

74-165-ASP4 9107 **PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I or we, Helmut D.W. Bauer, legal owner of the property shown in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 500.1 to allow an accessory structure (garage/carport) to be located in the front and side yard instead of the required 1/2 of the rear yard farthest removed from the side street.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty):

The rear yard of the property is too narrow and too much lower in elevation in relation to the main residence to allow for construction of an accessory structure in a practical and useful manner. There is also an existing fire hydrant in what would have to be the driveway to the rear of the property. The side yard to the side away from the street is of insufficient depth to allow for erection of an accessory structure.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Contract purchaser

Helmut D.W. Bauer
Legal Owner

Address: 1000 Metfield Road
Towson, Md. 21204

Petitioner's Attorney

Protestant's Attorney

ORDERED BY THE Zoning Commissioner of Baltimore County, this 17th day of December, 1979, that the subject matter of this petition be advertised as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Maryland County, on the 5th day of February, 1979, at 10:15 o'clock A.M.

John W. Hession, III
Zoning Commissioner of Baltimore County

(over)

74-165-ASP4 9107 **PETITION FOR SPECIAL HEARING**

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, Mr. Helmut D.W. Bauer, legal owner of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing Under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve amendment to development plan, lot A-block B as previously approved on the 3rd amended Final Development Plan of the Beaches Section I to permit an accessory structure (garage/carport) to be located outside the envelope area.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law of Baltimore County.

Contract Purchaser

Legal Owner

Address

Address: 1000 Metfield Road
Towson, Md. 21204

Petitioner's Attorney

Protestant's Attorney

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RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER
PETITION FOR A SPECIAL : OF BALTIMORE COUNTY
HEARING :
SW/S of Metfield Rd. &
Beech Bark Lane, 9th District :
HELLMUT D. W. BAUER, : One No. 79-165-ASP4
Petitioner

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524, I of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter M. Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 19th day of January, 1979, a copy of the foregoing Order was mailed to Mr. Helmut D. W. Bauer, 1000 Metfield Road, Towson, Maryland 21204, Petitioner.

John W. Hession, III

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Eric DiNenna
Zoning Commissioner
FROM: Lillian H. Gray, Director
Office of Planning and Zoning
SUBJECT: Petition 79-165 ASP4, ITEM 104
Petition for Variance for accessory structure and Special Hearing to amend development plan, Southwest side of Metfield Road and Beech Bark Lane
Petitioner - Helmut D.W. Bauer
9th District

HEARING: Monday, February 5, 1979 (10:15 A.M.)

This office offers no comment on the subject petition other than to suggest that the proposal be viewed as to its aesthetic value (or lack of it) as it might impact upon the general character of the neighborhood.

Lillian H. Gray, Director
Office of Planning and Zoning

LHG:JGH



April 19, 1979

Mr. Helmut D. W. Bauer
1000 Metfield Road
Towson, Maryland 21204

RE: Petition for Variance and
Special Hearing
SW/S of Metfield Road and
Beech Bark Lane - 9th
District
Helmut D. W. Bauer -
Petitioner
NO. 79-165-ASP4 (Item No. 104)

Dear Mr. Bauer:

I have this date passed my Order in the above referenced matter in accordance with the attached.

Very truly yours,

Eric DiNenna
Zoning Commissioner

SED:mr

Attachments

cc: Mr. Renato A. DiPentima
4 Beach Lane Court
Towson, Maryland 21204

John W. Hession, III, Esquire
People's Counsel

BALTIMORE COUNTY

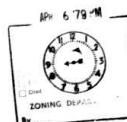
ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS



Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and/or unreasonable hardship upon the Petitioner(s),

the Variance(s) should be had; and it further appearing that by reason of the granting of the Variance(s) requested not adversely affecting the health, safety, and general welfare of the community, the Variance(s) should be granted. It is hereby determined that said Petition will not be detrimental to the health, safety, and general welfare of the community and would be within the spirit and intent of said Regulations; therefore, the Special Hearing to amend the Third Amended Final Development Plan of the Resolved, Session J, Lot No. A, Block B, as previously approved, to permit an accessory structure (garage/carpport) to be located outside the lot farthest removed from the side street should be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of March, 1978, that the herein Petition for the aforementioned Variance(s) should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of March, 1978, that the aforementioned Variance(s) be and the same is/are hereby DENIED.

Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the above Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and/or unreasonable hardship upon the Petitioner(s),

IT IS ORDERED by the Zoning Commissioner of Baltimore County this 19th day of March, 1978, that the herein Petition for the aforementioned Special Hearing should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Pursuant to the advertisement, posting of property and public hearing on the above petition and it appearing that by reason of

the above Special Hearing should NOT BE GRANTED.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of March, 1978, that the above Special Hearing be and the same is hereby DENIED.

Zoning Commissioner of Baltimore County

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

January 25, 1979

COUNTY OFFICE BUILDING
111 N. CHARLES ST.
TOWSON, MARYLAND 21204

Chairman

MEMBERS

Director of Engineering

Director of Public Works

Director of Planning and Zoning

Director of Public Works

Director of Planning and Zoning

Director of Public Works

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Director of Planning and Zoning

Director of Public Works

Mr. Heilmut D. W. Bauer
1000 Metfield Road
Towson, Maryland 21204

RE: Item No. 104
Petitioner - Bauer
Variance and Special Hearing
Petition

Dear Mr. Bauer:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Because of your proposal to construct a garage/carpport, in conflict with Section 400.1 of the Baltimore County Zoning Regulations, this Variance is required. The Special Hearing is included to allow said structure to be located outside of the allowable building area on this lot, as shown on the final development plan of the Resolved.

This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NEC/af

baltimore county
department of public works
TOWSON, MARYLAND 21204

THOMAS H. MOURING, PE
DIRECTOR

January 31, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #104 (1978-1979)
Property Owner: Heilmut D. W. Bauer
5700 Metfield Rd. & Beech Bark La.
Existing Zoning: DR-1
Proposed Zoning: Variance to permit an accessory structure to be located in the front yard in lieu of the required rear third of the lot farthest removed from the side street.
District: 9th

Dear Mr. DiNenna:

The following comments are furnished in regard to the plan submitted to the office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as required by Public Works Agreement #3704, executed in conjunction with the development of "The Beeches" (formerly Beechwood).

Development of this property through striping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the striping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisance or damage to adjacent properties, especially by the concentration of surface waters. Direction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the item submitted for Zoning Advisory Committee review in connection with this item #104 (1978-1979).

Very truly yours,

THOMAS H. MOURING, PE
Chief, Bureau of Engineering

END:ENR/PE/MS

cc: C. Jarfield

6-5W Key Sheet, 43 NE 3 Pos. Sheet

NE 11C Topo, 61 and 70 Top Maps

baltimore county
office of planning and zoning
TOWSON, MARYLAND 21204
301-454-2211

LESLIE H. GRAY
DIRECTOR

January 25, 1978

Mr. S. Eric DiNenna, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #104, Zoning Advisory Committee Meeting, November 7, 1978, are as follows:

Property Owner: Heilmut D. W. Bauer
Location: SW/S Metfield Road and Beech Bark Lane
Existing Zoning: D.R.1
Proposed Zoning: Variance to permit an accessory structure to be located in the front yard in lieu of the required rear third of the lot farthest removed from the side street.
District: 9th

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

Subject to final development plan being amended and approved.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

baltimore county
department of permits and licenses
TOWSON, MARYLAND 21204
301-454-2211

JOHN B. DIBENNETT
DIRECTOR

November 16, 1978

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #104, Zoning Advisory Committee Meeting, November 7, 1978, are as follows:

Property Owner: Heilmut D. W. Bauer
Location: SW/S Metfield Road and Beech Bark Lane
Existing Zoning: D.R.1
Proposed Zoning: Variance to permit an accessory structure to be located in the front yard in lieu of the required rear third of the lot farthest removed from the side street.
District: 9th

The items checked below are applicable:

1. Item - shall conform to Baltimore County Building Code (B.O.C.A.) 1978 Edition and the 1978 Supplement, and other applicable codes.

2. A building permit shall be required before construction can begin.

3. Additional permits shall be required.

4. Building shall be upgraded to new use - requires alteration permit.

5. Three sets of construction drawings will be required to file an application for a building permit.

6. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal will be required to file an application for a building permit.

7. Roof frame walls are not permitted within 3' of a property line. Contact Building Department if distance is between 3' and 6' of property line.

8. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.

9. No Comment.

10. Comment.

Very truly yours,
Charles E. Burman
Charles E. Burman
Planning and Zoning
Planning and Zoning

CDW/jg

baltimore county
department of health
TOWSON, MARYLAND 21204
301-454-2211

Paul H. Heinicke
CHIEF

November 13, 1978

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: N. Commodari, Chairman
Zoning Advisory Committee

Re: Property Owner: Heilmut D. W. Bauer

Location: SW/S Metfield Rd. & Beech Bark Ln.

Item No. 104 Zoning Agency Meeting of 11/7/78

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____ exceeds the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1970 Edition prior to occupancy.

() 6. Site plans are approved as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED BY: _____ Dated and
Special Inspection Division Approved: _____
Fire Prevention Bureau

baltimore county
department of health
TOWSON, MARYLAND 21204

DONALD. ADAM M.D. M.P.H.
DEPUTY STATE AND COUNTY HEALTH OFFICER

November 7, 1978

Mr. S. Eric DiNenna, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. DiNenna:

Comments on Item #104, Zoning Advisory Committee Meeting of November 7, 1978, are as follows:

Property Owner: Heilmut D. W. Bauer
Location: SW/S Metfield Rd. & Beech Bark Ln.
Existing Zoning: D.R.1
Proposed Zoning: Variance to permit an accessory structure to be located in the front yard in lieu of the required rear third of the lot farthest removed from the side street.
District: 9th

Metropolitan water and sewer exist.

Very truly yours,

Thomas H. Devlin, Director
BUREAU OF ENVIRONMENTAL SERVICES

END/DE/THD

Baltimore County
Department of Public Engineering
TOWSON, MARYLAND 21204
1811-666-3660

STEPHEN E. COLLINS
DIRECTOR

December 29, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
County of Ice Building
Towson, Maryland 21204

Item No. 104 - SAC - Meeting of November 7, 1978
Property Owner: Hellmut D.W. Buser
Location: 5475 Metfield Rd. & Beech Bark Lane
D.R. 1
Existing Zoning: R-1
Proposed Zoning: Variance to permit an accessory structure to be located in the front yard in line of the required rear third of the lot farthest removed from the side street.
Acres: 9th
District: 9th

Dear Mr. DiNenna:

No traffic problems are anticipated by the requested variance to permit an accessory structure to be located in the front yard.

Very truly yours,
Michael S. Flanagan
Michael S. Flanagan
Engineer Associate II

MSF/sjp

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND - 21204

Date: November 3, 1978

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

S.A.C. Meeting of: November 7, 1978

RE: Item No. 104
Property Owner: Hellmut D.W. Buser
Location: 5475 Metfield Rd. & Beech Bark Lane
Present Zoning: R-1
Proposed Zoning: Variance to permit an accessory structure to be located in the front yard in line of the required rear third of the lot farthest removed from the side street.

District: 9th
N. Acres:

Dear Mr. DiNenna:

No bearing on student population.

Very truly yours,
W. Nick Petrovich
W. Nick Petrovich
Field Representative

WNP/bp

JOSEPH W. HODGSON, PRESIDENT
Y. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARLUS W. BUTLER

THOMAS A. BRYEN
WES. LOUISIANA F. CHURCH
ROGER B. HAYDEN
ALVIN LORECK
WAS. W. TON R. SMITH JR.
RICHARD W. TRACY, D.V.M.
ROBERT T. DUBEL, SUPERINTENDENT

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Ave.
Towson, Maryland 21204

Your Petition has been received and accepted for filing
this 19th day of December, 1978

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: Buser
Petitioner's Attorney:

Reviewed by: *Nicholas B. Commodari*
Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

Mr. Hellmut D. W. Buser
1000 Metfield Road
Towson, Maryland 21204

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denial										
Granted by ZC, BA, CC, CA										
Reviewed by: <i>MSF</i>			Revised Plans: Change in outline or description						Yes	No
Previous case:			Map #							

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received * this 19 day of
1978. Filing Fee \$ 25. Received ☒ Cash
☐ Check
☐ Other

S. Eric DiNenna
S. ERIC DINENNA
Zoning Commissioner

Petitioner: *Hellmut D.W. Buser* Submitted by: _____

Petitioner's Attorney: _____ Reviewed by: _____

* This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

79-165 A 5PH

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 9 Date of Posting: 1/1/79

Posted for: *Relocation for Variance and Special Occupancy*

Petitioner: *H. D. Buser*

Location of property: *5475 Metfield Rd. & Beech Bark Lane*

Location of Sign: *front of property (1000-1002 Metfield Rd.)*

Remarks: _____

Posted by: *Sean C. Carter* Date of return: 1/26

2 signs

CERTIFICATE OF PUBLICATION

TOWSON, MD. January 15, 1979

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md. once a week at one time, on or before the 15th day of February, 1979, the 19th publication appearing on the 15th day of February, 1979.

THE JEFFERSONIAN
A. L. Smith
Manager

Cost of Advertisement \$ _____

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

No. 76266

Date: February 12, 1979 ACCOUNT: 01-562

AMOUNT: \$56.06

PAID TO: *Hellmut D.W. Buser*

FOR: *Cost of Advertising and Posting Case No. 79-165 A 5PH*

300 * 2178 - 5 56.06 MS

VALIDATION OR SIGNATURE OF CASHIER

OFFICE OF THE
TIMES
NEWSPAPERS
TOWSON, MD 21204 January 18, 1979

THIS IS TO CERTIFY that the annexed advertisement of
PETITION FOR VARIANCE AND SPECIAL HEARING -
Hellmut D. W. Buser
was inserted in the following:

- ☐ Catonsville Times
- ☐ Dundalk Times
- ☐ Essex Times
- ☐ Sabarban Times East
- ☐ Towson Times
- ☐ A'rtus Times
- ☐ Community Times
- ☐ Sabarban Times West

weekly newspapers published in Baltimore County, Maryland,
once a week for one successive weeks before the
19th day of Jan. 1979 that is to say, the same
was inserted in the issues of January 18, 1979.

STROMBERG PUBLICATIONS, INC.

BY *John J. Stromberg*

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 76219

DATE: January 5, 1979 ACCOUNT: 01-662

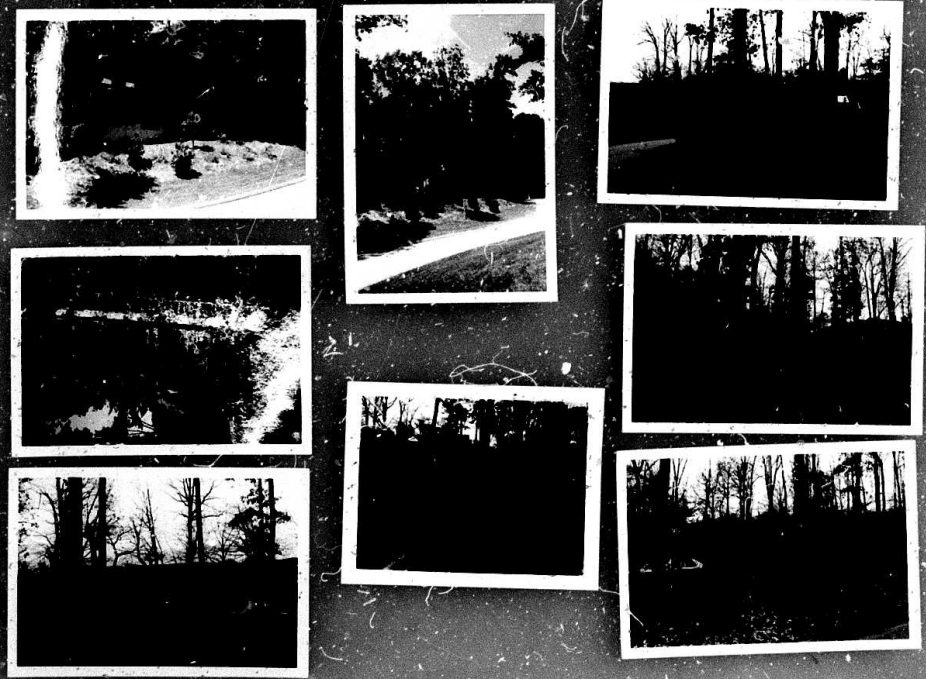
AMOUNT: *25.00*

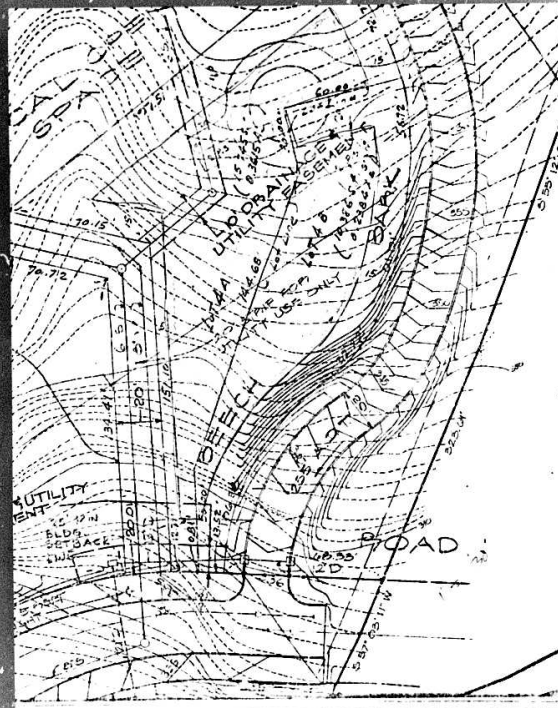
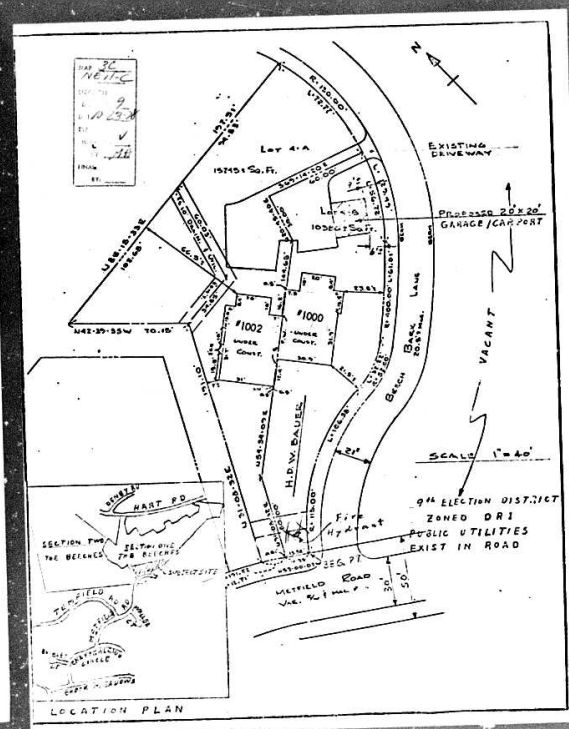
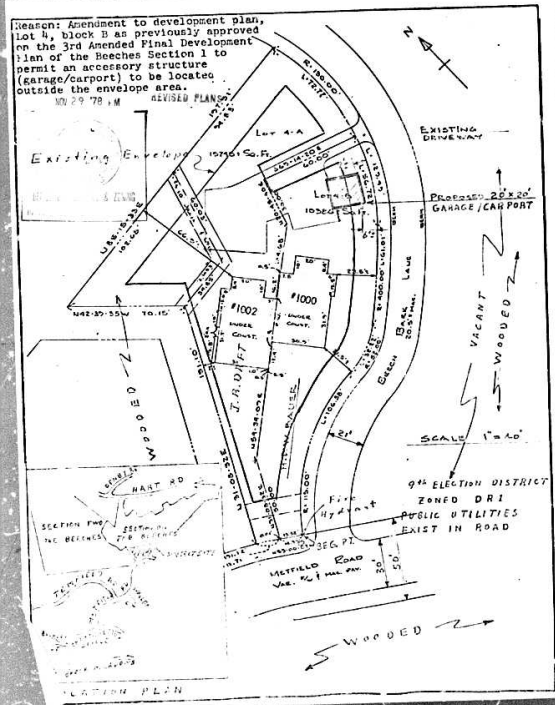
PAID TO: *Hellmut D. W. Buser*

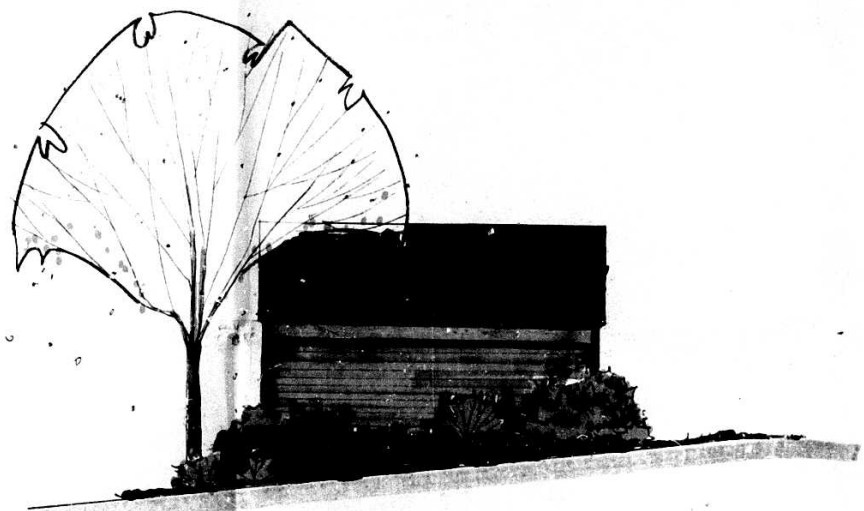
FOR: *Filing Fee for Case No. 79-165 A 5PH*

304 * 2178 9 25.00 MS

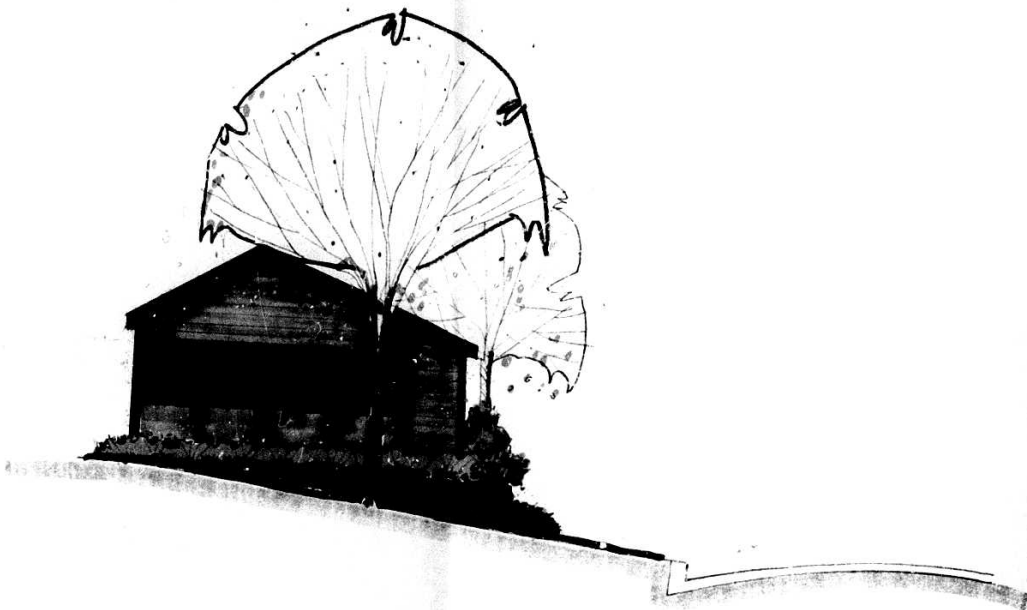
VALIDATION OR SIGNATURE OF CASHIER







STREET ELEVATION



SIDE ELEVATION

CARPORT

FOR: MR. HELMUT BAUER
1000 MITCHELL ROAD
TOWSON, MARYLAND

SCALE: 1/4" = 1'-0"

