

IN RE: PETITION FOR VARIANCE
NE/Corner Riverside Drive and
Delaware Avenue
(211 Riverside Drive)
15th Election District
7th Council District

Neil Stillerman, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 01-240-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Neil and Jackie Stillerman. The Petitioners seek relief from Sections 1B02.3.C and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 12 feet in lieu of the minimum required front yard average of 40 feet, and a rear yard setback of 10 feet in lieu of the minimum required 30 feet for a proposed dwelling. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the Petition were Neil Stillerman, property owner, and George McClelland. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a rectangular shaped parcel, approximately 50 feet wide by 170 feet deep, located on the northeast corner of the intersection of Riverside Drive and Delaware Avenue in Essex. The property is known as Lot 6 of Section A, Block L of the subdivision of Essex, and consists of a gross area of 0.199 acres, more or less, zoned D.R.5.5. Although not waterfront, the property is located not far from Back River. Testimony revealed that the Petitioners have owned and resided on the adjacent lot (Lot 5) for many years. They purchased the subject property two years ago with the intention of developing same with a single family dwelling which will ultimately be offered for sale. Testimony indicated

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Date

By

2/8/16
Neil Stillerman

that the Petitioners propose to subdivide his overall holdings and utilize this lot as a second building lot. As noted above, Lot 6 is approximately 50 feet wide by 170 feet deep with an area of 8,687 sq.ft., zoned D.R. 5.5. Under the zoning regulations the lot is sufficiently sized to permit development with a single family dwelling. At issue however, is the proposed orientation of the dwelling. Testimony indicated that the Petitioners propose orienting the dwelling towards Delaware Avenue. In that the lot is rectangular in shape, this orientation will result in a 10-foot rear yard setback and 12 foot front yard setback. There will be substantial side yard setbacks of 25 feet on the west side and 105 feet on the east side.

Mr. Stillerman indicated that the proposed orientation was preferable so as to provide a better interior floor plan. It was also indicated that the property on the other side of Delaware Avenue featured a house which fronted that street and that the proposed orientation would therefore be consistent.

Although there were no Protestants present, a written comment in opposition to the request was received from the Office of Planning. That comment correctly notes that a dwelling could be constructed on the subject site with the front oriented towards Riverside Drive and eliminate the need for the variance.

The grant of variance relief is regulated by Section 307 of the B.C.Z.R. That Section has been discussed by the Court of Special Appeals of Maryland in Cromwell v. Ward, 102 Md. App. 691 (1995). In Cromwell, the Court noted that variances cannot be granted for mere needs of convenience. The applicant must show that the property is unique and that there is a compelling justification for variance relief.

The requested variance in this case is surely for the convenience of the Petitioners only. If the house is oriented towards Riverside Drive, no variance is necessary. The Petitioner is not prohibited from building a dwelling on the property by the regulations. It is also to be noted that the Petitioners' existing residence at 209 Riverside Drive fronts on that road. Orienting the proposed dwelling towards Delaware Avenue would create a distance of only 20 feet from the rear

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Date 2/6/06
By [Signature]

of the proposed structure to the side of the Petitioners' existing dwelling. This would effectively eliminate the possibility of constructing any improvements to the rear of the proposed dwelling.

For all of these reasons, I am not persuaded to grant variance. In my judgment, the Petitioners' reasons are not compelling and do not meet the legal standard required for variance relief to be granted. Thus, the Petition for Variance shall be denied.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9th day of February, 2001 that the Petition for Variance seeking relief from Sections 1B02.3.C and 303.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front yard setback of 12 feet in lieu of the minimum required front yard average of 40 feet, and a rear yard setback of 10 feet in lieu of the minimum required 30 feet for a proposed dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby DENIED, and the Petitioners shall have thirty (30) days from the date of this Order to file an appeal of this decision.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date 2/8/01

By Bj. Schmidt



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

February 6, 2001

Mr. & Mrs. Neil Stillerman
209 Riverside Drive
Baltimore, Maryland 21221

RE: PETITION FOR VARIANCE
NE/Corner Riverside Drive and Delaware Avenue
(211 Riverside Drive)
15th Election District – 7th Council District
Neil Stillerman, et ux - Petitioners
Case No. 01-240-A

Dear Mr. & Mrs. Stillerman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been denied, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Office of Planning; People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for ^{CRITICAL}Variance

to the Zoning Commissioner of Baltimore County

for the property located at 211 RIVERSIDE DRIVE

which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate 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(s) 1002.3C, 303.1

To allow a front yard setback of 12 ft. for a proposed dwelling in lieu of the minimum 40 ft. front yard average requirement, and a rear yard setback of 10 ft. in lieu of the minimum required 30 ft.

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

AT EXISTING LOT THE FRONT AND REAR SETBACKS CANNOT BE MET

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. 01-240-A

REV 9/15/98

Legal Owner(s):

Noel Stuegman

Name - Type or Print

[Signature]

Signature

JACKIE STUEGMAN

Name - Type or Print

[Signature]

Signature

209 RIVERSIDE AVE 410 238-2305

Address

Telephone No.

BALTIMORE

MD

21221

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1 1/2 hrs.

UNAVAILABLE FOR HEARING

Reviewed By [Signature]

Date 12-12-00

ORDER RECEIVED FOR FILING

Date

By

ZONING DESCRIPTION FOR
211 RIVERSIDE DRIVE
BALTIMORE, MD. 21220

Beginning at a point on the EAST side of RIVERSIDE DRIVE, which is 60 feet wide at the NORTHEAST Corner of the intersection of DELAWARE AVENUE which is 40 feet wide. Being lot # 6, Block 'L', Section 'A', Group 82 in the Essex Subdivision as recorded in Baltimore County Plat Book WPC No. 3, Folio 15, containing 8,687 sq. ft. Also known as 211 Riverside Drive, and located in the 15th election district, 7th councilmanic district.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **90119**

DATE 12-12-00 ACCOUNT R-001-6150
AMOUNT \$ 50.00

RECEIVED FROM: George McClain

FOR: Resident's Variance Filing Fee
211 Riverside Dr.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

DATE 12/13/2000 12:13:00 PM
REG 0505 CASHIER NOTE NO. 000000
DEPT 5 FOR ZONING VERIFICATION
EXCISE 190000
DATE 09/01/00

50.00 US
Baltimore County, Maryland

CASHIER'S VALIDATION

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #01-240-A
211 Riverside Drive
NEC Riverside Drive and
Delaware Avenue
15th Election District
7th Councilmanic District
Legal Owner(s): Jackie &
Neil Stillerman
Variance: to allow a front
yard setback of 12-feet for a
proposed dwelling in lieu of
the minimum 40-foot front
yard average and a rear
yard setback of 10-feet in
lieu of the minimum re-
quired 30-feet.
Hearing: Monday, January
29, 2001 at 9:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Ave.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information con-
cerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

1/078 Jan. 11 C443218

CERTIFICATE OF PUBLICATION

TOWSON, MD, 1/11/, 2001

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published in
Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 1/11/, 2001.

J. Wilkinson
THE JEFFERSONIAN,

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 01-240-A

Petitioner/Developer: Jackie & Neil
Stillerman

Date of Hearing/Closing: 29 Jan 2001

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at 211 Riverside Drive

The sign(s) were posted on 14 Jan 2001
(Month, Day, Year)

Sincerely,

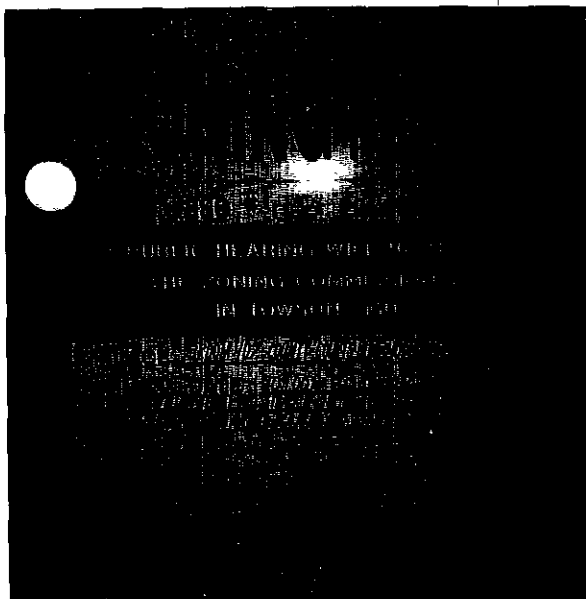

14 Jan 2001
(Signature of Sign Poster and Date)

SSG Robert Black
(Printed Name)

1508 Leslie Road
(Address)

Dundalk Maryland 21222
(City, State, Zip Code)

(410) 282-7940
(Telephone Number)



RE: PETITION FOR VARIANCE
211 Riverside Drive, NEC Riverside Dr
and Delaware Ave
15th Election District, 7th Councilmanic

Legal Owner: Neil & Jackie Stillerman
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 01-240-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of December, 2000 a copy of the foregoing Entry of Appearance was mailed to Legal Owner Neil & Jackie Stillerman, 209 Riverside Drive, Baltimore, MD 21221, Petitioner.



PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

December 21, 2000

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-240-A
211 Riverside Drive
NEC Riverside Drive and Delaware Avenue
15th Election District – 7th Councilmanic District
Legal Owners: Jackie & Neil Stillerman

Variance to allow a front yard setback of 12-feet for a proposed dwelling in lieu of the minimum 40-foot front yard average and a rear yard setback of 10-feet in lieu of the minimum required 30-feet.

HEARING: Monday, January 29, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, reading "Arnold Jablon".
607

Arnold Jablon
Director

C: Jackie & Neil Stillerman, 209 Riverside Avenue, Baltimore 21221

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY FRIDAY, JANUARY 12, 2001.**
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, January 11, 2001 Issue – Jeffersonian

Please forward billing to:
Neil Stillerman
209 Riverside Drive
Baltimore, MD 21221

410 238-2305

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 01-240-A
211 Riverside Drive
NEC Riverside Drive and Delaware Avenue
15th Election District – 7th Councilmanic District
Legal Owners: Jackie & Neil Stillerman

Variance to allow a front yard setback of 12-feet for a proposed dwelling in lieu of the minimum 40-foot front yard average and a rear yard setback of 10-feet in lieu of the minimum required 30-feet.

HEARING: Monday, January 29, 2001 at 9:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt

G D Z

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 01-240-A
Petitioner: Neil Stillerman
Address or Location: 211 Riverside DR.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same
Address: 209 Riverside DR.
BALTO. MD. 21221
Telephone Number: (410) 238-2305

Revised 2/20/98 - SCJ



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

January 26, 2001

Jackie & Neil Stillerman
209 Riverside Avenue
Baltimore MD 21221

Dear Mr. & Mrs. Stillerman:

RE: Case Number: 01-240-A, 211 Riverside Drive

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 12, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. ^{GDZ}
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: January 18, 2001

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 2, 2001
Item Nos. 233, 234, 235, 236, 238, 239,
240, 241, 244, 246, 247, 248, 249, and 250

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

December 27, 2000

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF December 26, 2000

Item No.: See Below

Dear Ms. Stephens:

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

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

231, 233, 234, 235, 236, 237, 238, 240, 241, 243, 244,
245, 246, 247, 249, and 250

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold L. Jablon, PDM
FROM: Bruce Secley, DEPRM *BS*
DATE: December 28, 2000
SUBJECT: Zoning Item #240
211 Riverside Drive

Zoning Advisory Committee Meeting of December 26, 2000.

- ☐ The Department of Environmental Protection and Resource Management has no comments on the above referenced zoning item.
- ☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above referenced zoning item:
 - ☐ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Section 14-331 through 14-422 of the Baltimore County Code).
 - ☐ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).
 - ☒ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

Reviewer: Keith Kelley

Date: December 27, 2000

Ho
1/29

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: January 8, 2001

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

JAN 9

SUBJECT: 211 Riverside Drive

INFORMATION:

Item Number: 01-240

Petitioner: Neil Stillerman

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has determined that a dwelling unit can be constructed on the subject lot with the front oriented towards Riverside Drive. Such an orientation would provide adequate yard area in order to meet the minimum required setbacks.

Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Long

AFK:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1-3-01

Ms. Ronnay Jackson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 140 JJS

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection or approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

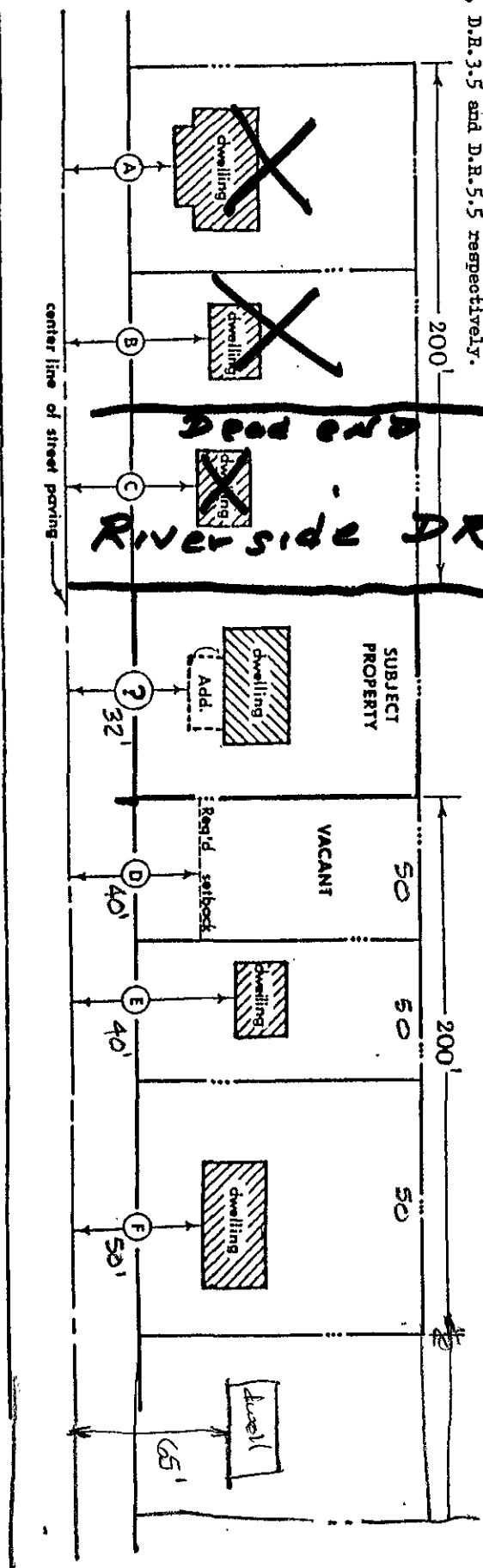
#240

WHEN THE IMMEDIATE ADJOINING LOTS ARE NOT IMPROVED

Reference - Section 303.1 Baltimore County Zoning Regulations

NORMAL REQUIRED SETBACKS

D.R.2 - 65 ft.
D.R.3.5- 55 ft.
D.R.5.5- 50 ft.



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

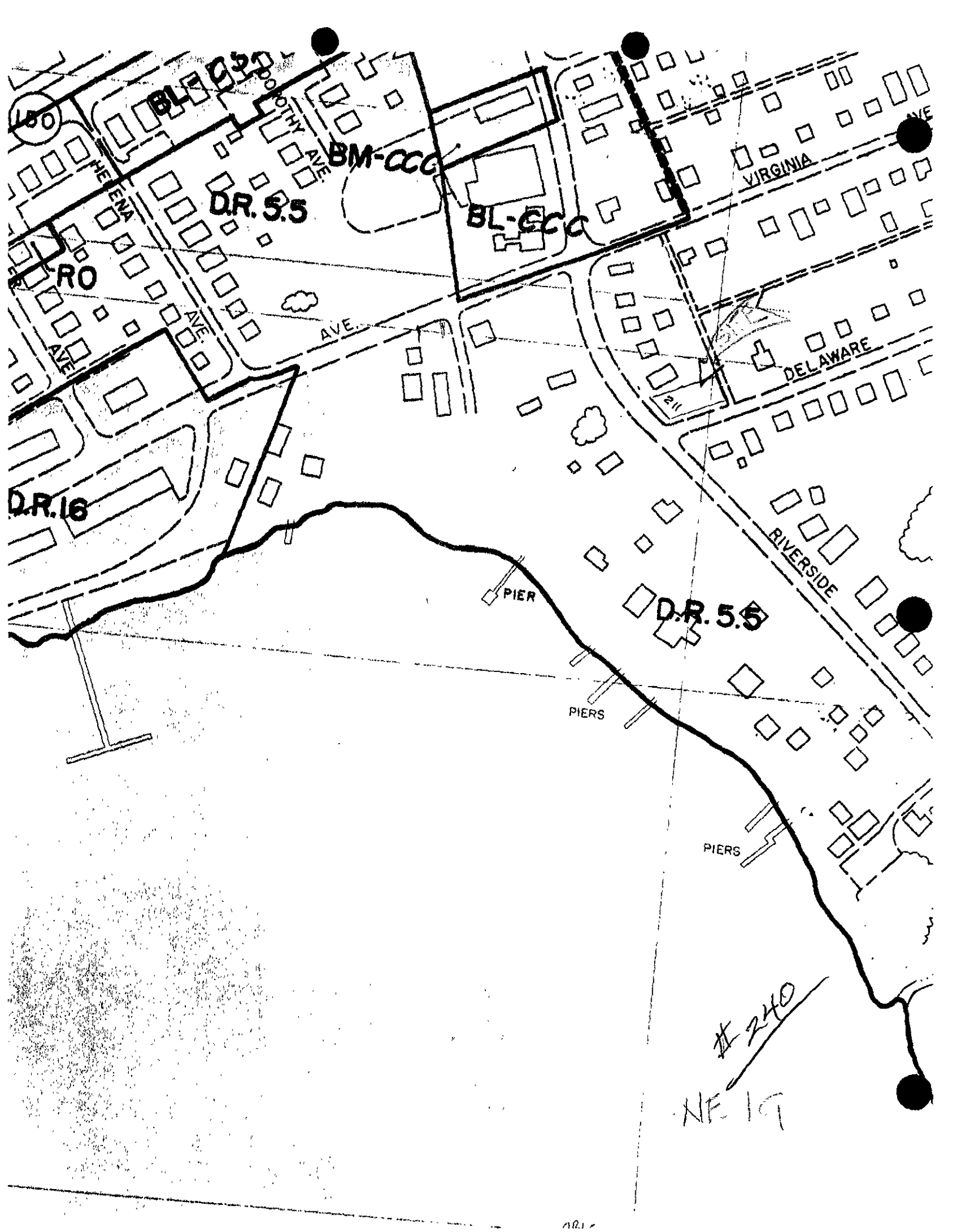
NAME

NEIL STILLERMAN
George McClelland

ADDRESS

209 RIVERSIDE DRIVE BALTIMORE MD 21221
25 WATERVIEW RD
BALTO. 21222





2. RIVERSIDE AVE.



Ref 2A

RIVERSIDE LOOKING EAST AT VACANT LOT



RIVERSIDE LOOKING SOUTHEAST AT OPPOSITE CORNER

2 RIVERSIDE AVE.



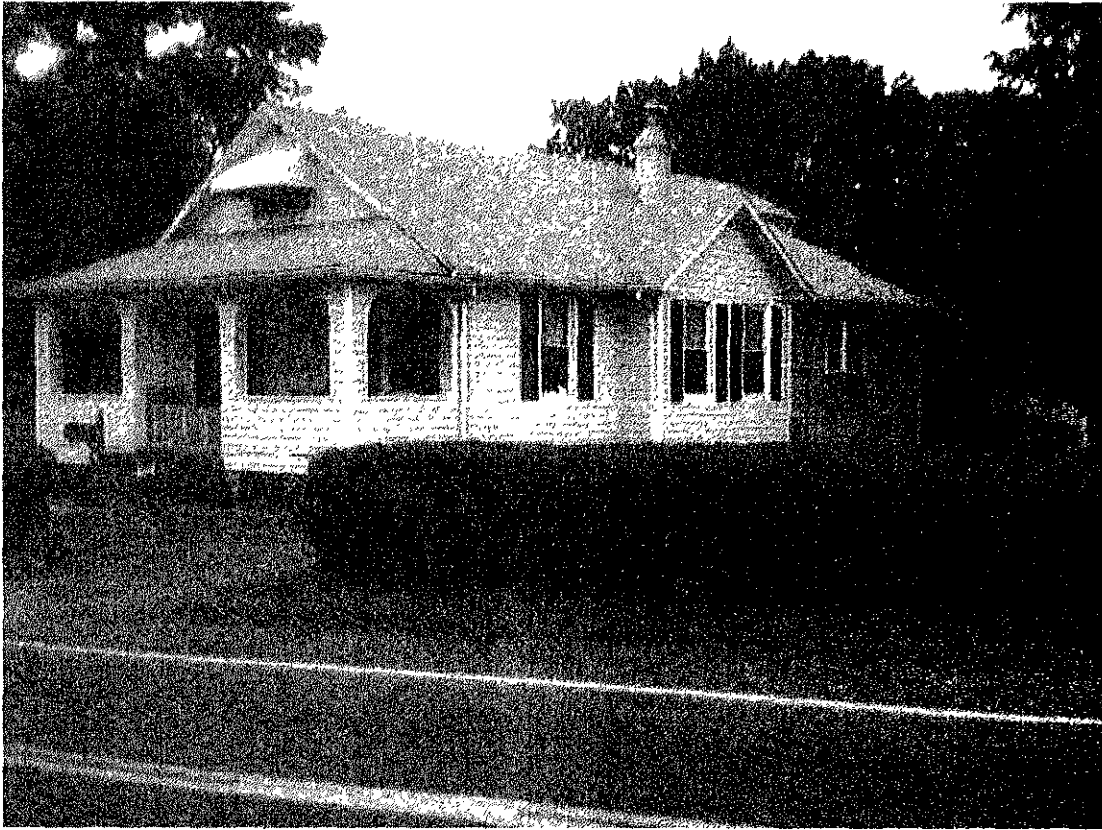
Ref 23

RIVERSIDE LOOKING NORTH



RIVERSIDE LOOKING SOUTH

217 RIVERSIDE AVE



Ref
24

RIVERSIDE AVE LOOKING AT EXIST DWELLING



LOOKING EAST ON DELAWARE AVE.