007, as amended, permits a maximum accessory structure height of 3.00m (9.84ft.) in this instance,
4. a side yard to the accessory structure of 1.00m (3.28ft.); whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (3.93ft.) in this instance,
5. a driveway width of 9.31m (30.54ft.); whereas By-law 0225-2007, as amended, permits a maximum driveway width of 6.88m (22.57ft.) in this instance,
6. a walkway connection to a driveway having a width of 3.89m (12.76ft.); whereas By-law 0225-2007, as amended, permits a maximum walkway connection to a driveway of 1.50m (4.92ft.) in this instance; and,
7. to permit a commercial motor vehicle exceeding 3 000.00 kg (6613.75lbs.) registered gross weight; whereas By-law 0225-2007, as amended permits parking of a commercial vehicle less than or equal to 3 000.00 kg (6613.75lbs.) registered gross weight in a residential zone in this instance.

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Committee of Adjustment

Subject Property : 2171 HILLFIELD CRT..

File Number : A22815

Z Area : 15

Agent : _____

