

**IN RE: PETITION FOR ADMIN. VARIANCE**

SW side of Park Avenue, 400 feet NW  
of c/l of Highland Avenue  
9<sup>th</sup> Election District  
5<sup>th</sup> Councilmanic District  
**(525 Park Avenue)**

Edward Collin and Toya Back  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING  
\* COMMISSIONER  
\* FOR BALTIMORE COUNTY  
\* **Case No. 08-406-A**

\* \* \* \* \*

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Edward Collin and Toya Back for property located at 525 Park Avenue. The variance request is from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with an 8 foot 6 inch left side and a 7 foot 5 inch right side in lieu of the required 10 foot side yard setback. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct an addition measuring 20 feet x 35 feet in size. The addition is necessary to accommodate the growing family. The addition will not encroach into the left or right side setbacks any further than the existing dwelling.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 9, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to

COPIES RECEIVED FOR FILE

4-3-08

PM

indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 3rd day of April, 2008 that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an addition with an 8 foot 6 inch left side and a 7 foot 5 inch right side in lieu of the required 10 foot side yard setback is hereby GRANTED, subject to the following:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.

  
THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:pz

ORDER RECEIVED FOR FILED  
APR 3 2008  
B3



**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
*County Executive*

THOMAS H. BOSTWICK  
*Deputy Zoning Commissioner*

April 3, 2008

EDWARD COLLIN AND TOYA BACK  
525 PARK AVENUE  
TOWSON MD 21204

Re: Petition for Administrative Variance  
Case No. 08-406-A  
Property: 525 Park Avenue

Dear Mr. and Mrs. Back:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "John H. Bostwick".

THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:pz

Enclosure

c: Jody Westerland, 15132 Wheeler Lane, Sparks MD 21152



TAX. JUNT # 0919078560

# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 525 Park Ave  
which is presently zoned DR 5.5 / DR 3.5

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)

1B02.3.B

To permit an addition with an 8'6" left side and a 7'5" right side in lieu of the required 10' side yard setback.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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 \_\_\_\_\_

### Legal Owner(s):

Edward Collin Back  
Name - Type or Print \_\_\_\_\_  
Edward Collin Back  
Signature \_\_\_\_\_  
Toya Back  
Name - Type or Print \_\_\_\_\_  
Toya Back  
Signature \_\_\_\_\_  
525 Park Ave 410 823 0699  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
Towson MD 21204  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

### Representative to be Contacted:

Jody Westerland  
Name \_\_\_\_\_  
15132 WHEELER LN 410 382 1057  
Address \_\_\_\_\_ Telephone No. \_\_\_\_\_  
SPARKS MD 21152  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 08-406-A

Reviewed By [Signature] Date 2/29/08

REV 10/25/01

Estimated Posting Date 3/9/08

4308

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 525 Park Ave  
Towson MD 21204  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

SEE ATTACHED

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Edward Collin Back  
Signature  
Edward Collin Back  
Name - Type or Print

Toya Back  
Signature  
Toya Back  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18 day of FEBRUARY, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

EDWARD COLLIN BACK & TOYA BACK  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

REV 10/25/01



Grant W. Griggs  
Notary Public  
My Commission Expires January 1, 2011





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 525 Park Ave  
which is presently zoned DR5.5/DR3.5

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)

1B02.3.B

To permit an addition with an 8'6" left side and a 7'5" right side in lieu of the required 10' side yard setback.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

### Legal Owner(s):

Edward Collin Back

Name - Type or Print

Edward Collin Back

Signature

Toya Back

Name - Type or Print

Toya Back

Signature

525 Park Ave

4108230699

Address

Telephone No.

Towson

MD

21204

City

State

Zip Code

### Representative to be Contacted:

Jody Westerland

Name

15132 WHEELER W 410 3821057

Address

Telephone No.

SPARKS

MD

21152

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this        day of        that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 08-406-A

Reviewed By [Signature]

Date 2/29/08

REV 10/25/01

Estimated Posting Date 3/9/08

4-3-08 PB

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

Address 525 Park Ave  
City Towson State MD Zip Code 21204

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

SEE ATTACHED

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Edward Collin Back  
Signature  
Edward Collin Back  
Name - Type or Print

Toya Back  
Signature  
Toya Back  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 18 day of FEBRUARY, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

EDWARD COLLIN BACK & TOYA BACK  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal



Grant W. Griggs  
Notary Public  
My Commission Expires January 1, 2011

November 13, 2007

To Whom It May Concern:

We are submitting this petition for administrative variance in the hope of gaining approval for our plans to put addition onto our home. As our family has increased, so has our need for some more living space. We will maintain the integrity of our existing property and in accordance with the appearance of the neighborhood.

We love our neighborhood and hope to stay here indefinitely. If we are able to add this addition and preserve the trees on our property, we will truly be creating our dream home. Thank you for your time and consideration.

Sincerely,

E. Collin and Toya Back and family



**ZONING DESCRIPTION FOR: 525 PARK AVENUE  
TOWSON, MARYLAND**

\* ALSO, SEE ATTACHED "ADDITIONAL ZONING  
DESCRIPTION"

Beginning at a point on the Southwest side of Park Avenue which is 30 feet wide at the distance 490 feet Northwest of the centerline of the nearest improved intersecting street Highland Ave which is 30 feet wide. Being Lot #22 in the unrecorded subdivision of Stebbins Plat (Unrecorded) containing 8736 square feet. Also known as 525 Park Avenue and located in the 9th Election District, 5<sup>th</sup> Councilmanic District.

As recorded in Deed Liber 20554, Folio 691.

**Typical Metes and Bounds:**

N 28 27" 10" E 168.25',

S 61 25' 50" E 52.00',

S 28 27' 10" W 168.25',

N 61 25' 50" W 52.00' to the place of the beginning

## EXHIBIT A

BEGINNING for the same on the southernmost side of Park Avenue at the point of intersection of the said side of Park Avenue with the first or South 29-1/4 degrees west 335 feet 4 inches line of that whole parcel of land which by Deed dated May 15, 1924 and recorded among the Land Records of Baltimore county in Liber WPC No. 591 folio 395 was conveyed by Patrick J. Kelly, widower, to Lee J. Stebbins and wife, and running thence North 58 degrees 17 minutes West binding on the said southernmost side of Park Avenue 52 feet, thence leaving said Avenue and running South 31 degrees 43 minutes West binding on the easternmost outline of the described in the Deed from the said Stebbins and wife to Carl A.T. Soine and wife dated March 28, 1925 and recorded among the Land Records of Baltimore County in Liber WPC No. 608 folio 458, 168 inches to intersect the 2nd or North 59 degrees West 370 and 3/12th feet line of the above land conveyed from Kelly to Stebbins, thence binding reversely on said line South 58 degrees 17 minutes East 52 feet to intersect the first or South 29 degrees 26 minutes West 168 feet 5 inches line of the lot 2ndly described in the Deed from said Stebbins and wife to Daniel B. Brooks dated November 3, 1924 and recorded as aforesaid in Liber WPC No. 604 folio 350, thence binding reversely on said line North 29 degrees 26 minutes East 168 feet 5 inches to the place of beginning.

## DISTRIBUTION



## BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.  
County Executive

Total:

TIMOTHY M. KOTROCO, Director  
Department of Permits and  
Development Management

[illegible]

Date:

**ON**

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET AND FINANCE**  
**MISCELLANEOUS RECEIPT**

## CERTIFICATE OF POSTING

Date: 3-9-08

RE: Case Number: 08-406-A

Petitioner/Developer: Edward Bark

Date of Hearing/Closing: 3-24-08

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 525 Park Ave

The sign(s) were posted on 3-9-08  
(Month, Day, Year)

J. Lawrence Pilson  
(Signature of Sign Poster)

J. LAWRENCE PILSON  
(Printed Name of Sign Poster)

1015 Old Barn Rd  
(Street Address of Sign Poster)

Parkton, MD 21120  
(City, State, Zip Code of Sign Poster)

410-343-1443  
(Telephone Number of Sign Poster)

**ATTACH PHOTOGRAPH  
OF  
SIGN POSTED ON  
PROPERTY  
HERE**

# VARIANCE

CASE # 08-406-A

TO PERMIT AN ADDITION WITH AN  
8'6" LEFT SIDE AND A 7'5" RIGHT  
SIDE IN LIEU OF THE REQUIRED 10'  
SIDEYARD SETBACK

## PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY  
REQUEST A PUBLIC HEARING CONCERNING  
THE PROPOSED VARIANCE, PROVIDED THE REQUEST  
RECEIVED IN THE



**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 08- 406 -A

Address 525 Park Ave

Contact Person: LEONARD WASILCWSKI  
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 2/29/08

Posting Date: 3/9/08

Closing Date: 3/24/08

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 08- 406 -A

Address 525 Park Ave

Petitioner's Name Edward Cullw Back

Telephone 410 823 0699

Posting Date: 3/9/08

Closing Date: 3/24/08

Wording for Sign: \_\_\_\_\_

\_\_\_\_\_ To permit an addition with an 8'6" left side and a 7'5" right side in lieu of the required  
\_\_\_\_\_ 10' side yard setback. \_\_\_\_\_

WCR - Revised 6/25/04



**BALTIMORE COUNTY**

M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

TIMOTHY M. KOTROCO, *Director*  
*Department of Permits and*  
*Development Management*

March 24, 2008

Edward Collin Back  
Toya Back  
525 Park Avenue  
Towson, MD 21204

Dear Mr. and Mrs. Back:

RE: Case Number: 08-406-A, 525 Park Avenue

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 29, 2008. This letter is not an approval, but only a **NOTIFICATION**.

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.  
Supervisor, Zoning Review

WCR:amf

Enclosures

c: People's Counsel  
Jody Westerland 15132 Wheeler Lane Sparks 21152

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Timothy M. Kotroco, Director  
Department of Permits and  
Development Management

**DATE:** March 28, 2008

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

RECEIVED  
APR 01 2008

BY: .....

**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 08-406- Administrative Variance**

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer.

For further questions or additional information concerning the matters stated herein, please contact Donnell Zeigler in the Office of Planning at 410-887-3480.

**Prepared By:**



CM/LL



**BALTIMORE COUNTY**

M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

JOHN J. HOHMAN, *Chief*  
*Fire Department*

County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 12, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 10, 2008

Item Number: 400,403,404,405,406,407,409,410,411,412,413,414,415,416 and 417

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.  
Fire Marshal's Office  
410-887-4880 (C)443-829-2946  
MS-1102F

cc: File

**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

**TO:** Timothy M. Kotroco, Director  
Department of Permits & Development  
Management

**DATE:** March 13, 2008

**FROM:** Dennis A. Kennedy, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For March 17 2008  
Item Nos. 08-371, 400, 401, 402, 403, 404,  
405, 406, 408, 409, 410, 411, 412, 413, 414,  
416, and 417

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

DAK:CEN:clw

cc: File

ZAC-NO COMMENTS-03132008.doc





Martin O'Malley, Governor  
Anthony G. Brown, Lt. Governor

State Highway  
Administration

John D. Porcari, Secretary  
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: MARCH 10, 2008

Ms. Kristen Matthews  
Baltimore County Office Of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 08-406-A  
525 PARK AVENUE  
BACK PROPERTY  
ADMINISTRATIVE VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. 8-406-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

For<sup>1</sup> Steven D. Foster, Chief  
Engineering Access Permits  
Division

SDF/MB

# PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 525 PARK AVE

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME STEBBINS PLAT (UNRECORDED)

\* STEBBINS PLAT

PLAT BOOK #      FOLIO #      LOT # 22 SECTION #     

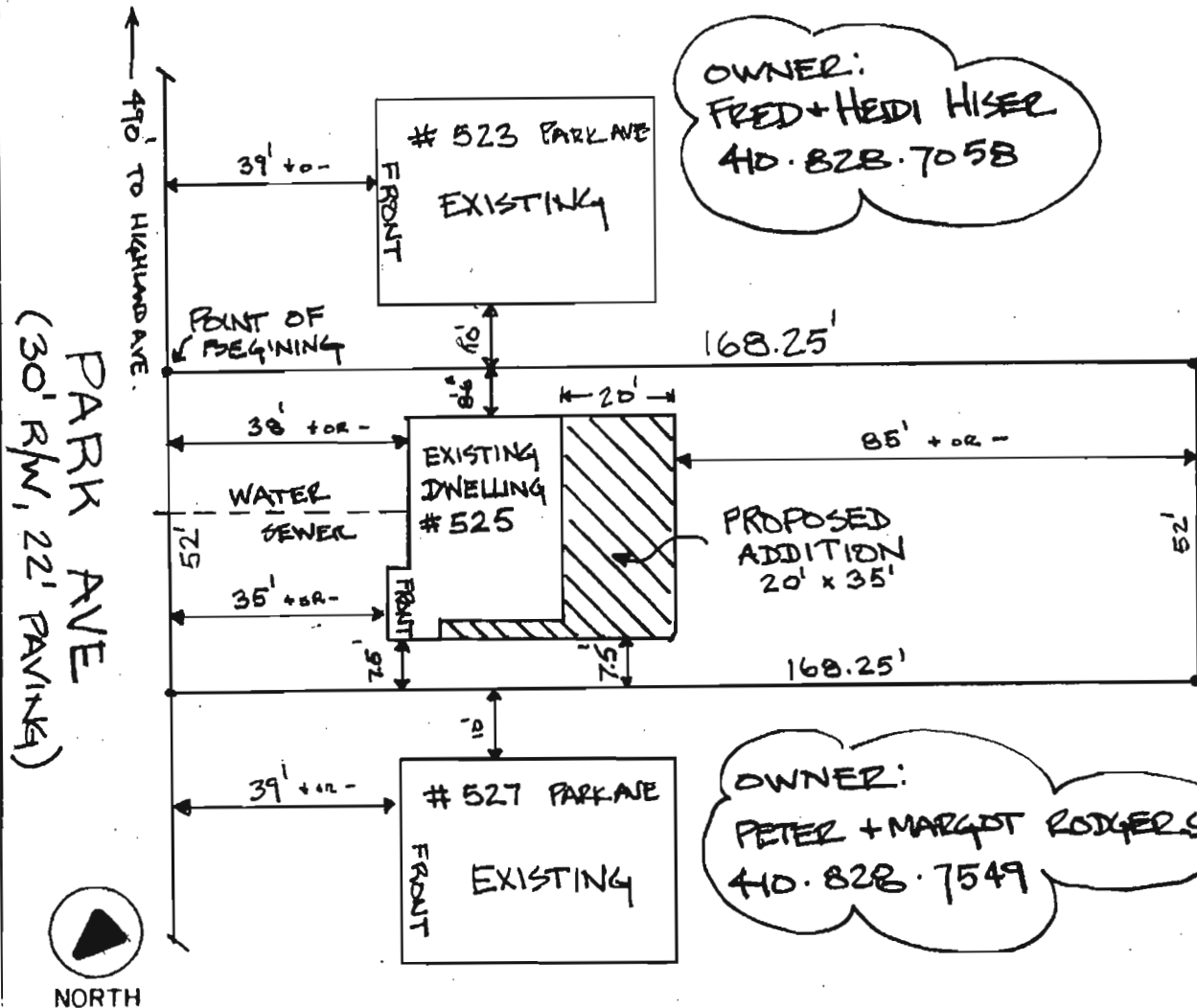
\* MAP 0070

OWNER EDWARD AND TOYA BACK

\* GRID 0007

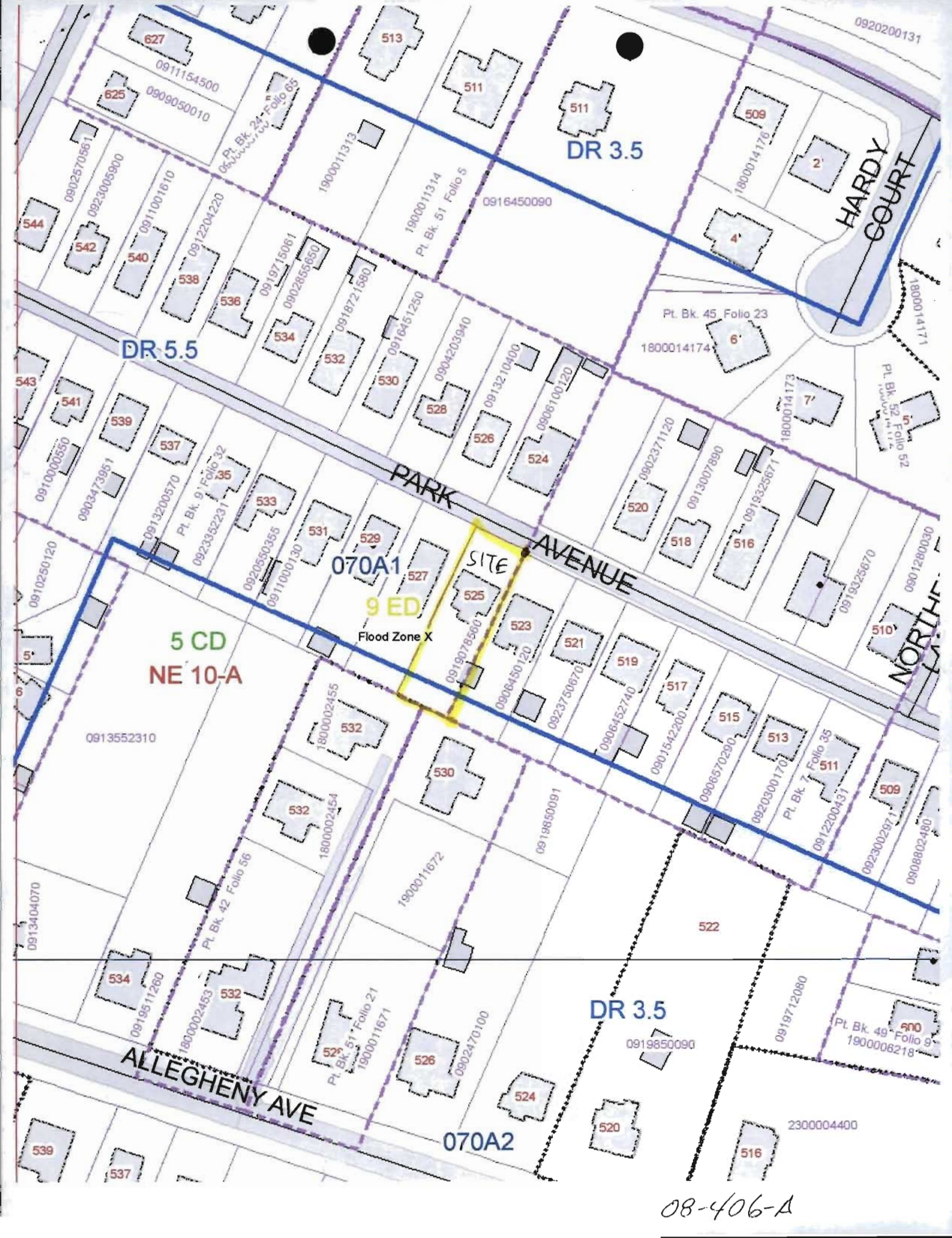
2/8/08

\* PARCEL 0976



PREPARED BY JOHN WESTERLUND

SCALE OF DRAWING: 1" = 30'



0920200131

DR 3.5

HARDY COURT

DR 5.5

PARK AVENUE

070A1

9 ED

Flood Zone X

5 CD  
NE 10-A

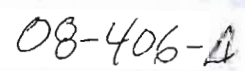
DR 3.5

ALLEGHENY AVE

070A2

08-406-A









#523

LEFT SIDE

◦ FOLLOW EXISTING REARWARD



REAR YARD

SUBJECT PROP.

◦ REMOVE SHED ADDITIONS TO ADD

BACK RESIDENCE

525 PARK AVE

2/8/08

\* FOR ZONING USE ONLY!

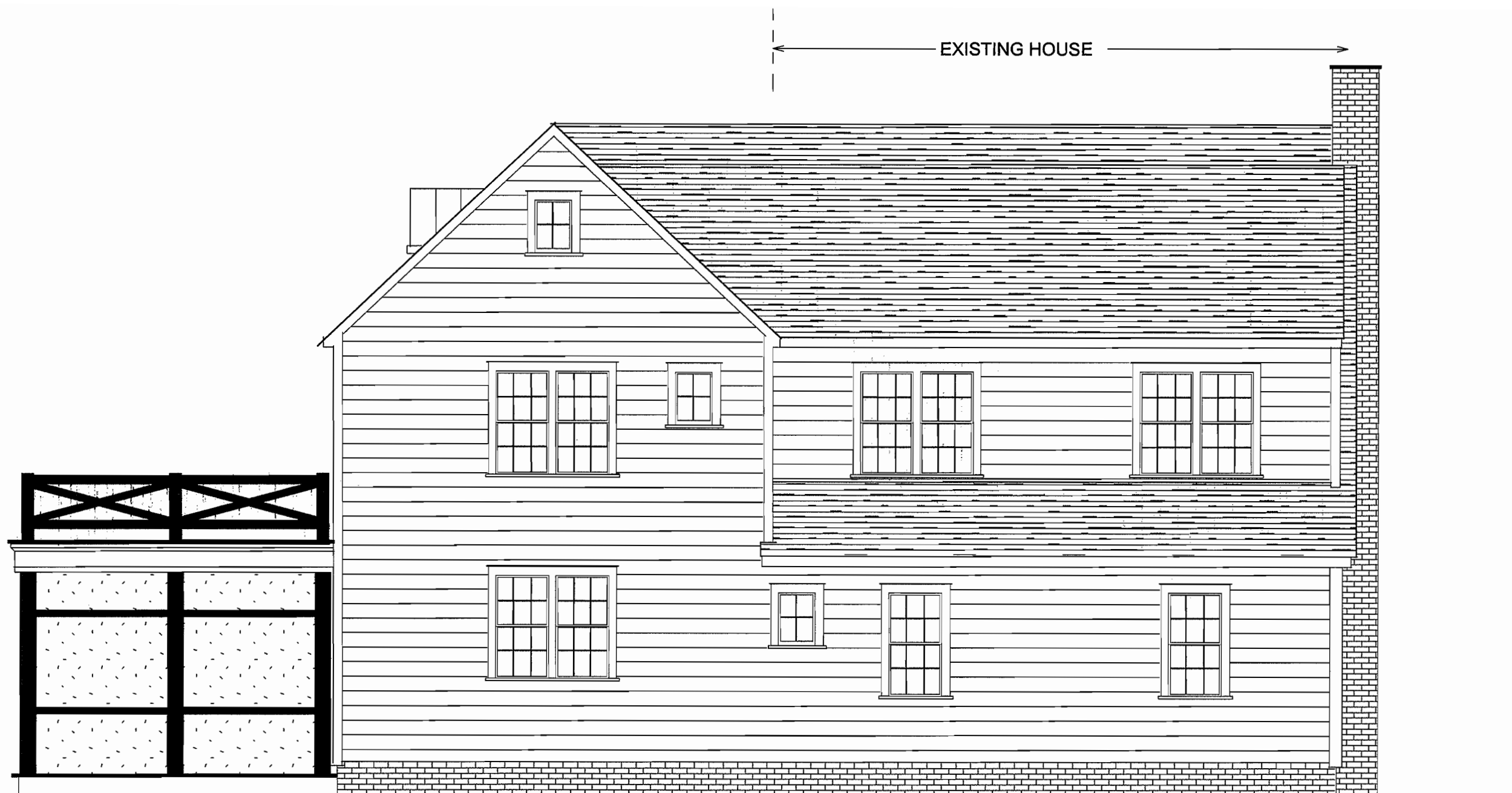
CASE: # 08-406A



#521

RIGHT SIDE

◦ EXTEND REARWARD FROM EXISTING



SCALE: 3/16" = 1'

## LEFT ELEVATION

DATE: 1/25/08

DRAWN BY: JTW JR

BACK RESIDENCE 525 PARK AVE. TOWSON

BDI Inc





SCALE: 3/16" = 1'

## RIGHT ELEVATION

DATE: 1/25/08

DRAWN BY: JTW JR

BACK RESIDENCE 525 PARK AVE. TOWSON

BDI Inc



SCALE: 3/16" = 1'

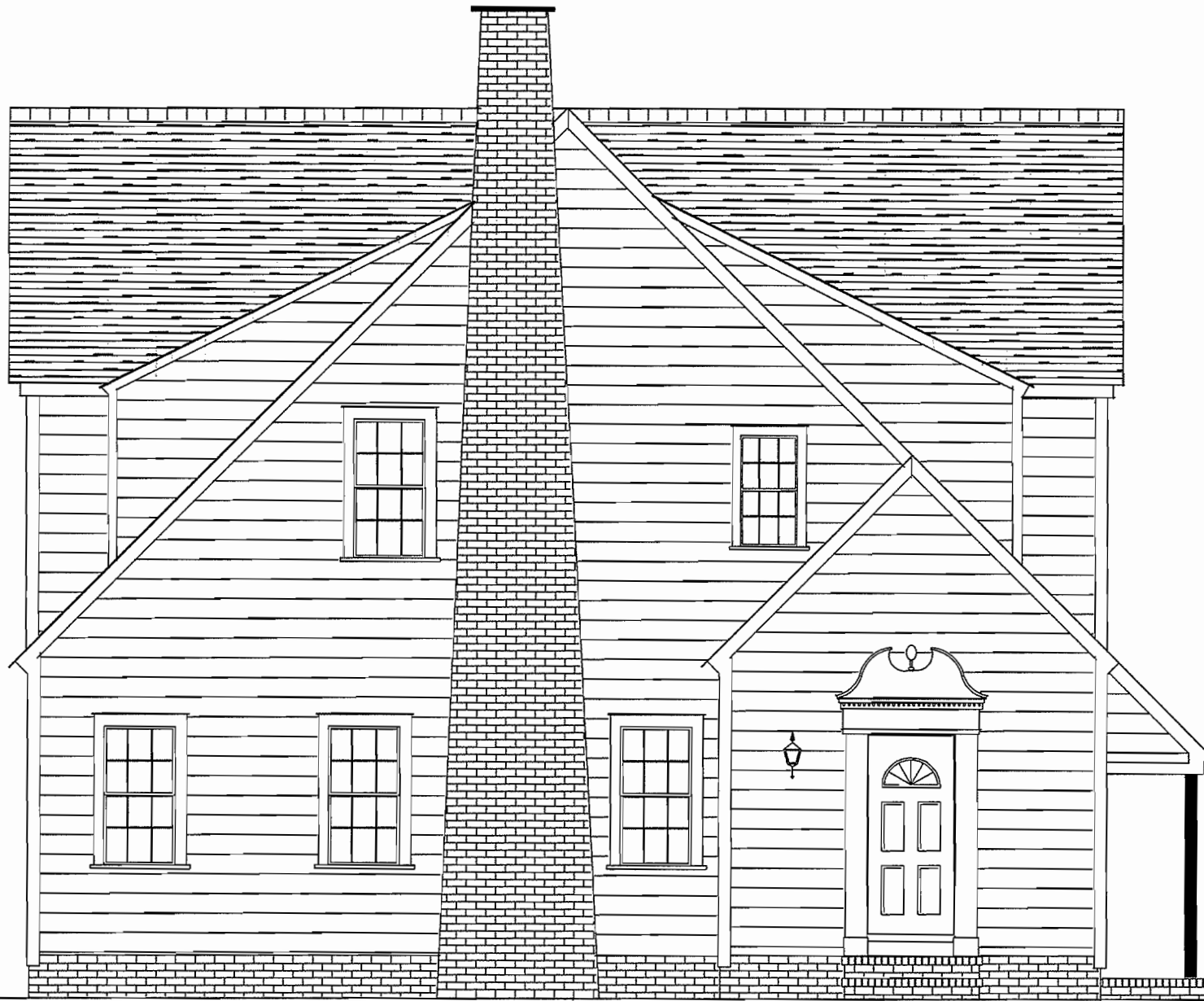
## REAR ELEVATION

DATE: 1/25/08

DRAWN BY: JTW JR

BACK RESIDENCE 525 PARK AVE. TOWSON

BDI Inc



SCALE: 3/16" = 1'

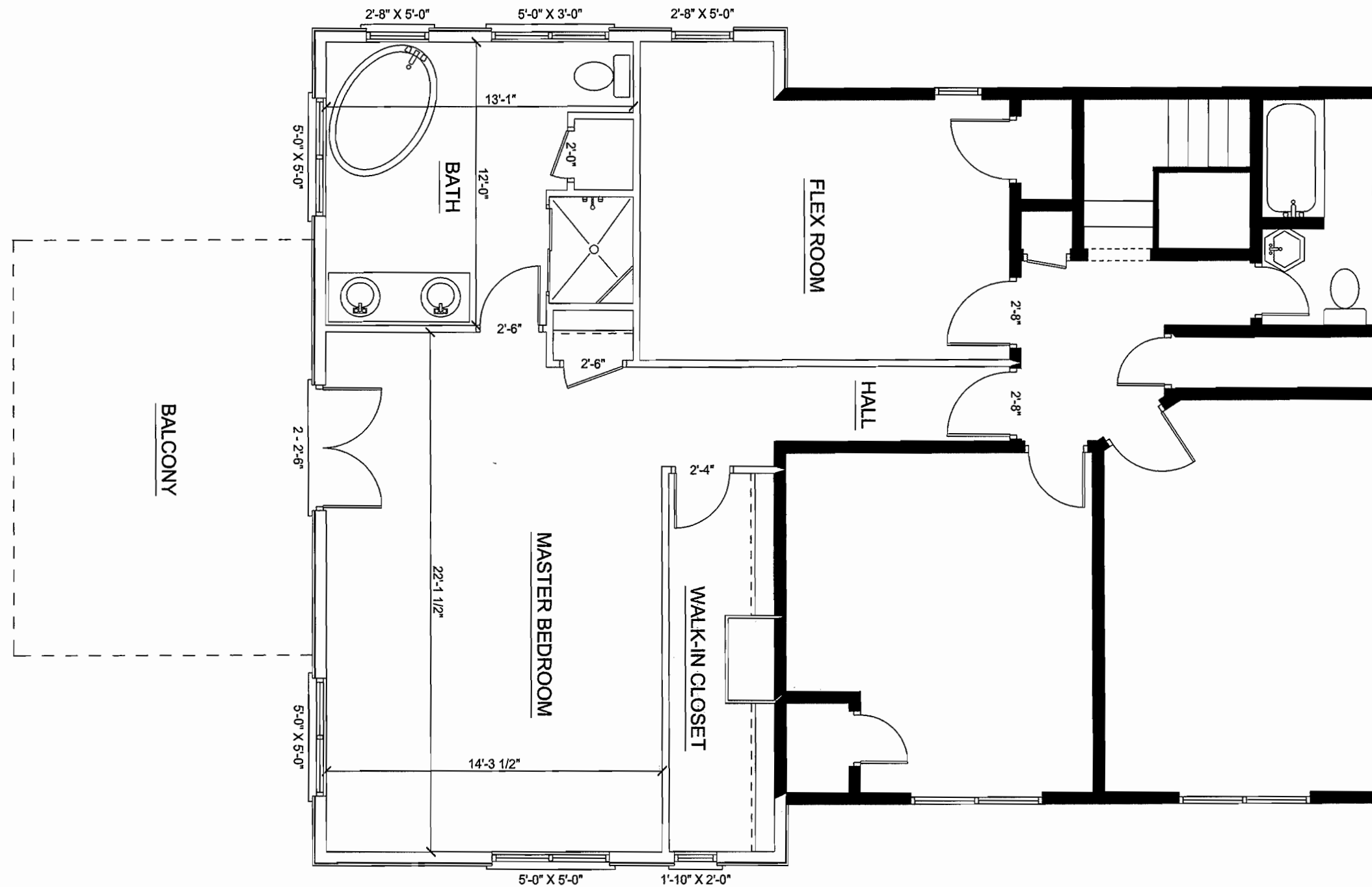
## FRONT ELEVATION

DATE: 1/25/08

DRAWN BY: JTW JR

BACK RESIDENCE 525 PARK AVE. TOWSON

BDI Inc



SCALE: 3/16" = 1'

## SECOND FLOOR

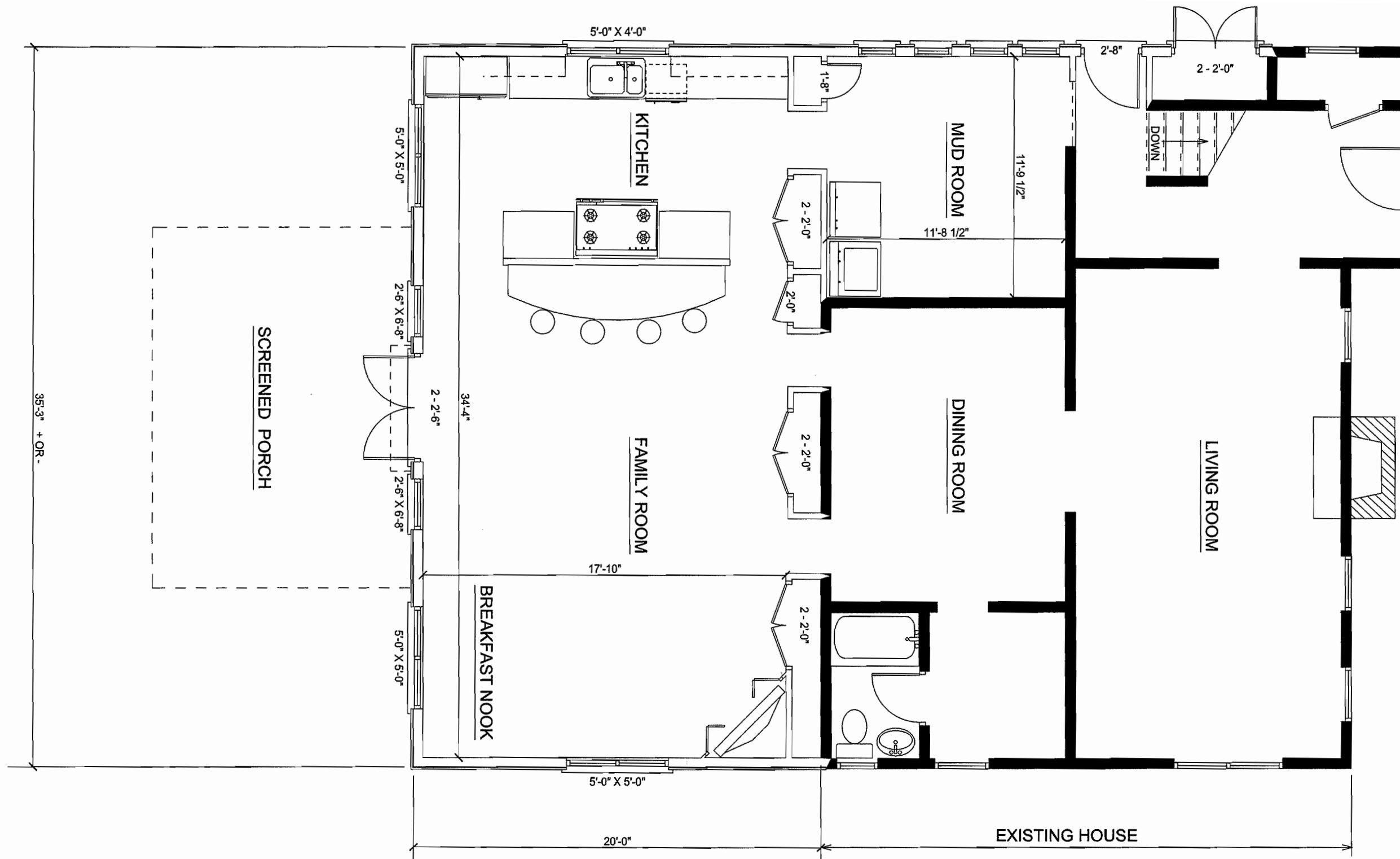
DATE: 1/25/08

DRAWN BY: JTW JR

BACK RESIDENCE 525 PARK AVE. TOWSON

BDI Inc





SCALE: 3/16" = 1'

## FIRST FLOOR

DATE: 1/25/08

# BACK RESIDENCE

---

525 PARK AVE. TOWSON MARYLAND 21204

PLEASE NOTE: DRAWINGS ARE NOT FOR CONSTRUCTION

CASE # 08-406A

BELLEFIELD DESIGN INC 410-472-3080