



MAYOR
Rick E. Roquemore

CITY MANAGER
Michael E. Parks

CITY COUNCIL
Taylor J. Sisk
Jamie L. Bradley
Joshua Rowan
Johnathen Eggleston

Zoning Board of Appeals Public Hearing
August 19, 2026
6PM

Call to Order

Election of Officers

Old Business:

- Approval of September 11, 2024, meeting minutes

New Business:

1. (VA26-0001) Joshua King requests to vary from the provisions of Code Sec. 17.70.010, Walls and Fences, to increase the maximum fence height in the front yard of a residential zoning district. Specifically, they request to vary the maximum height from four (4) feet to six (6) feet to retain an existing six-foot wooden fence in a R-100 (Residential Single-Family) district that was installed in violation of this Section. The subject property is located at 1205 Bradford Park Ln (parcel AU12B 050).

Public Comments

Announcements

Adjournment



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Zoning Board of Appeals Meeting Minutes

September 11, 2024

Chairman Sewell called the meeting to order at 6pm.

Chairman Sewell asked for a motion to approve the minutes for August 14, 2024.

Motion made by Board Member Jackson, 2nd by Board member Gallagher, all members voting yes to approve.

Chairman Sewell asked for a motion to approve the agenda, motion made by Board Member Gallagher, 2nd by Board Member Kelley. All in favor, motion passed.

Chairman Sewell read the procedures of the meeting.

Case VA24-005 was requested to be removed from the table, Motion made by Board Member Gallagher, 2nd by Board Member Kelley, all in favor.

Applicant Geoffery Reid with Blue River Development spoke regarding the request to reduce the 50 ft buffer to 0 due to a hardship (financial)

Board Members were allowed to ask questions of the applicant, applicant answered. Board deemed the walls not to be a hardship.

Public was given the opportunity to speak in support or opposition.

Helen Roquemore 1522 Oakleaf Dr. spoke in opposition of the variance.

Silvia Barber 1220 St, Andrews Dr. spoke in opposition of the variance.

Applicant Geoffery Reid spoke in rebuttal

Motion made by Board Member Kelley to deny the request, 2nd by Board Member Jackson, all in favor, request for the Variance was denied.

Chairman Sewell asked for a motion to adjourn, motion made by Board member Riley, 2nd by Board member Jackson, all in favor.



MAYOR
Richard E. Roquemore

CITY ADMINISTRATOR
Michael E. Parks

ZONING BOARD OF APPEALS
Robin Jackson
Benjamin Riley
Tricia Gallagher
Sabrina Watson
Jason Morrow

TO: Zoning Board of Appeals

FROM: Sarah McQuade, AICP
City Planner

DATE: August 19, 2026

PURPOSE: VA26-0001. Variance request to increase the maximum fence height from 4 feet to 6 feet in a R-100: Single-Family Residential District.

BACKGROUND: The applicant requests to vary from the provisions of Code Sec. 17.70.010 – Walls and fences, to increase the maximum fence height in the front yard of a R-100: Residential Single-Family district from four (4) feet to six (6) feet to retain an existing wooden fence. This is a retroactive request to retain a recently installed fence that extends beyond the front plane of the existing house.

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION:
Staff recommends denial of this variance request, as there would not be unnecessary hardship caused by the strict application of Code Section 17.70.010.



COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF AUBURN

1 AUBURN WAY

AUBURN, GA 30011

PHONE: 770-963-4002

www.cityofauburn-ga.org

CASE NUMBER:	VA26-0001
LOCATION:	1205 Bradford Park Ln
PARCEL NUMBER:	AU12B 050
ACREAGE:	0.71± acres
ZONING DISTRICT:	R-100: Residential Single-Family
REQUEST:	Variance from Sec. 17.70.010 - Walls and Fences, to increase the maximum fence height in the front yard of a residential zoning district from 4 feet to 6 feet.
ZBOA PUBLIC HEARING DATE:	August 19, 2026
STAFF RECOMMENDATION:	Denial
APPLICANT:	Joshua King

SUMMARY

The applicant requests to vary from the provisions of Code [Sec. 17.70.010](#) to alter the maximum fence height in the front yard of a residential zoning district. Specifically, they request an increase of the maximum fence height in the front yard of a [R-100: Residential Single-Family](#) district from four (4) feet to six (6) feet to retain an existing wooden fence. In May 2026, the fence was partially installed beyond the front plane of the subject house along Bradford Park Ln. If the variance is denied, the portion of the fence located within the front yard would need to be modified to comply with Code requirements.

The subject property is developed with a single-family residence constructed in 2004, according to Barrow County tax records. The parcel is at the northwest corner of Bradford Park Ln and Bradford Ct, resulting in a front yard at each street frontage. [Sec. 17.70.010.B](#) governs walls and fences in residential zoning districts; "fences located in front yards adjoining street rights-of-way of residential zones ... shall not exceed four feet in height." A front yard is defined as "an open, unoccupied space on the same lot with a principal building or use, extending the full width of the lot and located between the street line and the front line of the building projected parallel to the street to the side lines of the lot. Corner lots shall be considered to have two front yards" ([Sec. 17.30.020.y.2](#)).

In the application, the applicant states that the request is related to a household safety concern and that a four-foot fence would be too short for safe enjoyment of the yard. Fencing within side and rear yards is lawful to install at heights of up to eight (8) feet ([Sec. 17.70.010.A.1](#)).

The existing fence lawfully encloses most of the rear yard; this variance application only applies to the portion of the fence in the front yard. If the fence line were to be moved back from the front yard, most of the currently fenced area would be retained within. Per the application, staff estimate this remaining area

would measure 5,400 square feet (0.12 acres). Based on the submitted information, approximately 5,400 square feet (0.12 acres) would remain available within the rear yard where fencing up to eight (8) feet in height is permitted.

On July 9, 2026, amendments to the text of Sec. 17.70.010 were adopted by the City Council. This application is being evaluated using the version of the Code as it existed at the time of request initiation. If the current Code were to be applied, this variance request would still be necessary.

LAND USE AND COMPREHENSIVE PLAN ANALYSIS

The table below summarizes the nearby zoning districts and land uses:

Direction	Zoning	Current Land Use	Future Land Use
N	R-100: Residential Single-Family	Single-family residential	Single Family Residential
S	R-100: Residential Single-Family	Single-family residential	Single Family Residential
W	R-100: Residential Single-Family	Single-family residential	Single Family Residential
E	R-100: Residential Single-Family	Single-family residential	Single Family Residential

Pursuant to the City of Auburn Comprehensive Plan, 2023-2028, the subject site is located within the Single Family Residential future land use area. This Area is intended for “Conventional residential subdivisions, as well as conservation subdivisions, with supportive recreational amenities and small-scale public/institutional uses. Lot sizes range from 5,000 square feet to several acres. Includes low-impact civic space.”

The underlying land use aligns with the intent of the Single Family Residential future land use area.

WETLANDS, STREAMS, AND FLOODPLAIN

There is no documentation of wetlands, streams, or floodplains on the subject property.

VARIANCE REQUEST ANALYSIS

Pursuant to [Sec. 17.150.060](#), which governs the powers of the Zoning Board of Appeals, variance requests may be granted in cases of unnecessary hardship pursuant to the requirements therein.

(1) [Sec. 17.150.060.A.3](#)

(Language in bold is from the City of Auburn Zoning Ordinance. Bulleted information that is not bolded are factors known to staff that may apply to the Ordinance criteria.)

- A. There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape or topography,;**
 - a. The subject site does not appear to contain extraordinary or exceptional conditions related to

its size, shape, or topography. While the property is a corner lot and therefore has two front yards under the Code, its overall size, shape, and topography are generally consistent with other corner lots in the vicinity.

B. The application of this title to this particular piece of property would create an unnecessary hardship,

- a. Based on the characteristics of the subject property and the information submitted with the application, staff has not identified a property-specific condition that would cause the strict application of Code Sec. 17.70.010 to create an unnecessary hardship.
 - i. If this variance request is denied, the portions of the existing six-foot fence located within the front yard would need to be shortened, relocated, or otherwise modified to comply with the four-foot height limitation.

C. Said conditions are peculiar to the particular piece of property involved

- a. A neighboring property (401 Bradford Way) also appears to contain a wooden fence exceeding four (4) feet in height within a front yard. However, conditions on a neighboring property do not establish that the subject property itself contains a peculiar or unique physical condition requiring variance relief.

D. Said conditions are not the result of any actions of the property owner

- a. The six-foot fence was installed in its current location in May 2026, creating the condition for which variance relief is now requested. However, upon being notified that the fence did not comply with the applicable height requirements, the property owner took steps to seek variance approval through the appropriate process.

E. Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this title

- a. Based on the existing conditions and submitted photographs, the fence does not appear to create visibility or line-of-sight concerns for motorists or other travelers.

(2) [Sec. 17.150.060.B](#)

(Language in bold is from the City of Auburn Zoning Ordinance. Bulleted information that is not bolded are factors known to staff that may apply to the Ordinance criteria.)

1. No variance may be granted for a condition of zoning required by the city council in approving a rezoning application

- a. This variance request does not conflict with any conditions of zoning.

2. No variance may be granted for a use of land or building or structure that is prohibited by this title

- a. This variance request would not result in land use which is disallowed by the Code.

3. No variance may be granted to permit a use which would result in a greater intensity of development on a property than would otherwise be allowed if no variance were involved

- a. This variance request does not seek to increase the density or intensity of development.

COMMUNITY DEVELOPMENT DEPARTMENT RECOMMENDATION

Staff recommends **denial** of this variance request. While the existing fence does not appear to create substantial adverse impacts to surrounding properties or the traveling public, staff has not identified extraordinary or exceptional physical conditions of the subject property that would result in an unnecessary hardship caused by the strict application of Code Section [17.70.010](#).



VARIANCE APPLICATION

Type of Request:	☒ Zoning/Special Exception	☐ Administrative	☐ Sign	☐ Stream Buffer	☐ Other
Applicable Zoning/Sign Code Section:					
Nature of Request:	Required	<u>Proposed</u>	Minimum Setback Requirements	Proposed Setback Requirements	
☐ Setback					
☐ Sign					
☐ # Parking Spaces					
☒ Other	4 ft ornamental fence	6 ft privacy/safety fence			
Name of Project/Subdivision: Bradford Park			Present Zoning:		
Property Address/Location: 1205 Bradford Park Lane			Tax Parcel ID: Au12B 050		
Briefly describe variance request: Requesting a variance to allow a 6-foot non-ornamental safety fence on a corner lot due to medical and safety needs of our 5-year-old non-verbal autistic child. The standard 4-foot ornamental fence permitted on corner lots is not sufficient to safely contain or protect our child, who is at high risk of elopement and cannot communicate danger.					
Owner Name: Joshua O King					
Address: 1205 Bradford Park Lane, Auburn, Ga 30011					
Phone: 404-569-6926			Email: moondawg@aol.com		
Applicant Name (if different from above):					
Address:					
Phone:			Email:		
<i>To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Auburn Zoning Ordinance. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Auburn Zoning Ordinance) will result in the rejection of this application. I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My Signed Campaign Disclosure Statement is included.</i>					
Owner/Applicant Signature:			Date:		
Sworn to and subscribed before me this _____ day of _____, 20 _____.					
Notary Public:			Date:		
Application Received by:			Case Number:		
Application Fee: ☐ \$450					
ZBOA Public Hearing Date:					



SITE PLAN REQUIREMENTS

(All applicable items must be included on the Site Plan; separate sheets may be used)

- ☐ Key and/or legend and site location map with North arrow.
- ☐ Boundary survey of subject property which includes dimensions along property lines that match the metes and bounds of the property's written legal description and clearly indicates the point of beginning.
- ☐ Acreage of subject property.
- ☐ Location of land lot lines and identification of land lots.
- ☐ Existing, proposed new dedicated and future reserved rights-of-way of all streets, roads, and railroads adjacent to and on the subject property.
- ☐ Proposed streets on the subject site.
- ☐ Current zoning of the subject site and adjoining properties.
- ☐ Existing buildings with square footages and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on the subject property.
- ☐ Existing buildings' locations and heights (stories), wells, driveways, fences, cell towers, and any other structures or improvements on adjacent properties within 200 feet of the subject property.
- ☐ Location of proposed buildings with total square footage.
- ☐ Layout and minimum lot size of proposed single-family residential lots.
- ☐ Topography on the subject site and adjacent property up to 200 feet as required to assess runoff effects.
- ☐ Location of overhead and underground electrical and pipeline transmission/conveyance lines.
- ☐ Required and/or proposed setbacks.
- ☐ 100-year flood plain horizontal limits and flood zone designations as shown on survey or FEMA FIRM maps.
- ☐ Required landscape strips, undisturbed buffers, and any other natural areas as required or proposed.
- ☐ Required and proposed parking spaces; Loading and unloading facilities.
- ☐ Lakes, streams, wetlands, and Waters of the State and associated buffers.
- ☐ Proposed stormwater management facilities.
- ☐ Community wastewater facilities including preliminary areas reserved for septic drain fields and points of access.
- ☐ Availability of water system and sanitary sewer system.
- ☐ Location of existing trees and trees to be removed, or a statement that there are none, and whether the trees identified are specimen trees. (A specimen tree is any deciduous (oak, hickories, poplars, etc.) tree with a DBH of 30 inches or greater, coniferous tree (pines, evergreens, etc.) tree with a DBH of 24 inches or greater, or a small understory tree (dogwoods, redbuds, sourwoods, etc.) with a DBH of 10 inches or greater. If no specimen trees exist on the site, note their absence on the plans. If a specimen tree is to be removed, provide a calculation for recompense at 1.5x the diameter.)



CITY OF AUBURN, GA
APPLICATION FOR VARIANCE, WAIVER, OR SPECIAL EXCEPTION

This application applies to: Variances, Administrative Variances, Special Exceptions, and Waivers.

Variances and waivers are modifications of the specific provisions of the City of Auburn Code of Ordinances granted when strict enforcement of the ordinances would cause undue hardship owing to circumstances unique to the individual property on which they are granted.

Instructions: A properly completed application and fees are due at the time of submittal. The submittal deadline is the one month prior to the scheduled meeting date. Variance requests will be considered on the 2nd Wednesday of the following month by the Zoning Board of Appeals (ZBOA). A pre-application meeting is required prior to submitting an application; please contact the Community Development Department to schedule a pre-application meeting at 770-963-4002 ext. 206.

If an applicant needs to further relax the dimensional standards of the Zoning Ordinance for a specific property for the purpose of construction, they can request a variance to the text of the Zoning Ordinance. Such a request might seek to modify the strict terms of lot coverage, placement, setback, yard, buffer, landscape strip, parking and loading or other regulations, but such an application may not occur concurrently with a land use map amendment or modification of conditions, and the approval of one does not indemnify the approval of the other. The Zoning Board of Appeals shall determine whether the requested variance or special exception meets the applicable requirements. The Community Development Director shall determine whether the requested administrative variance meets the applicable requirements in accordance with Section 17.130.020.

The variance process for the City of Auburn involves one public hearing before the Zoning Board of Appeals, where the item will be heard and a decision will be made based on the applicant's submittal information and the report generated by city staff. The Zoning Board of Appeals meets the second Wednesday of each month at 6:00 PM in the Auburn Council Chambers, located at 1 Auburn Way, Auburn, GA 30011. The Administrative Variance process does not require a public hearing. The Community Development Director will issue a decision within 45 days for administrative variances related to Stream Buffers and 30 days for general administrative variance requests. The decision date begins after the date of application acceptance by city staff.

Waivers: Waiver requests to the Development Regulations for the City of Auburn are decided by the City Council. The Community Development Director, along with other affected city and county departments, will review the request and forward such comments or recommendations as may be received to the City Council for final action in their normal course of business. The City Council holds meetings every second and fourth Thursday of every month in the Council Chamber located at 1 Auburn Way Auburn, GA 30011.

To initiate a request for a Variance, Waiver, Special Exception within the City of Auburn, an applicant must schedule and hold a pre-application meeting with the Planning & Zoning staff, which must take place by the deadline of 4:00pm on the Friday preceding the application submission deadline on the first Wednesday of the month. These meetings are scheduled as needed and the purpose of the pre-application meeting is to establish an expectation on the part of both staff and the applicant for the zoning appeal process. The applicant shall provide preliminary/finalized site plans, a letter of intent regarding the request, and/or other illustrative documents as necessary at the time of the pre-application meeting. The applicant will then provide an overview of their proposed application and their reasoning for why the application is necessary. Staff can then inform the applicant of the City's process to affect the proposed change and offer a preliminary analysis of the feasibility of the proposal, including ways upon which the proposal may need improvements or revisions.



VARIANCE, WAIVER, OR SPECIAL EXCEPTION APPLICATION CHECKLIST

(Incomplete applications will not be accepted)

- ☐ Pre-Application Meeting
- ☐ Completed Application and fee of \$450.00 Make checks payable to City of Auburn.
- ☐ Survey Plat of the subject property in accordance with the attached site plan checklist.
- ☐ Signed and notarized affidavits of all property owners. Use additional sheets as needed.
- ☐ Signed Campaign Contributions Disclosure Statement.
- ☐ Written legal description which includes a narrative of the metes and bounds of the property.
- ☐ Relevant site photos.
- ☐ Letter of Intent. Please describe your situation and why you are requesting a variance, waiver, or special exception.



ADDITIONAL REQUIREMENTS FOR STREAM BUFFER VARIANCES

Site Plan Requirements:

1. Delineation of the stream buffer (state, 50-foot undisturbed and 25-foot additional setback) and the limits of all existing and proposed land development or land disturbance, both inside and outside the buffer and setback. The exact area of the buffer to be affected shall be accurately and clearly indicated in a table as follows:

Buffer area	Existing Encroachment (sq.ft.)	Proposed Encroachment (sq.ft.)
25 foot (State buffer)		
50 foot (City buffer)		
75 foot (City impervious setback)		

2. A site map that includes locations of all streams, wetlands, floodplain boundaries and other natural features, as determined by field survey;
3. A description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
4. A detailed site plan that shows the locations of all existing and proposed structures and other impervious cover, the limits of all existing and proposed land disturbance, both inside and outside the buffer and setback. The exact area of the buffer to be affected shall be accurately and clearly indicated;
5. Documentation of unusual hardship should the buffer be maintained;
6. At least one alternative plan, which does not include a buffer or setback intrusion, or an explanation of why such a site plan is not possible;
7. A calculation of the total area and length of the proposed intrusion;
8. A stormwater management site plan, if applicable; and
9. Proposed mitigation, if any, for the intrusion. If no mitigation is proposed, the request must include an explanation of why none is being proposed.

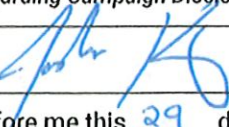
The following factors will be considered in determining whether to issue a variance:

1. The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
2. The locations of all streams on the property, including along property boundaries;
3. The location and extent of the proposed buffer or setback intrusion;
4. Whether alternative designs are possible which require less intrusion or no intrusion;
5. The long-term and construction water-quality impacts of the proposed variance; and
6. Whether issuance of the variance is at least as protective of natural resources and the environment.

*Variances will not be considered when, following adoption of the ordinance codified in this chapter, actions of any property owner of a given property have created conditions of a hardship on that property.



VARIANCE APPLICATION

Type of Request:	☒ Zoning/Special Exception	☐ Administrative	☐ Sign	☐ Stream Buffer	☐ Other
Applicable Zoning/Sign Code Section:					
Nature of Request:	Required	Proposed	Minimum Setback Requirements	Proposed Setback Requirements	
☐ Setback					
☐ Sign					
☐ # Parking Spaces					
☒ Other	4 ft ornamental fence	6 ft privacy/safety fence			
Name of Project/Subdivision: Bradford Park			Present Zoning:		
Property Address/Location: 1205 Bradford Park Lane			Tax Parcel ID: Au12B 050		
Briefly describe variance request: Requesting a variance to allow a 6-foot non-ornamental safety fence on a corner lot due to medical and safety needs of our 5-year-old non-verbal autistic child. The standard 4-foot ornamental fence permitted on corner lots is not sufficient to safely contain or protect our child, who is at high risk of elopement and cannot communicate danger.					
Owner Name: Joshua O King					
Address: 1205 Bradford Park Lane, Auburn, Ga 30011					
Phone: 404-569-6926			Email: moondawg@aol.com		
Applicant Name (if different from above):					
Address:					
Phone:			Email:		
<i>To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Auburn Zoning Ordinance. I understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Auburn Zoning Ordinance) will result in the rejection of this application. I have read the provisions of the Georgia Code Section 36-67A-3 as required regarding Campaign Disclosures. My Signed Campaign Disclosure Statement is included.</i>					
Owner/Applicant Signature: 			Date: 5/29/26		
Sworn to and subscribed before me this 29 day of May , 20 26 .					
Notary Public: Brooke A. Haney			Date: 5/29/26		
Application Received by:			Case Number:		
Application Fee: ☐ \$450					
ZBOA Public Hearing Date:					



CERTIFICATIONS

In the event an owner's agent or contract purchaser is filing this application, both the owner's and agent's certifications must be completed. If the owner is filing the application, only the owner's certification must be completed.

OWNER'S CERTIFICATION

The undersigned below, hereby declares that they are the owner(s) of the property, located at

1205 Bedford Park LN Auburn GA
as shown in the records of Barrow or Gwinnett County, GA.

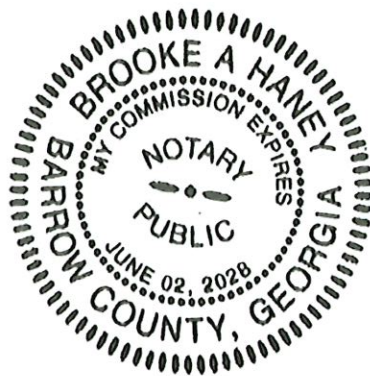
John K
Signature

5/29/2026
Date

Appeared before me personally this 29 day of May, 20 26.

Brooke A. Haney
Signature of Notary Public

5/29/26
Date





CERTIFICATIONS

In the event an owner's agent or contract purchaser is filing this application, the certifications below must be completed. If the owner is filing the application, only the owner's certification must be completed.

AGENT'S CERTIFICATION

The undersigned below, or as attached, is hereby authorized to make this application by the property owner for the property listed below and located at

as shown in the records of Barrow or Gwinnett County, GA.

Signature

Date

Appeared before me personally this _____ day of _____, 20 _____.

Signature of Notary Public

Date



CONFLICT OF INTEREST DISCLOSURE

The undersigned below, making application for Rezoning, Special Exception, Special Use Permit, Variance, etc., has complied with the Official Code of Georgia Section 36-67A-1, et. sec., Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Signature of Applicant

Signature of Owner

Date

Date

Appeared before me personally this

Appeared before me personally this

_____ day of _____, 20 ____.

_____ day of _____, 20 ____.

Notary Public

Notary Public

My Commission Expires: _____

My Commission Expires: _____

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made contributions aggregating \$250.00 or more to a member of the City Council, Planning Commission, Zoning Board of Appeals, or any other government officials who may consider this application?

(Check one)

YES ☐

NO ☐

Your Name: _____

Name and position of government official(s):

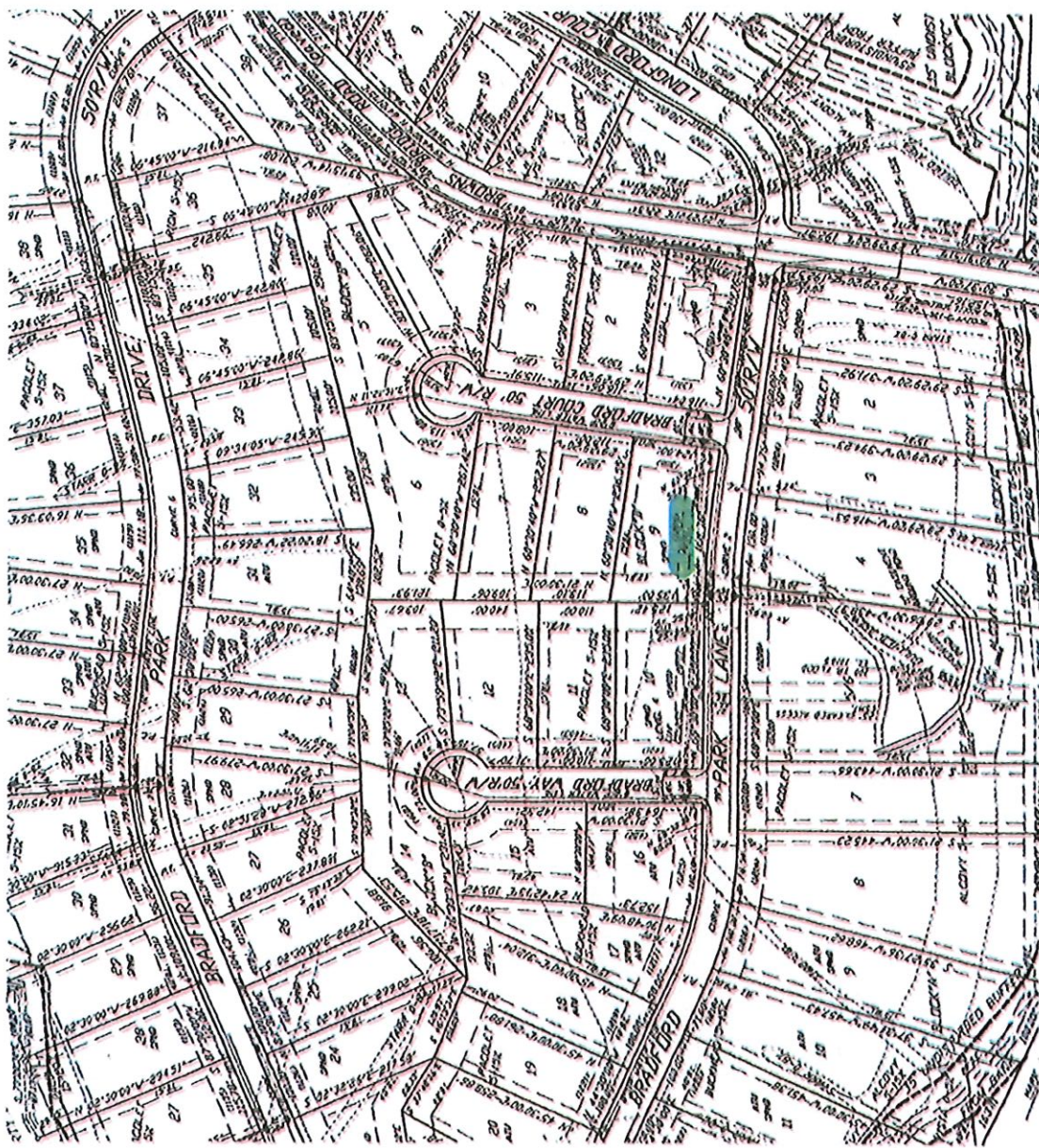
Date and amount (which aggregated \$250 or more) of the contribution(s):

Signature of Applicant

Signature of Applicant's Attorney/Representative

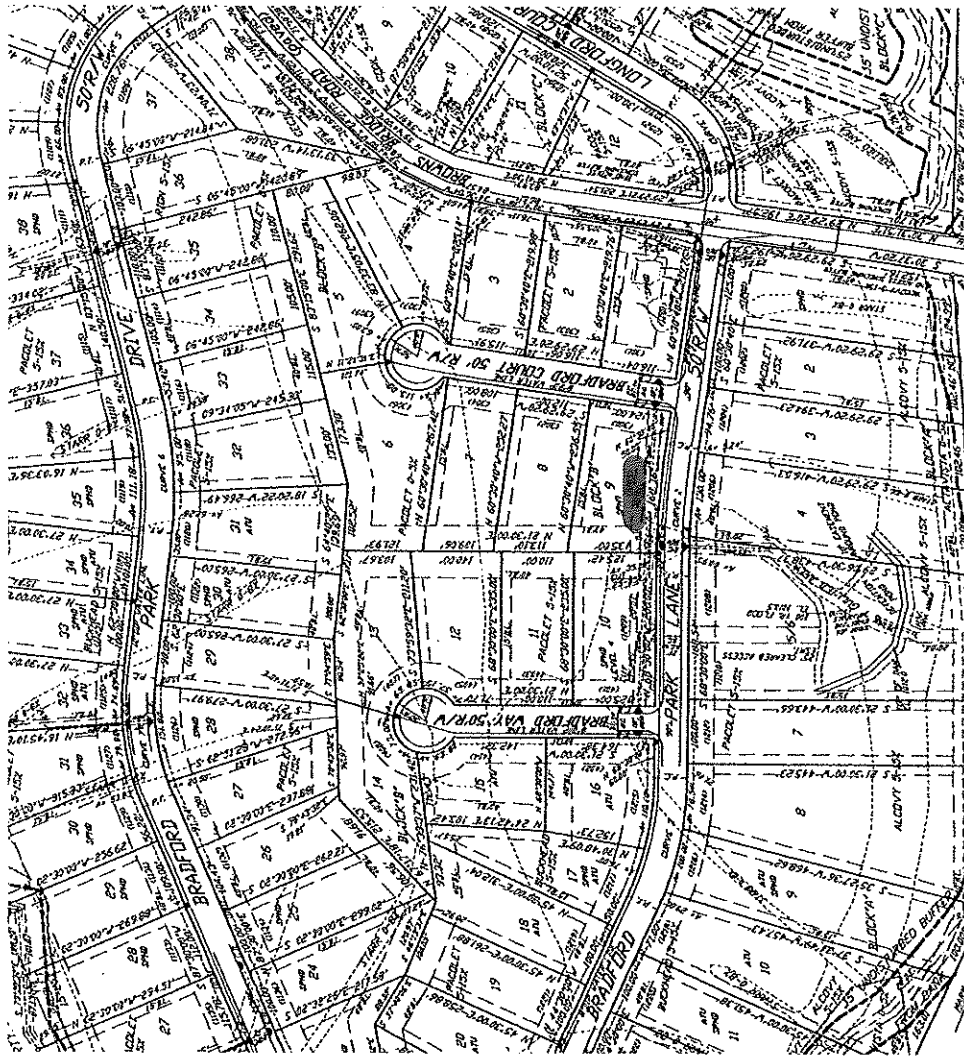
Date: _____

Date: _____



DIVISION OF GEOLOGY
BRIDGEWATER PROPERTIES, LLC

3. HEALTH DEPARTMENT NOTE:
THE DEVELOPER IS NOT AWARE OF ANY BODIES
ON THE PROPERTY PROVIDED BY CITY OF AUBURN
2. WATER MAINS ARE LOCATED 45' FROM THE SIDE OF THE FLOODED PLAIN
1. SETBACK LINES ON SITE OUTSIDE OF THE FLOODED PLAIN
--- LINE OF 100' ELEVATION ---
--- WATER MAINS ---



1. THE DEVELOPER IS NOT AWARE OF ANY BARRIERS
2. THE PROPERTY IS NOT AWARE OF ANY BARRIERS
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