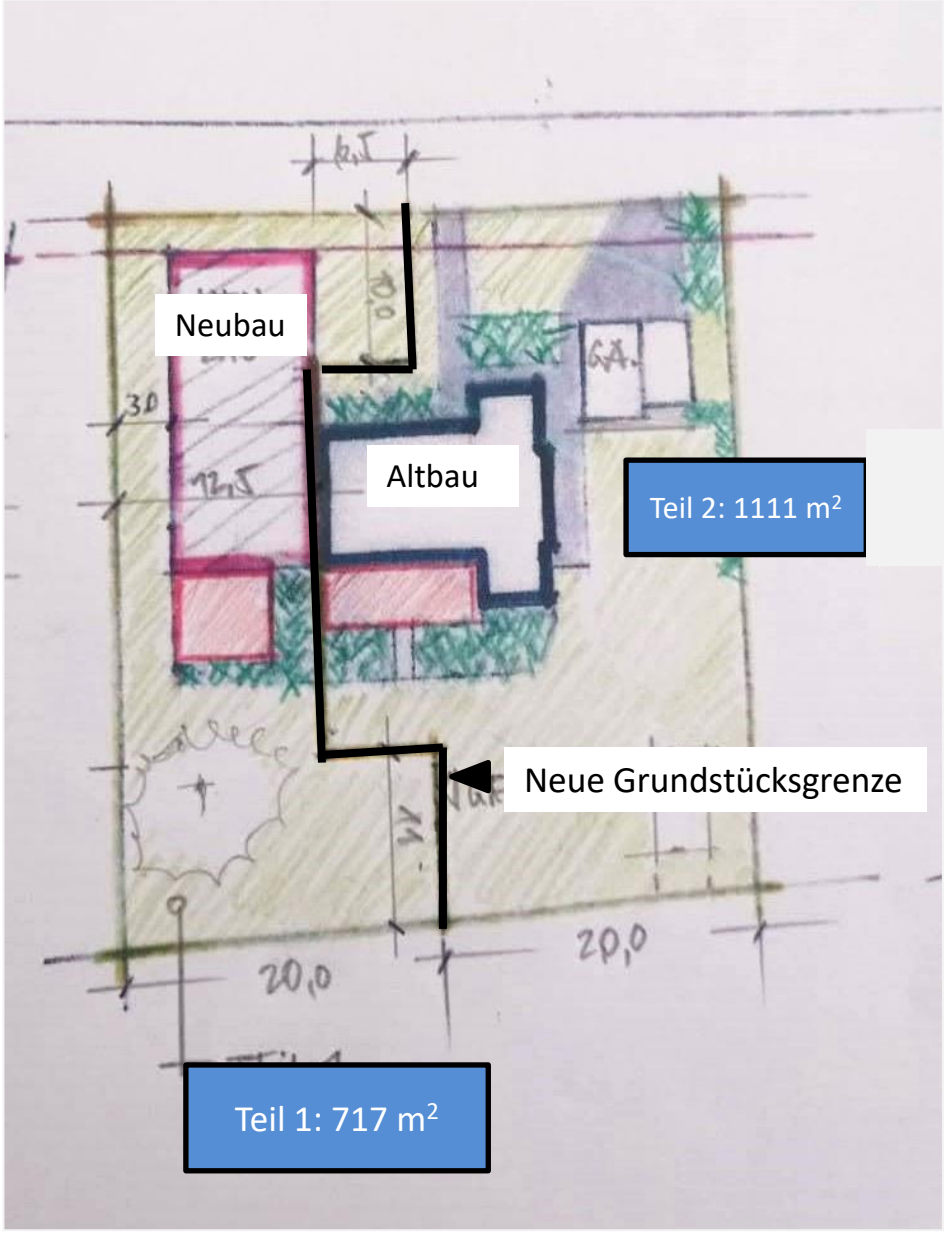Möglicher Neubau durch Teilung der Grundstücksgrenze