



JOHN A. OLSZEWSKI, JR.
County Executive

PAUL M. MAYHEW
Managing Administrative Law Judge
MAUREEN E. MURPHY
Administrative Law Judge

September 22, 2023

Joseph and Alicia Corson – apcorson@gmail.com
400 Woodbine Avenue
Towson, MD 21204

RE: Petition for Administrative Variance
Case No. 2023-0171-A
Property: 400 Woodbine Avenue

Dear Mr. and Mrs. Corson:

Enclosed please find a copy of the decision rendered in the above-captioned matter.

Pursuant to Baltimore County Code § 32-3-401(a), “a person aggrieved or feeling aggrieved” by this Decision and Order 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 Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink that reads "Paul M. Mayhew".

PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw
Enclosure

c: Gina Campbell – gina@nw2engineers.com

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(400 Woodbine Avenue)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
6 th Council District		
	*	HEARINGS FOR
Joseph & Alicia Corson		
	*	BALTIMORE COUNTY
Petitioners	*	CASE NO. 2023-0171-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owners of the subject property, Joseph and Alicia Corson (“Petitioners”) for the property located at 400 Woodbine Avenue, Towson. The Petitioners are requesting Variance relief pursuant to the Baltimore County Zoning Regulations (“BCZR”) §§ 1B02.3.B and 400.1 to approve a right side yard sunroom and a 2nd story house addition with a setback of 6 ft. in lieu of the minimum required 10 ft. for a combined setback of 17 ft. in lieu of the required combined setback of 25 ft., and to approve an existing detached garage with a setback of 1 ft. in lieu of required 2 1/2 ft. and a location in the side yard in lieu of the required rear yard. The subject property and requested relief are more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments received by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on August 25, 2023 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 § 32-3-303 of the Baltimore County Code ("BCC"). Based upon the information available, there is no evidence in the file to 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 Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts to satisfy the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would cause practical difficulty and/or unreasonable hardship for the Petitioners.

Although the Department of Planning did not make any recommendations related to the existing detached garage height and usage, I will impose conditions that the existing detached garage shall not be converted into a dwelling unit or apartment, not contain any sleeping quarters, living area, kitchen or bathroom facilities, or used for commercial purposes.

THEREFORE, IT IS ORDERED, this 22nd day of **September, 2023**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations ("BCZR") §§ 1B02.3.B and 400.1 to approve a right side yard sunroom and a 2nd story house addition with a setback of 6 ft. in lieu of the minimum required 10 ft. for a combined setback of 17 ft. in lieu of the required combined setback of 25 ft., and to approve an existing detached garage with a setback of 1 ft. in lieu of required 2 1/2 ft. and a location in the side yard in lieu of the required rear yard, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

- Petitioners or subsequent owners shall not convert the existing detached garage into a dwelling unit or apartment. The proposed existing detached garage shall not contain any sleeping quarters, living area, or kitchen or bathroom facilities.
- The existing detached garage shall not be used for commercial purposes.

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



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw

CF 23-0723



ADMINISTRATIVE ZONING PETITION FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections
To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 400 Woodbine Ave Towson MD 21204 Currently Zoned DR 3.5
Deed Reference 12725 / 00324 10 Digit Tax Account # 0919718600
Owner(s) Printed Name(s) Joseph and Alicia Corson

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR 1B02.3.B and 400.1 To approve a right side yard sunroom and a 2nd story house addition with setback of 6 ft in lieu of the minimum required 10 ft for a combined setback of 17 ft in lieu of the required combined setback of 25 ft and to approve an existing garage with a setback of 1 ft in lieu of the required 2 ½ ft of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

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

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Name #1 - Type or Print	<u>Joseph Corson</u>	Name #2 - Type or Print	<u>Alicia Corson</u>
Signature #1		Signature #2	
Mailing Address	<u>400 Woodbine Ave</u>	City	<u>Towson</u>
State	<u>MD</u>	Zip Code	<u>21204</u>
Telephone #s (Cell and Home)	<u>410-615-7074 410-294-9123</u>	Email Address	<u>apcorson@gmail.com</u>

Attorney for Owner(s)/Petitioner(s):

Name - Type or Print _____
Signature _____
Mailing Address _____ City _____ State _____
Zip Code _____ Telephone # _____ Email Address _____

Representative to be Contacted:

Name - Type or Print Gina Campbell
Signature Gina Campbell
Mailing Address 819 Light St City Balt, MD State _____
Zip Code 21230 Telephone # (410) 3246 Email Address gina@nw2engineers.com

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for

Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

Case Number 2023-0171-A Filing Date 8/18/2023 Estimated Posting Date 8/27/2023 Reviewer CF

Revised 8/2022

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 400 Woodbine Ave Towson MD 21204
Print or Type Address of Property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an **Administrative Variance** at the above address. (Clearly state practical difficulty or hardship here)

This is an existing 1st Floor side Addition already non-compliant (within side setback). Any new addition on this side would require a variance due to existing nonconformity. The 2nd Floor needs an additional bathroom (currently only 1 Bath). There is a practical difficulty within the current home as there is no additional space for the new bathroom without compromising bedroom count and therefore value of home.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Signature of Owner (Affiant)

Name - Print or Type

Joseph A. Corson

Signature of Owner (Affiant)

Name - Print or Type

Alicia T Corson

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 28 day of July, 2023, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Joseph A Corson and Alicia T Corson

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Bridgett Holder
Notary Public

My Commission Expires

BRIDGETT D HOLDER
Notary Public
Baltimore City
Maryland
My Commission Expires June 27 2026

2023-0171-A

ZONING PROPERTY DESCRIPTION FOR: 400 Woodbine Ave. Towson, Maryland

Beginning on the east side of Woodbine Avenue which is 20 feet wide at a distance of 35 feet south of the centerline of the nearest improved intersecting street Barranco Court which is 20 feet wide.

Thence the following courses and distances: N30° 20'00"E 58.00', S60° 02' 00" E 213.00', S 30°20'00" W58.00', N60° 02' 00" W213.00' back to the point of the beginning, as recorded in Deed liber 12725, folio 00324, containing 1,2354 square feet. Located in the 9 Election District and 7 Council District.

2023-0171-A

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number: 2023 - 0171 -A Address 400 Woodbine Ave

Contact Person: Christina Frank Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 8-16-2023 Posting Date: 8-27-2023 Closing Date: 9-11-2023

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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.

Petitioner: This Part of the Form is for the Sign Poster Only (Detach Along Dotted Line)

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number: 2023 - 0171 -A Address 400 Woodbine Ave

Petitioner's Name: Joseph & Alicia Corson Telephone (Cell) 410-615-7074

Posting Date: 8-27-2023 Closing Date: 9-11-2023

Wording for Sign: To Permit a right side yard sunroom and a 2nd story house addition with setback of 6 ft in lieu of the minimum required 10 ft for a combined setback of 17 ft in lieu of the required combined setback of 25 ft and to approve an existing garage with a setback of 1 ft in lieu of the required 2 ½ ft

400 WOODBINE AVE.

TOWSON, MD

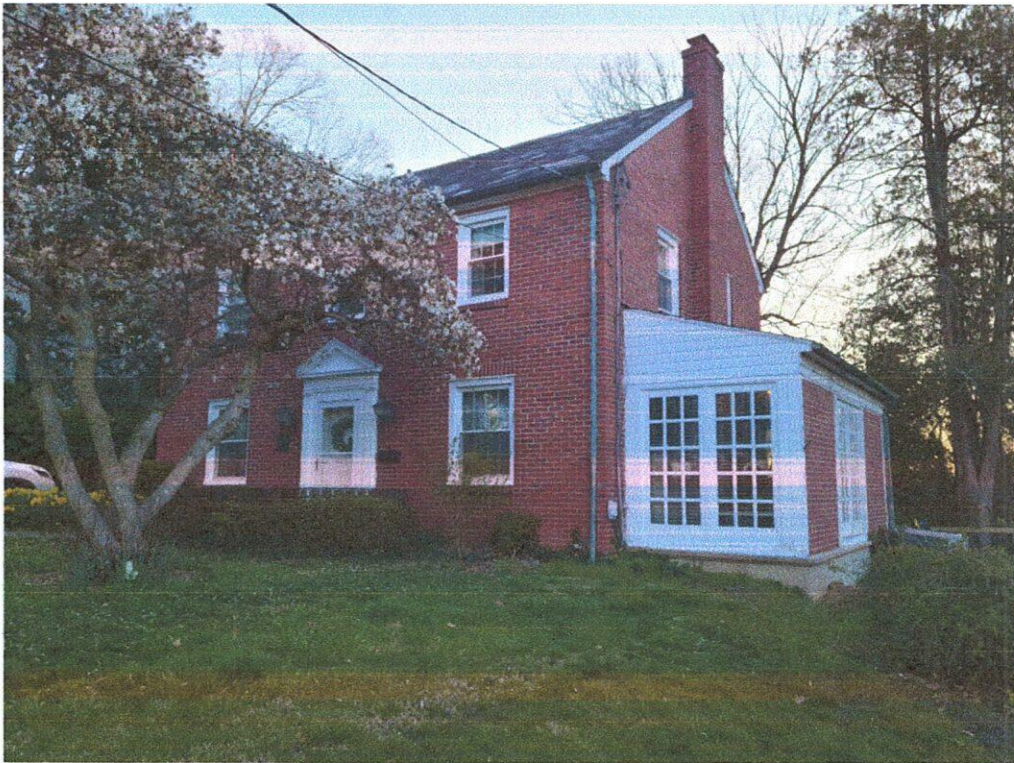


FRONT/SIDE ELEVATION



SIDE ELEVATION

2023-0171-A



FRONT ELEVATION



REAR ELEVATION

2023.071-A

DR 3.5

Real Property Data Search ()
Search Result for BALTIMORE COUNTY

[View Map](#) [View GroundRent Redemption](#) [View GroundRent Registration](#)

Special Tax Recapture: None

Account Identifier: District - 09 Account Number - 0919718660

Owner Information

Owner Name: CORSON JOSEPH A
CORSON ALICIA P
Mailing Address: 400 WOODBINE AVE
BALTIMORE MD 21204-4230
Use: RESIDENTIAL
Principal Residence: YES
Deed Reference: /12725/ 00324

Location & Structure Information

Premises Address: 400 WOODBINE AVE
BALTIMORE 21204-4230
Legal Description: 400 WOODBINE AVE
WOODBINE

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0069 0012 0885 9040056.04 0000 3 2023 Plat Ref: 0012/ 0065

Town: None

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
1942	1,488 SF	330 SF	12,354 SF	04

Stories	Basement Type	Exterior Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
2	YES	STANDARD UNIT BRICK/	5	1 full/ 1 half	1 Detached

Value Information

	Base Value	Value		
		As of 01/01/2023	As of 07/01/2023	As of 07/01/2024
Land:	123,000	134,300		
Improvements	220,200	276,500		
Total:	343,200	410,800	365,733	388,267
Preferential Land:	0	0		

Transfer Information

Seller: KINGSTON JAMES G	Date: 03/16/1998	Price: \$175,000
Type: ARMS LENGTH IMPROVED	Deed1: /12725/ 00324	Deed2:
Seller: STEWART RONALD F	Date: 11/19/1973	Price: \$51,400
Type: ARMS LENGTH IMPROVED	Deed1: /05409/ 00561	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2023	07/01/2024
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: Approved 04/30/2008

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application Date:

2023-2171-A

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

No. 226605

Date: 8/9/23

Fund	Dept	Unit	Sub Unit	Rev Source/Obj	Sub Rev/Obj	Dept	Obj	BS Acct	Amount
001	806	5000		6450					\$ 75

Total: 75

Rec From: NW2 ENGINEERS LLC

For: VERION CC

400 Woodbine Ave

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING
 PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

SC

NW2 ENGINEERS LLC

819 LIGHT ST.
 BALTIMORE, MD 21230

13890

DATE 8-9-23

65-330/550

PAY TO THE ORDER OF

Baltimore County

\$ 75.00

DOLLARS

Seventy five dollars 00/100

TRUIST 

FOR

400 Woodbine Ave

J. am



⑈00013890⑈ ⑆055003308⑆0005158413789⑈

2023-0171-A

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: September 18, 2023

SUBJECT: DEPS Comment for Zoning Item # 2023-0171-A
Address: 400 WOODBINE AVE
Legal Owner: Joseph and Alicia Corson

Zoning Advisory Committee Meeting of September 18, 2023.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Additional Comments:

Reviewer: Earl D. Wrenn

LOT INFORMATION:

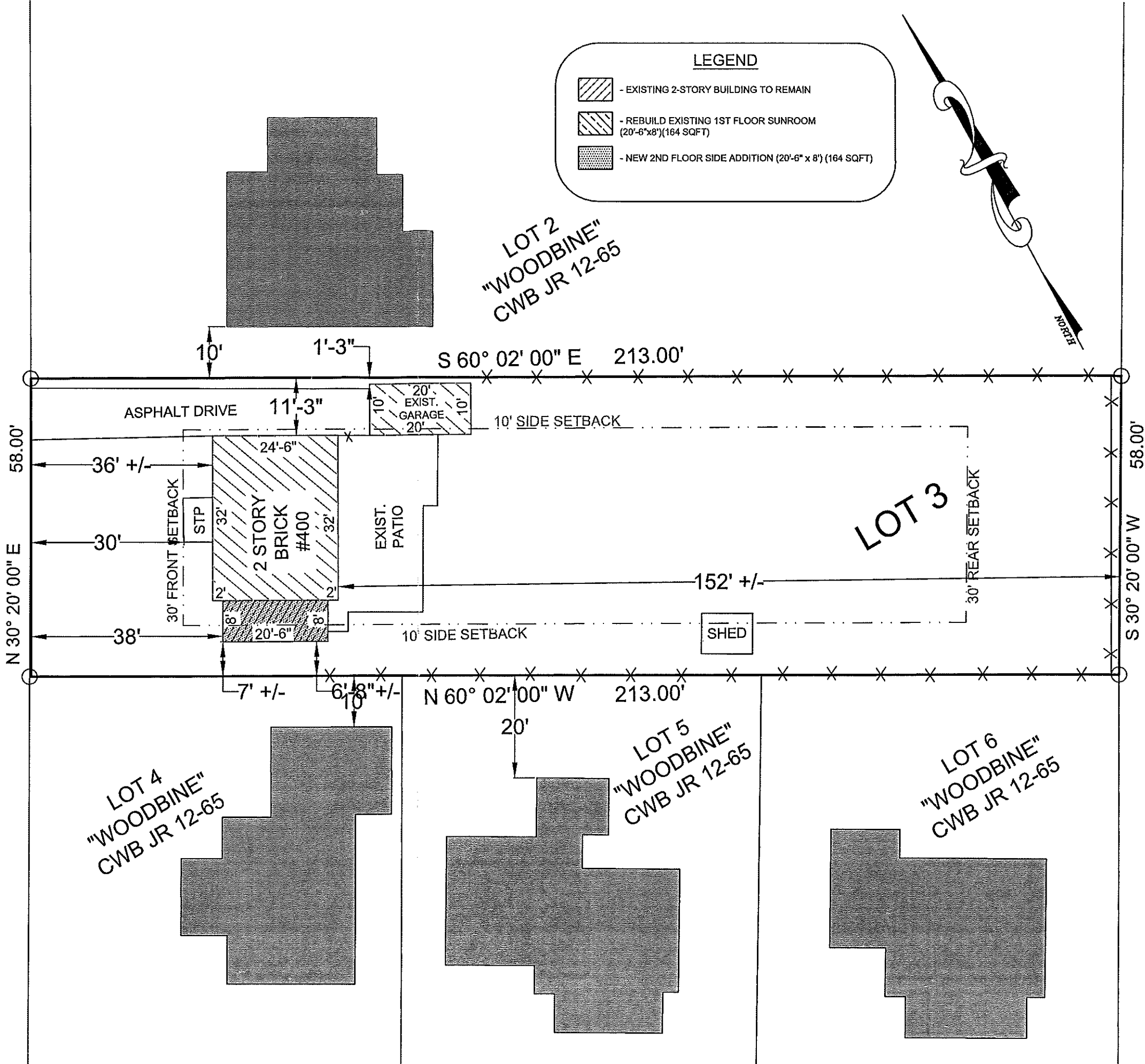
BUILDING CLASSIFICATION - RESIDENTIAL
USE TYPE - SINGLE FAMILY DWELLING
LOT SIZE - 12,354 SQFT
EXISTING BUILDING FOOTPRINT - VARIES (948 SQFT)
PROPOSED BUILDING FOOTPRINT - VARIES (948 SQFT)
EXISTING ENCLOSED AREA - 1,488 SQFT
PROPOSED ENCLOSED AREA - 1,600 +/- SQFT
IMPERVIOUS LAND AREA - 2,500 +/- SQFT
ZONING MAP: 0069C2
COUNCIL DISTRICT: 6
ELECTION DISTRICT: 9
SUBDIVISION: 0000
PARCEL: 0885
SECTION: N/A
BLOCK: N/A
LOT: 03
ZONING: DR 3.5
GRID: 0012
TAX#: 0919718660
DEED REF#: 12725 / 00324
STRUCTURE BUILT: 1942
HEARING TYPE: ADMINISTRATIVE
OWNER INFORMATION:
JOSEPH A. & ALICIA P. CORSON
400 WOODBINE AVE
BALTIMORE, MD 21204-4230

SCOPE OF WORK:
REBUILD EXISTING 1ST FLOOR SIDE SUNROOM (20'-6"x8')(164 SF).
CONSTRUCT A NEW 2ND FLOOR SIDE ADDITION (20'-6" x 8') (164 SQFT)
AS PER PLANS AND CONSTRUCTION CODES.



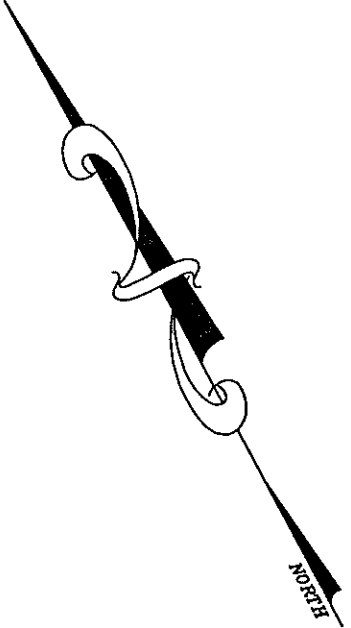
VICINITY MAP

WOODBINE AVENUE



LEGEND

- EXISTING 2-STORY BUILDING TO REMAIN
- REBUILD EXISTING 1ST FLOOR SUNROOM (20'-6"x8')(164 SQFT)
- NEW 2ND FLOOR SIDE ADDITION (20'-6" x 8') (164 SQFT)



819 Light St
Baltimore, MD 21224
(410) 521-1133
(410) 521-1133
nw2engineers.com

NW2 ENGINEERS

DESIGNED BY:	CD	DRAWN BY:	CD	REVIEWED BY:	JN	DATE:	8/2/2023	SCALE:	1" = 20'

CERTIFICATION

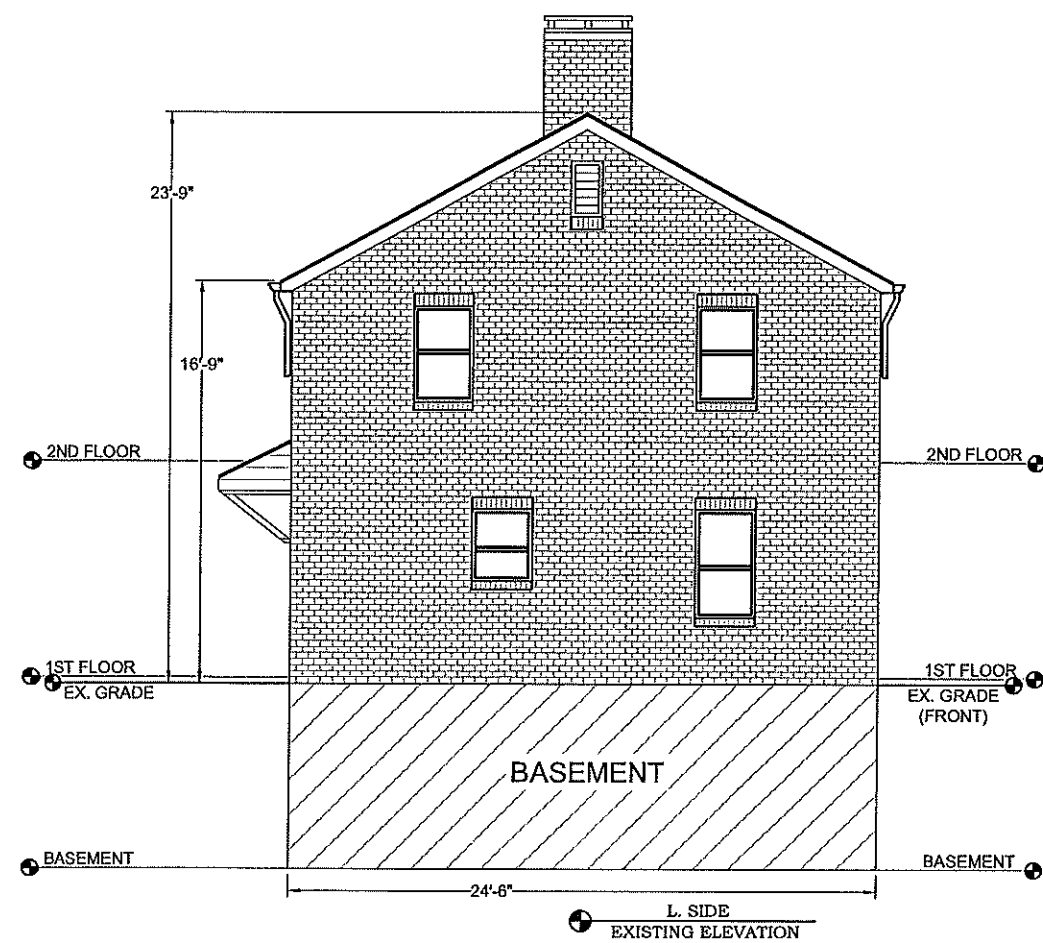
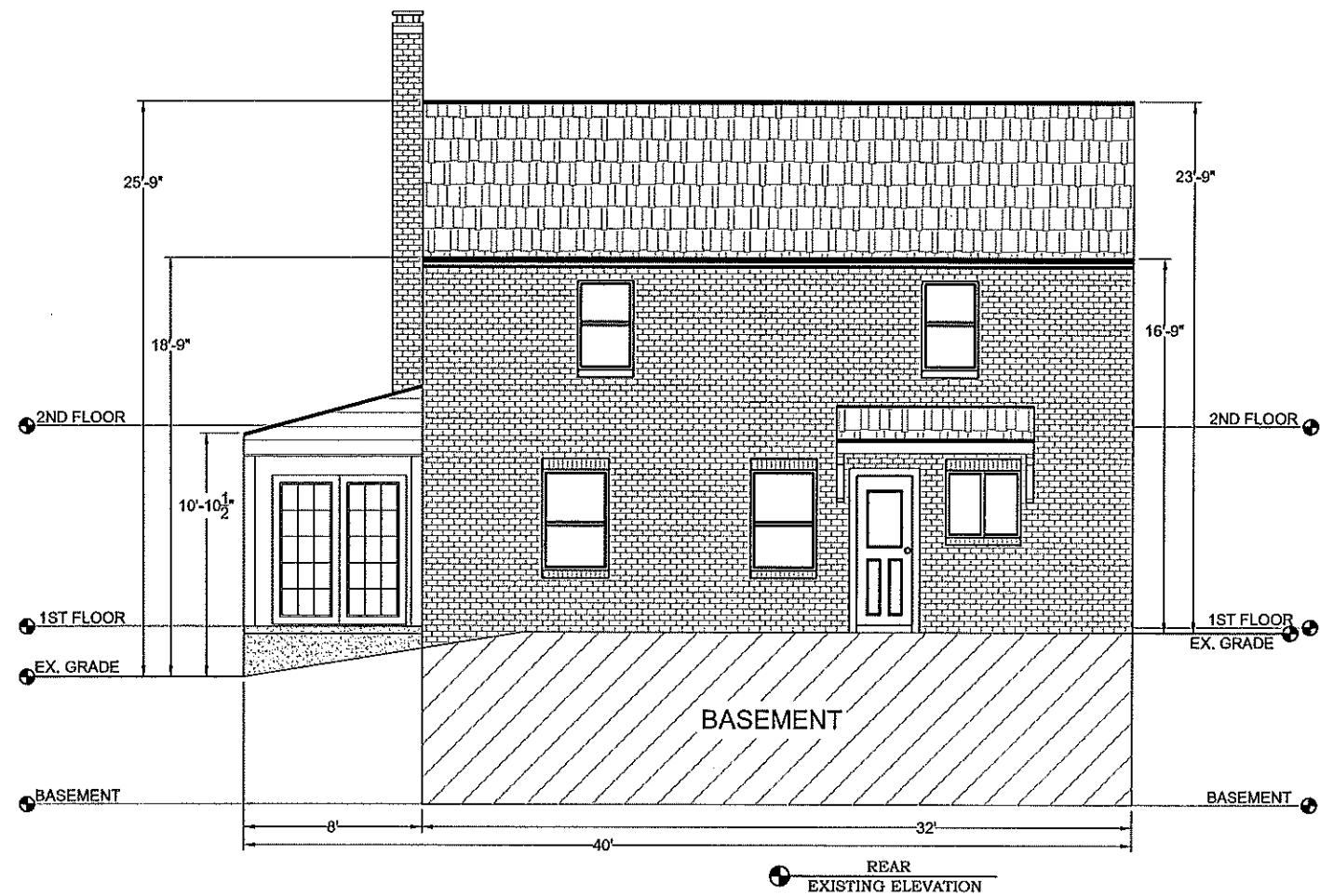
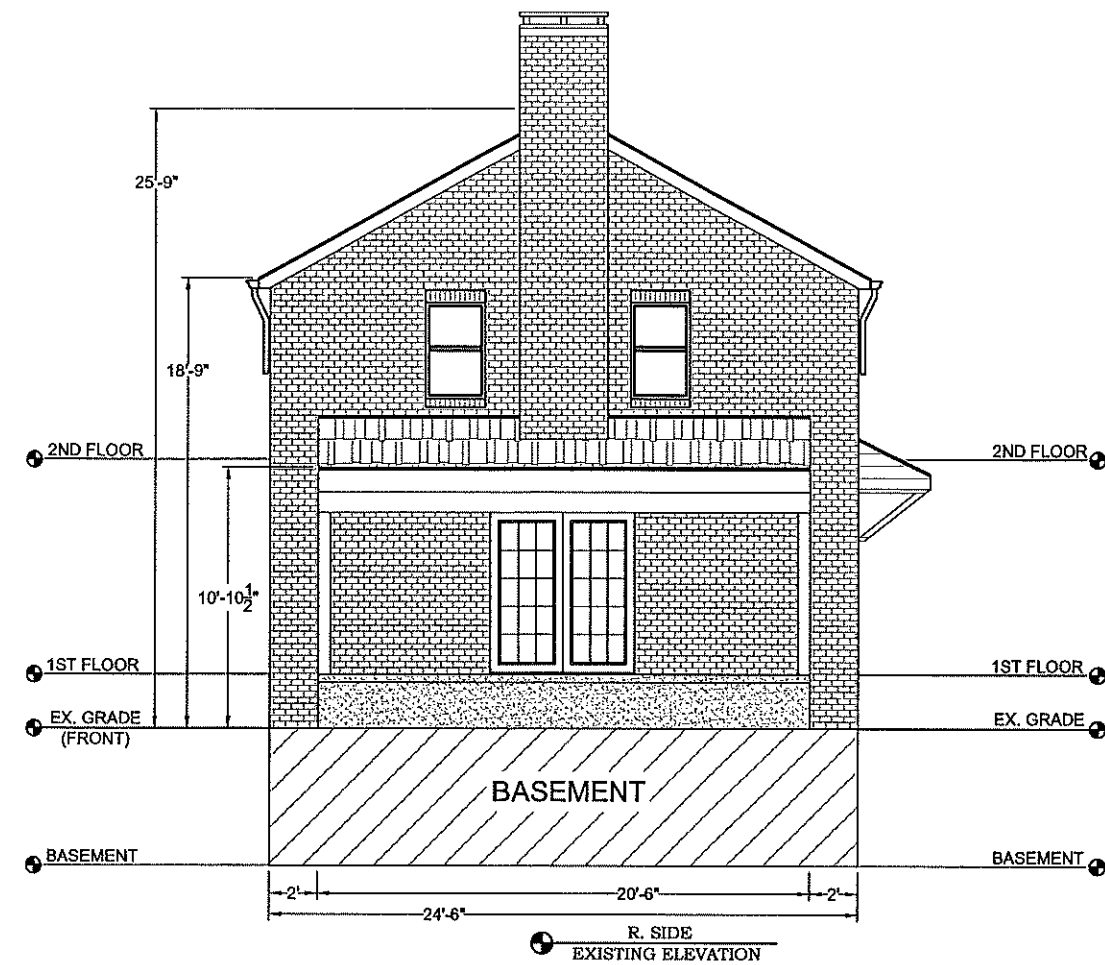
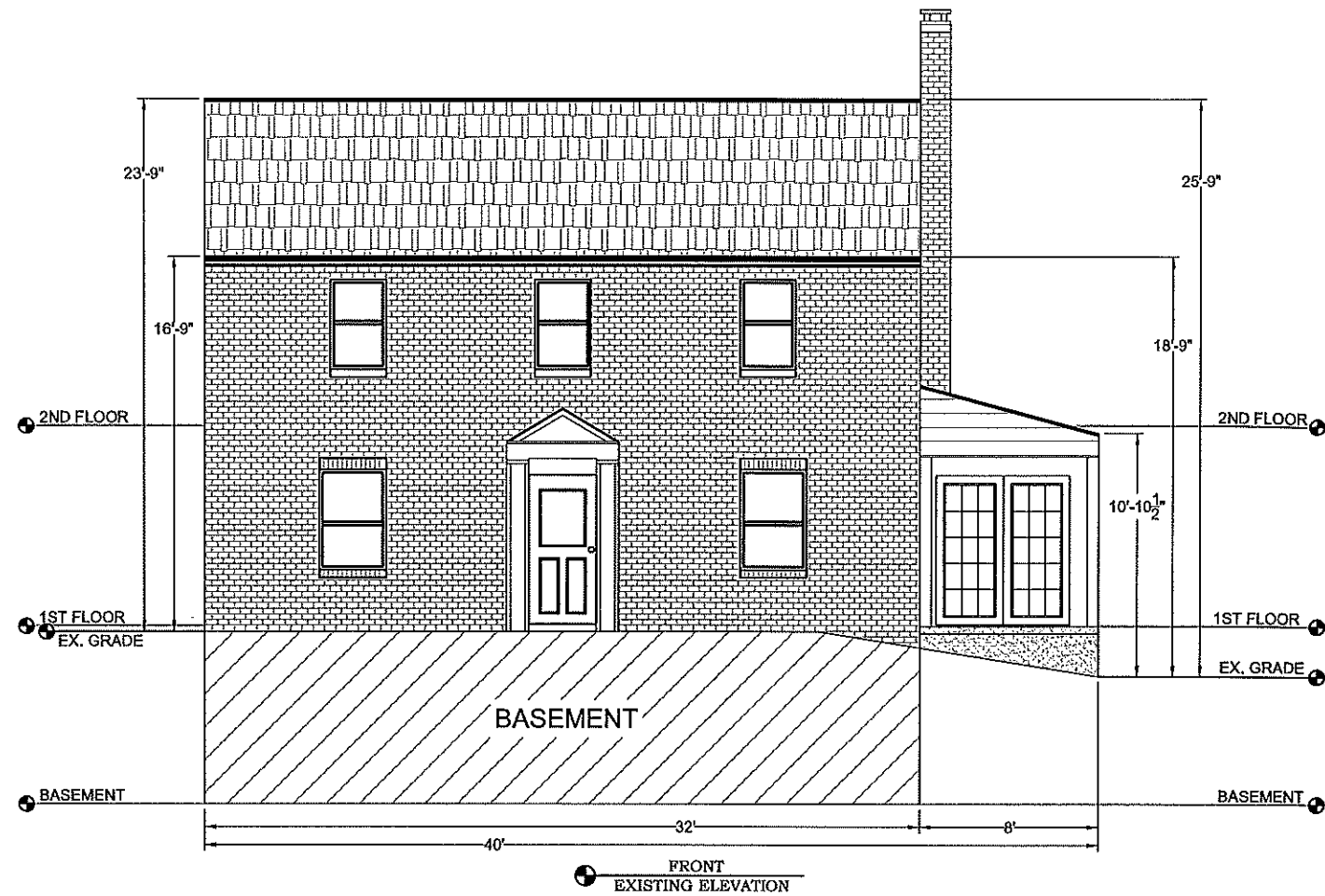
PROJECT ADDRESS: 400 WOODBINE AVE

DESCRIPTION: SITE PLAN

SHEET NUMBER

A-1

2023-0171-A



2023071-A

REV	DESCRIPTION	DATE

DESIGNED BY: CD	CD
DRAWN BY: JN	JN
REVIEWED BY: JN	JN
DATE: 5/6/2023	5/6/2023
SCALE: 1/8" = 1' 0"	1/8" = 1' 0"

CERTIFICATION

PROJECT ADDRESS: 400 WOODBINE AVE	DESCRIPTION: EXISTING ELEVATIONS
-----------------------------------	----------------------------------

SHEET NUMBER: A-2

LOT INFORMATION:

BUILDING CLASSIFICATION - RESIDENTIAL
USE TYPE - SINGLE FAMILY DWELLING
LOT SIZE - 12,354 SQFT
EXISTING BUILDING FOOTPRINT - VARIES (948 SQFT)
PROPOSED BUILDING FOOTPRINT - VARIES (948 SQFT)
EXISTING ENCLOSED AREA - 1,488 SQFT
PROPOSED ENCLOSED AREA - 1,600 +/- SQFT
IMPERVIOUS LAND AREA - 2,500 +/- SQFT

ZONING MAP: 0069C2
COUNCIL DISTRICT: 6
ELECTION DISTRICT: 9
SUBDIVISION: 0000

PARCEL: 0885

SECTION: N/A

BLOCK: N/A

LOT: 03

ZONING: DR 3.5

GRID: 0012

TAX#: 0919718660

DEED REF#: 12725 / 00324

STRUCTURE BUILT: 1942

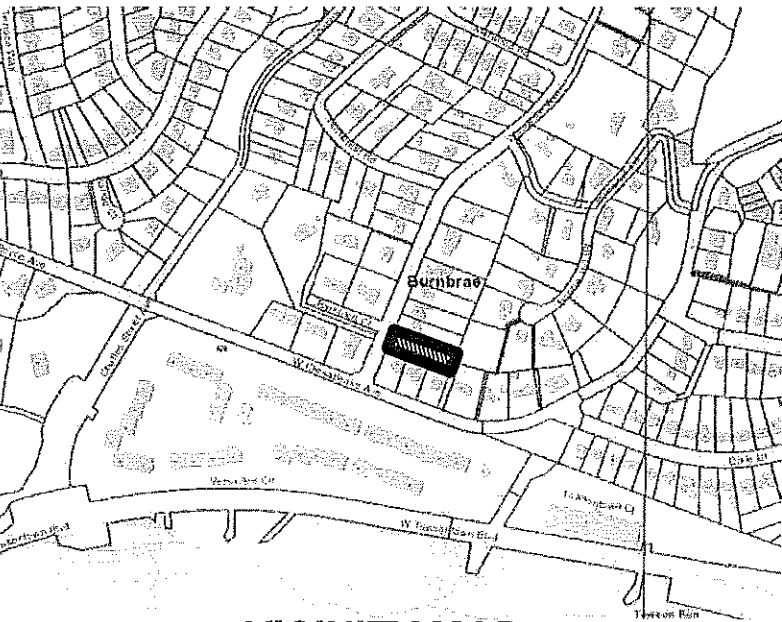
HEARING TYPE: ADMINISTRATIVE

OWNER INFORMATION:

JOSEPH A. & ALICIA P. CORSON
400 WOODBINE AVE
BALTIMORE, MD 21204-4230

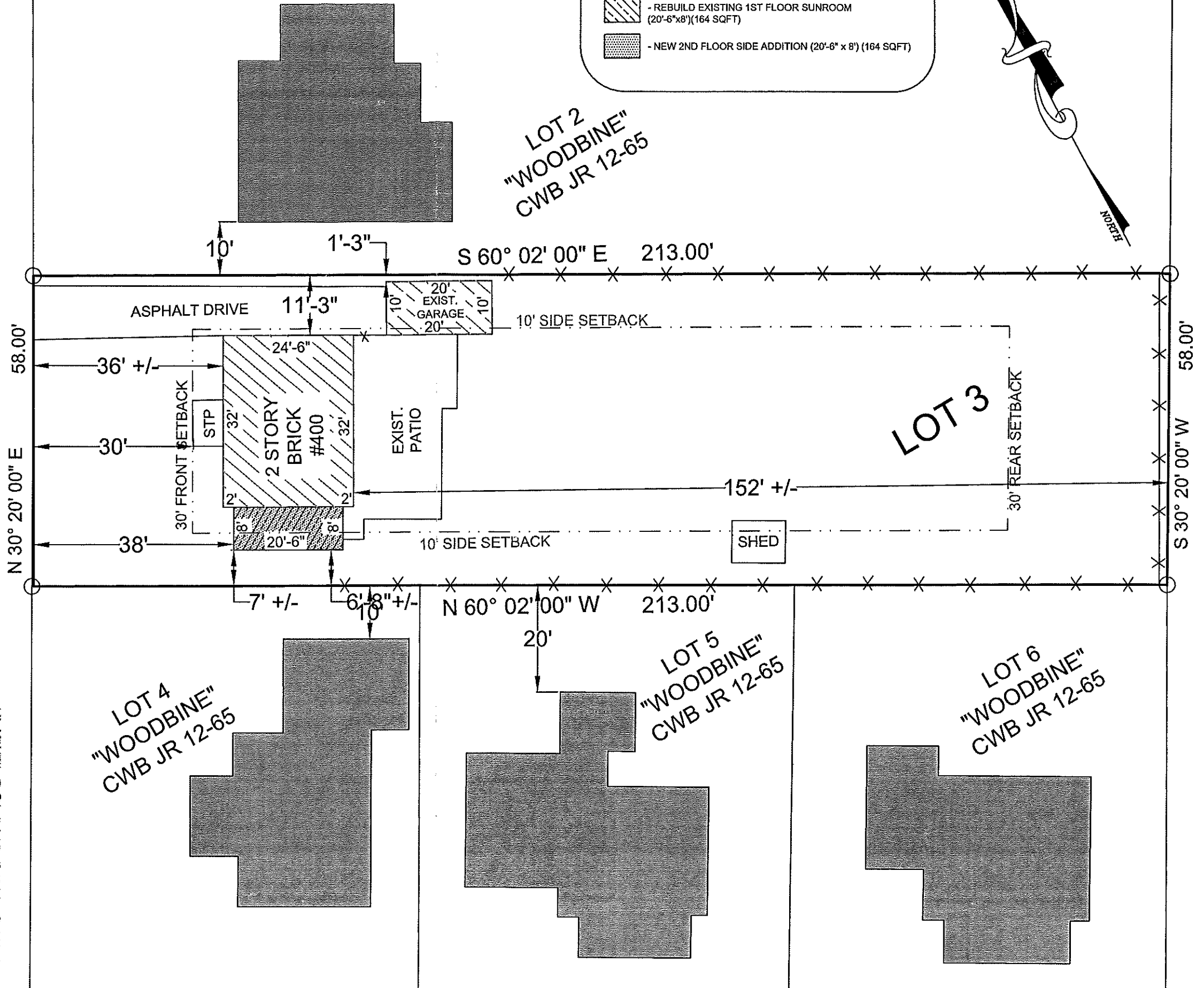
SCOPE OF WORK:

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CONSTRUCT A NEW 2ND FLOOR SIDE ADDITION (20'-6" x 8') (164 SQFT)
AS PER PLANS AND CONSTRUCTION CODES.



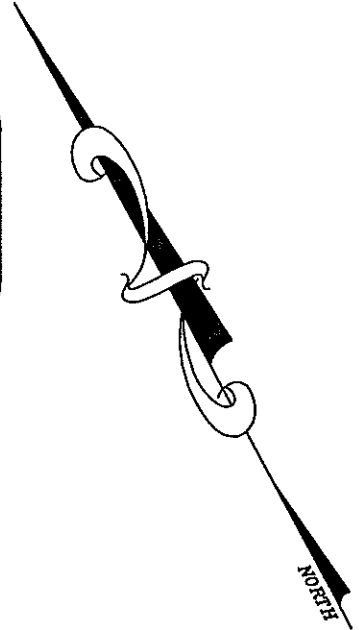
VICINITY MAP

WOODBINE AVENUE



LEGEND

- EXISTING 2-STORY BUILDING TO REMAIN
- REBUILD EXISTING 1ST FLOOR SUNROOM (20'-6"x8')(164 SQFT)
- NEW 2ND FLOOR SIDE ADDITION (20'-6" x 8') (164 SQFT)



NW2 ENGINEERS
819 Light St
Baltimore, MD 21224
(410) 528-1333
info@nw2engineers.com

REV	DESCRIPTION	DATE

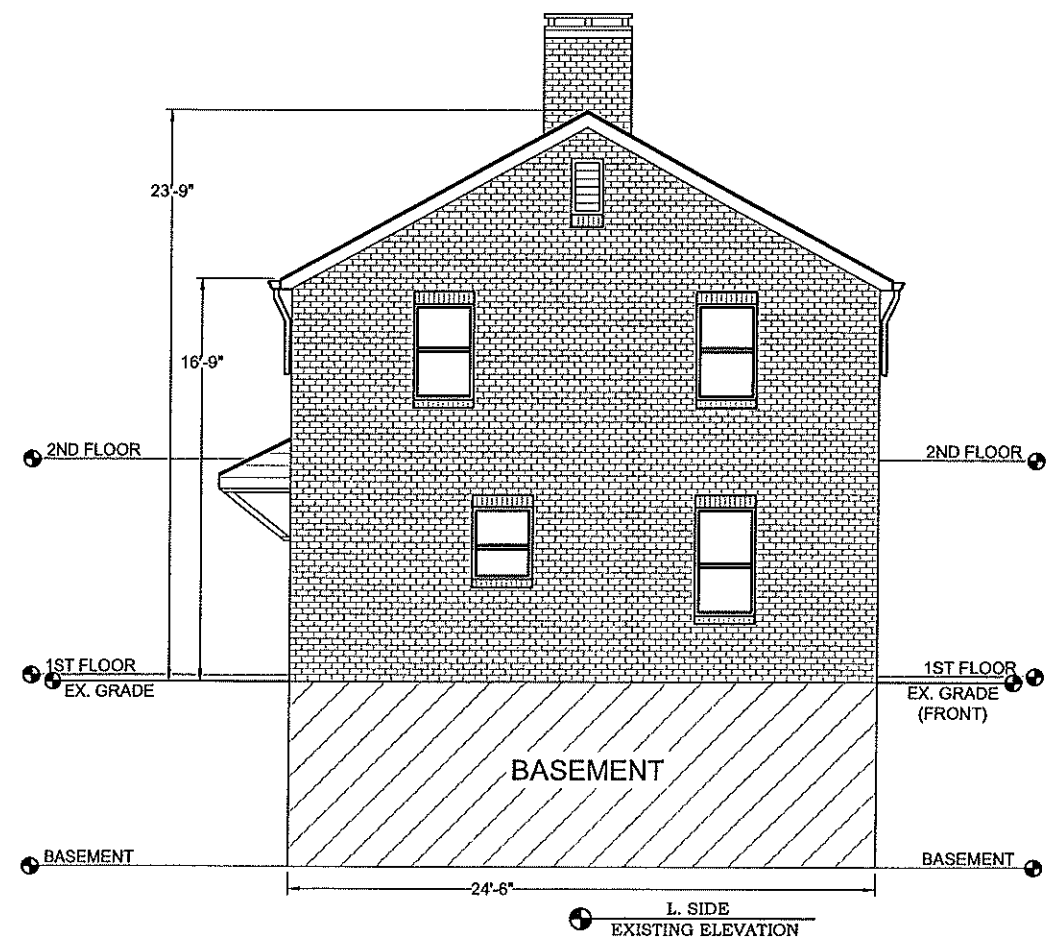
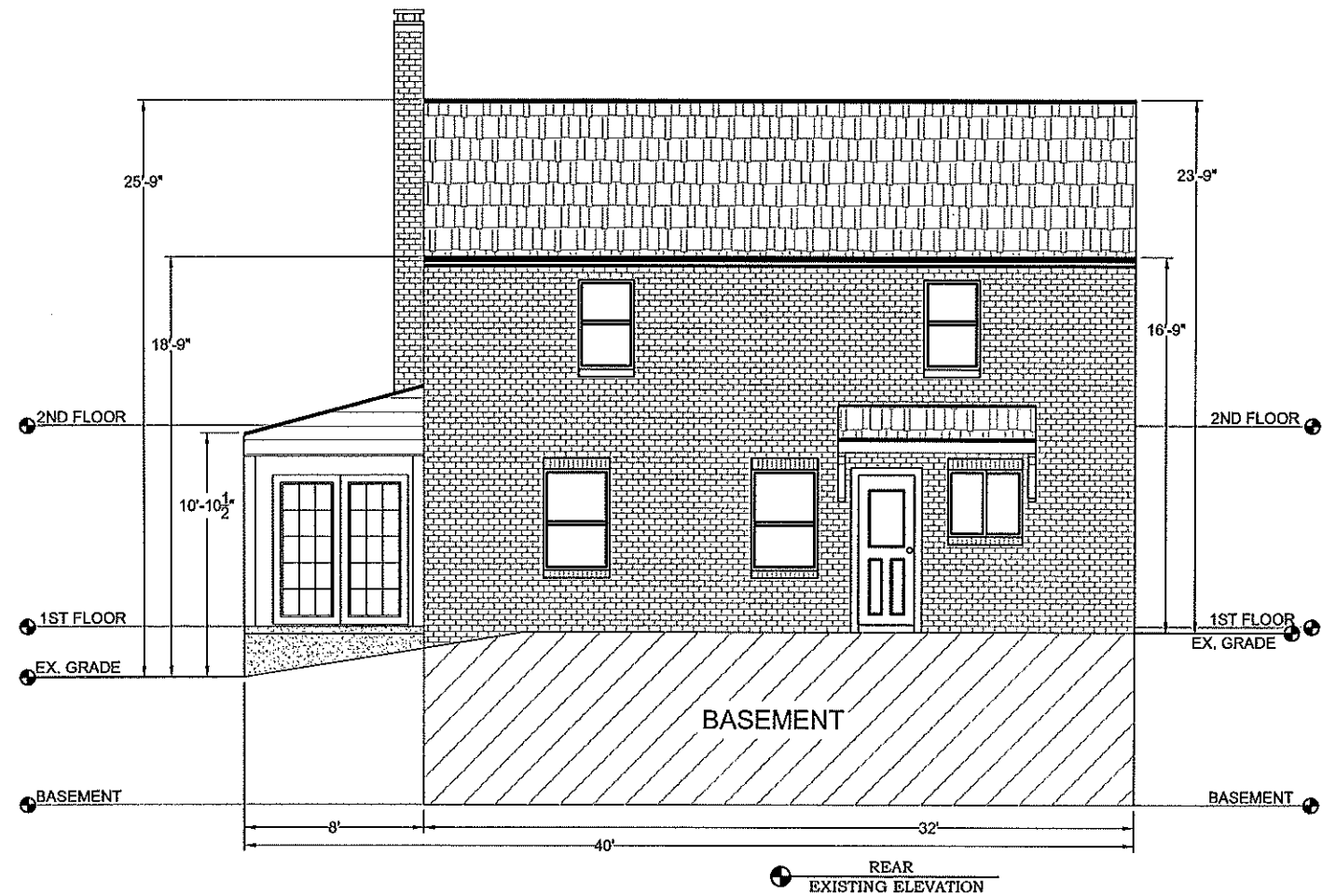
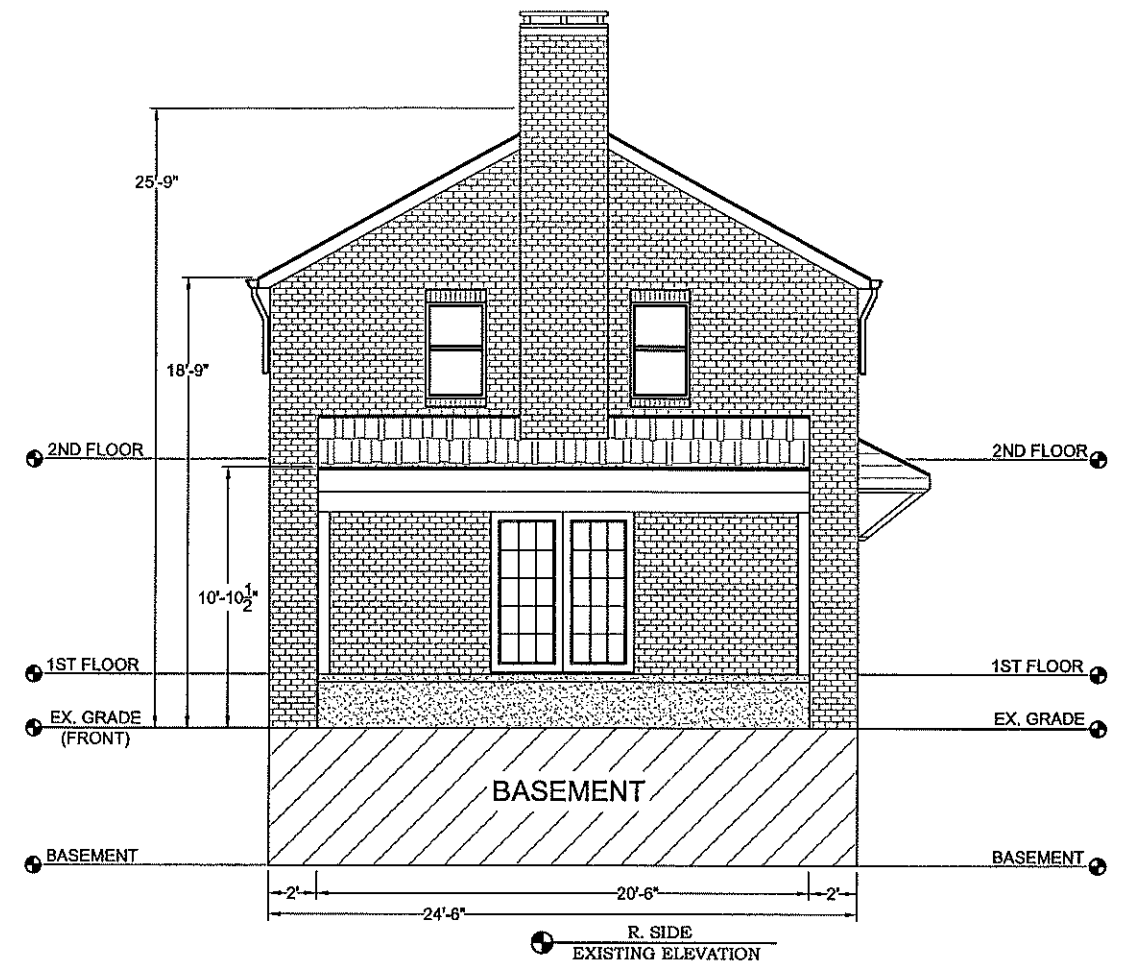
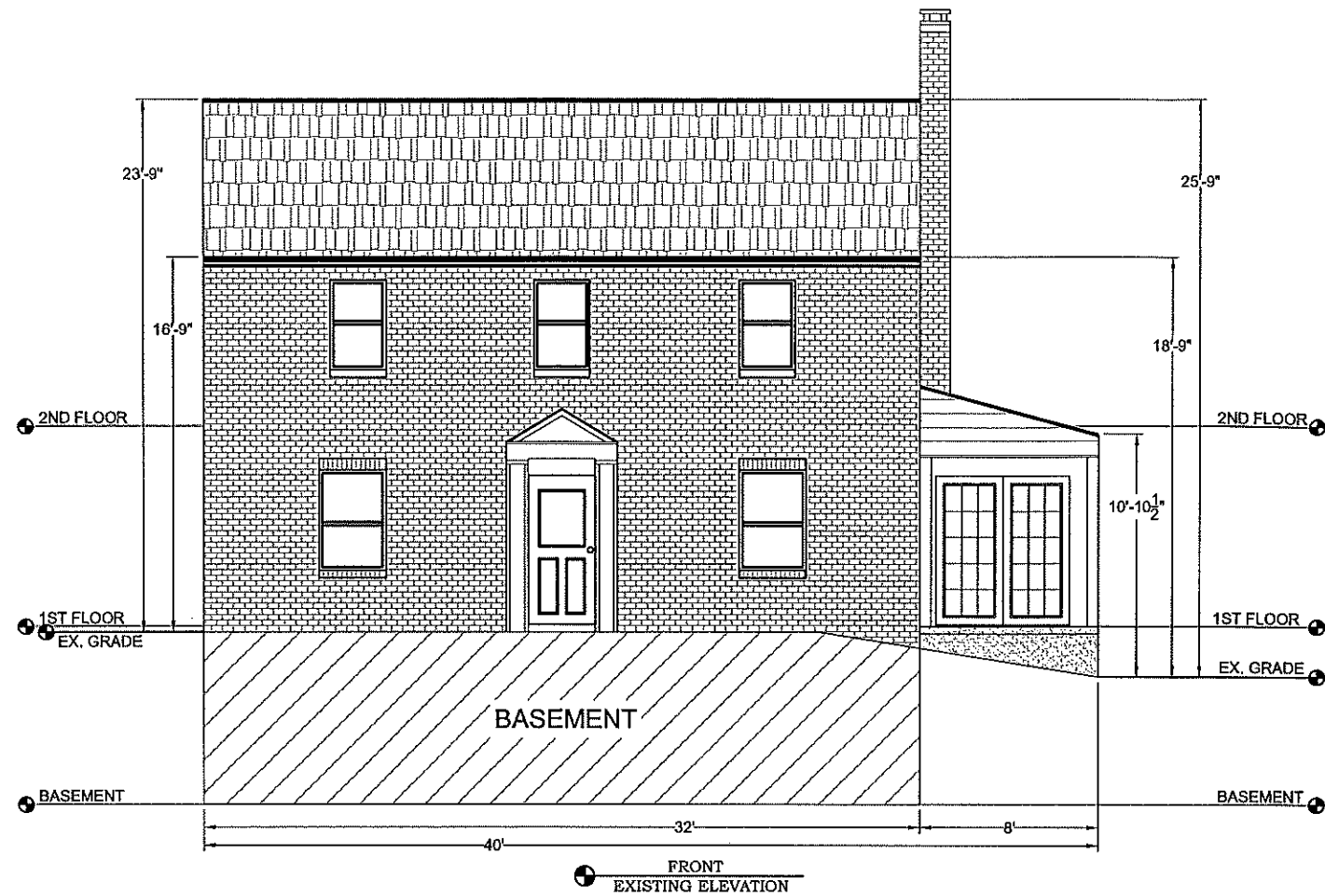
DESIGNED BY: CD	CD
DRAWN BY: CD	CD
REVIEWED BY: JN	JN
DATE: 8/2/2023	
SCALE: 1" = 20'	

CERTIFICATION

PROJECT ADDRESS: 400 WOODBINE AVE	DESCRIPTION: SITE PLAN

SHEET NUMBER
A-1

2023-0171-A



REV	DESCRIPTION	DATE

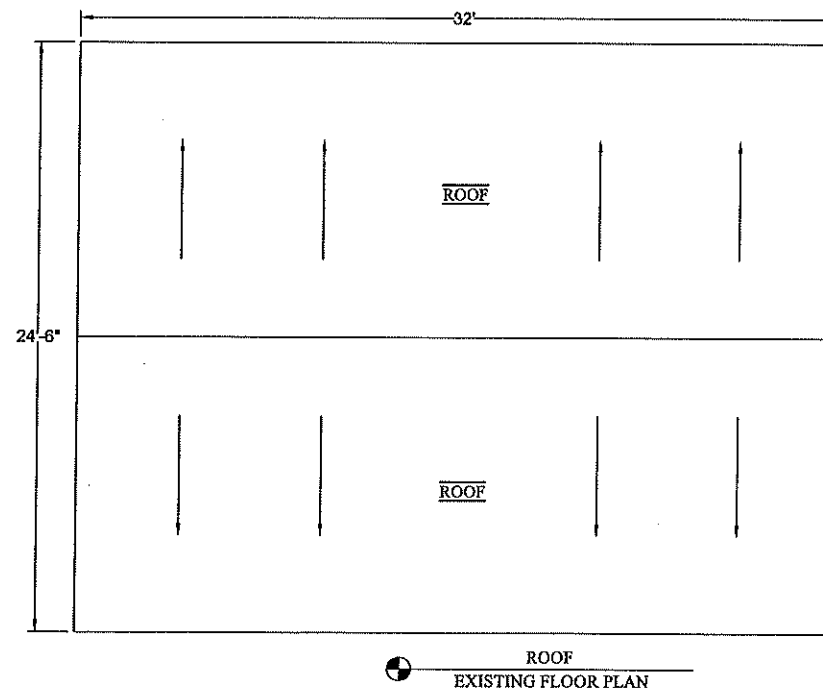
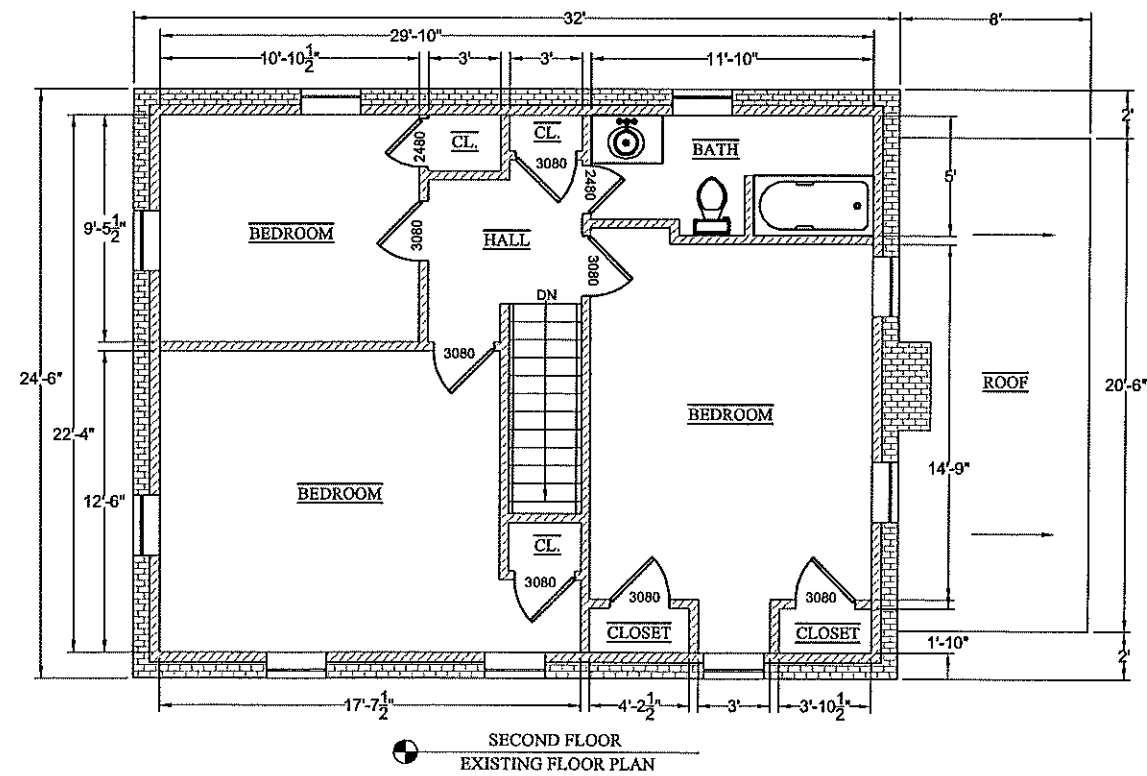
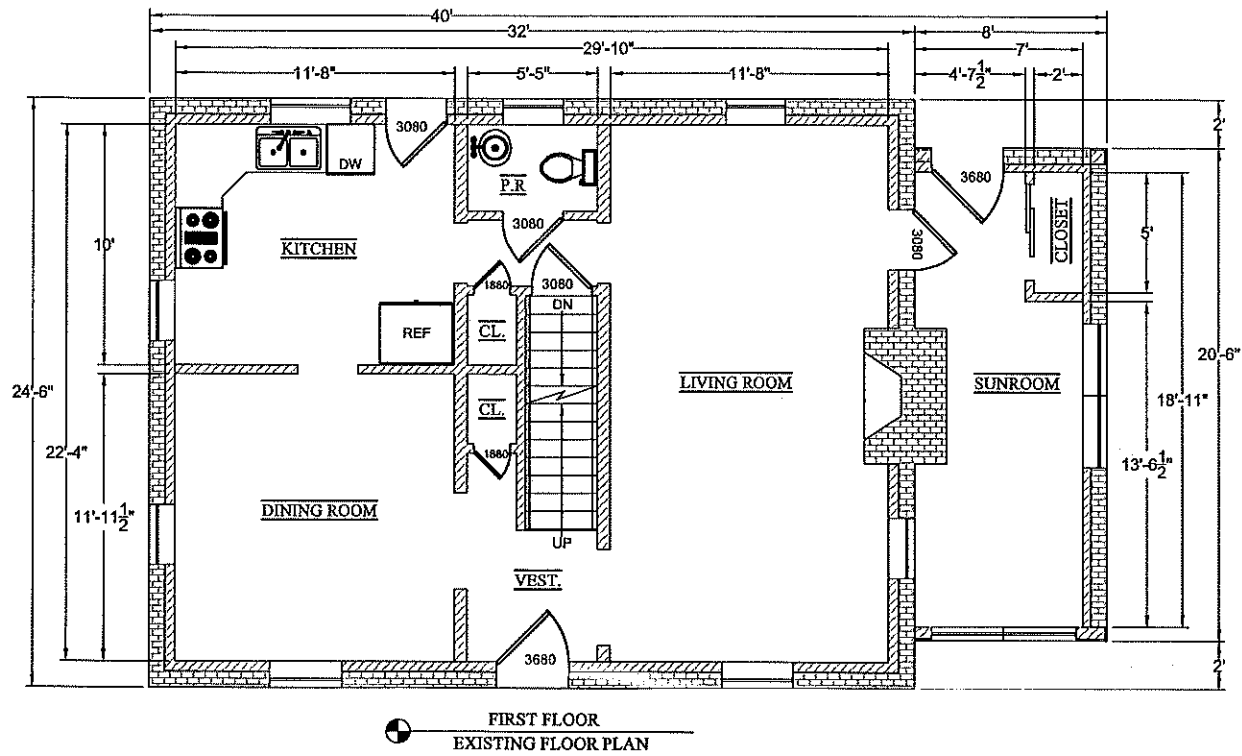
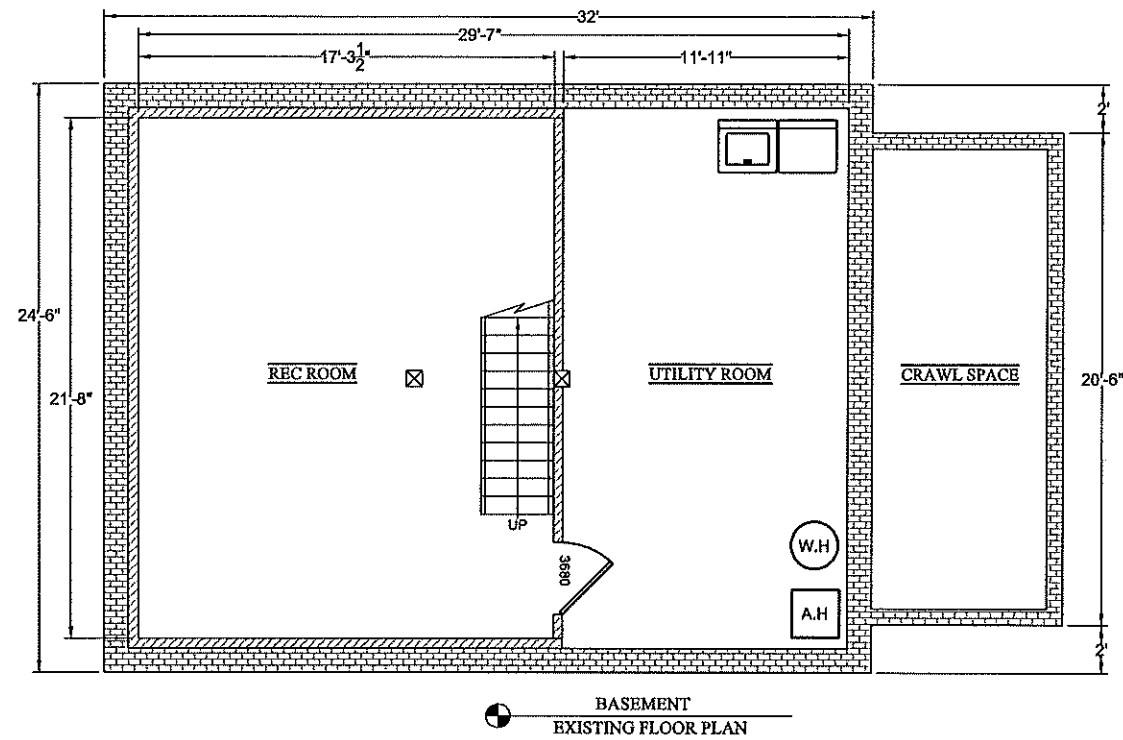
DESIGNED BY: CD	CD
DRAWN BY: CD	CD
REVIEWED BY: JN	JN
DATE: 5/6/2023	5/6/2023
SCALE: 1/8" = 1' 0"	1/8" = 1' 0"

CERTIFICATION

PROJECT ADDRESS:	400 WOODBINE AVE
DESCRIPTION:	EXISTING ELEVATIONS

SHEET NUMBER
A-2

20230171-A



819 Light St
Baltimore, MD 21224
(410) 396-0009
info@mw2eng.com

REV	DESCRIPTION	DATE
1		

DESIGNED BY: CD	CD
DRAWN BY: CD	JN
REVIEWED BY: JN	5/6/2023
DATE: 5/6/2023	SCALE: 1/8" = 1'-0"

CERTIFICATION

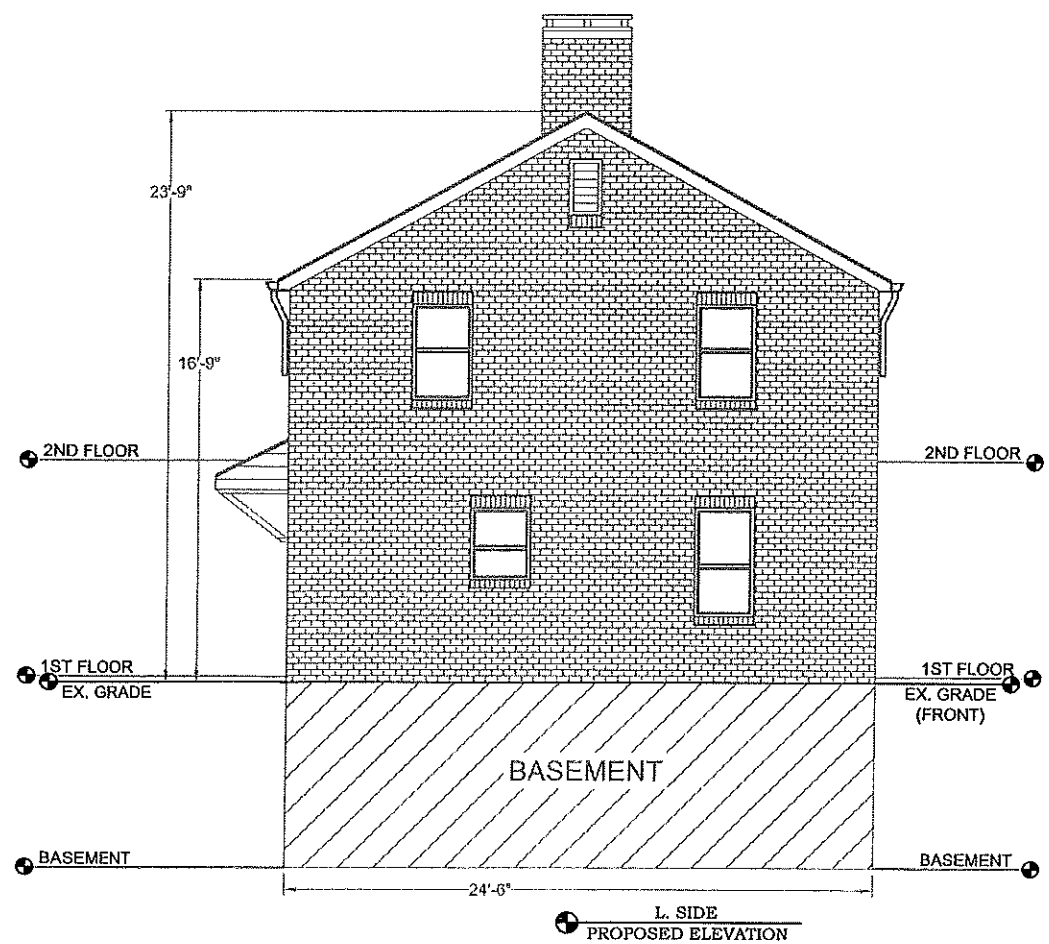
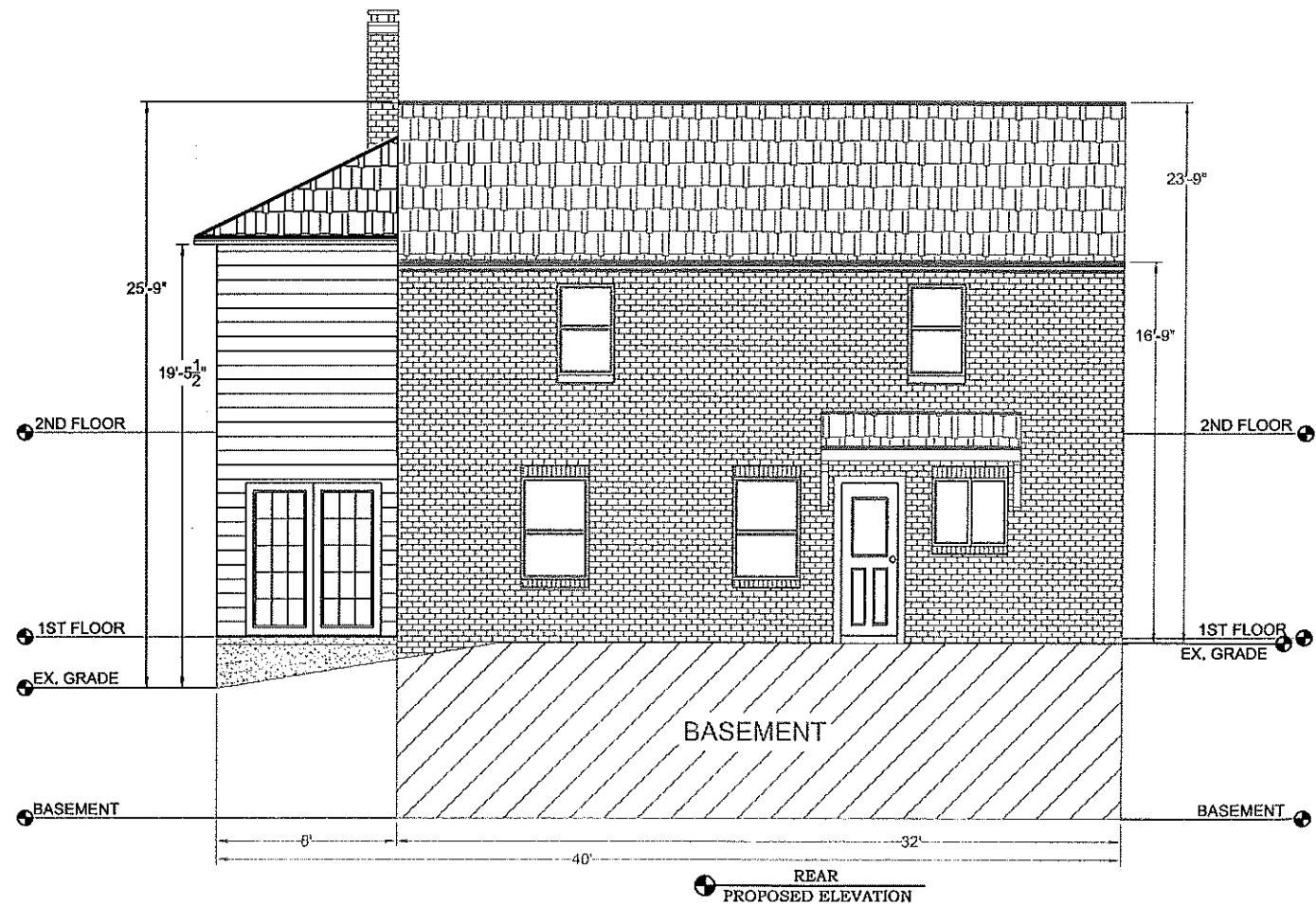
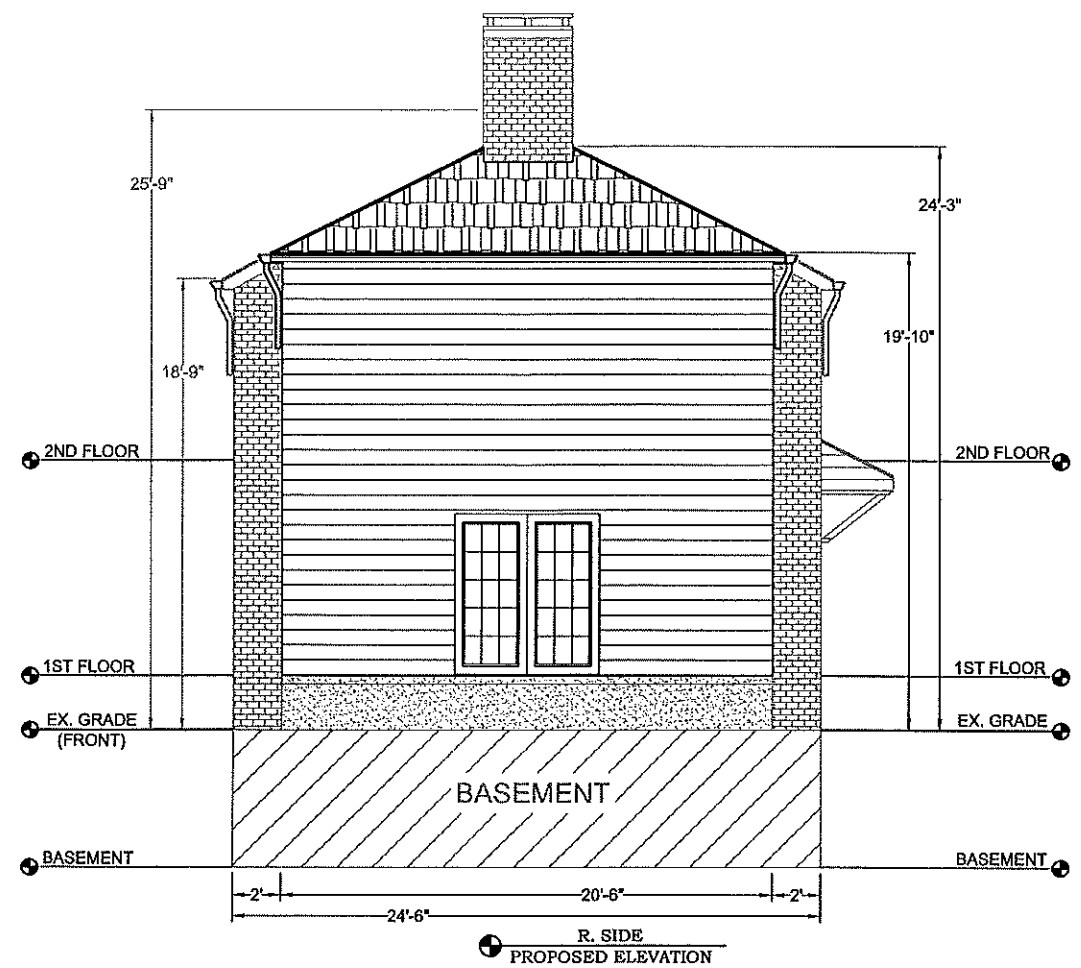
PROJECT ADDRESS: 400 WOODBINE AVE

DESCRIPTION: EXISTING FLOOR PLAN

SHEET NUMBER

A-3

2023-0171-A



2023-0171-A

PROJECT ADDRESS: 400 WOODBINE AVE

DESCRIPTION: PROPOSED ELEVATIONS

SHEET NUMBER

DESIGNED BY: CD

DRAWN BY: CD

REVIEWED BY: JN

DATE: 7/26/2023

SCALE: 1/8" = 1' 0"

REV	DESCRIPTION	DATE

NW2 ENGINEERS

819 Light St
Baltimore, MD 21224
(P) 410.390.0008
(F) 410.390.1333
nw2engineers.com

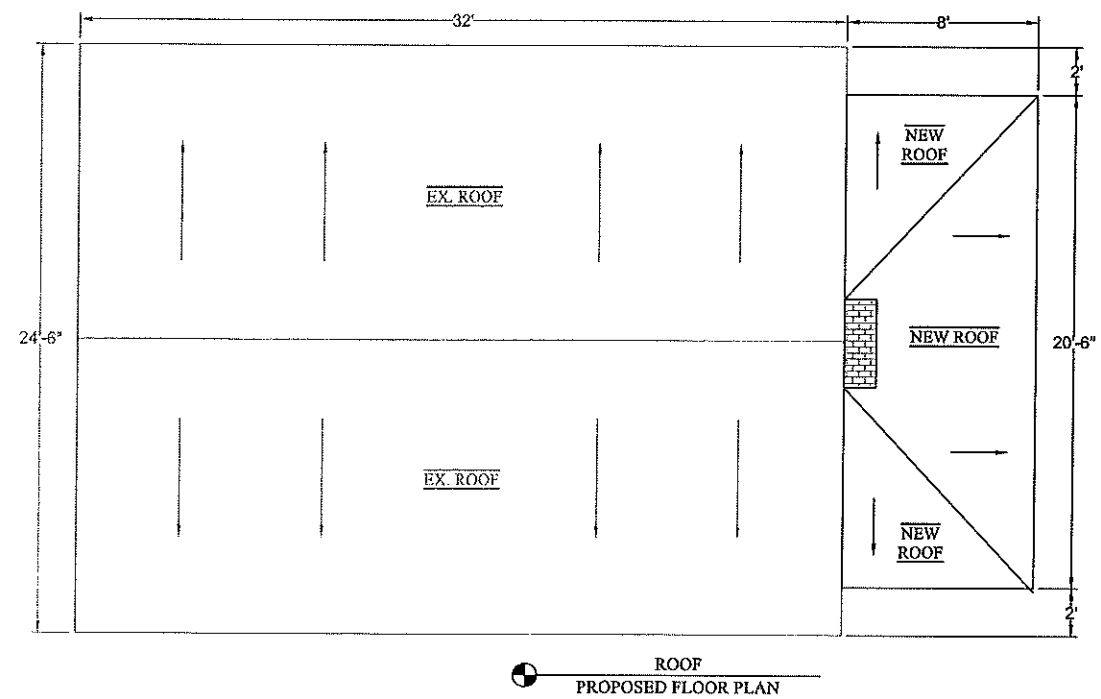
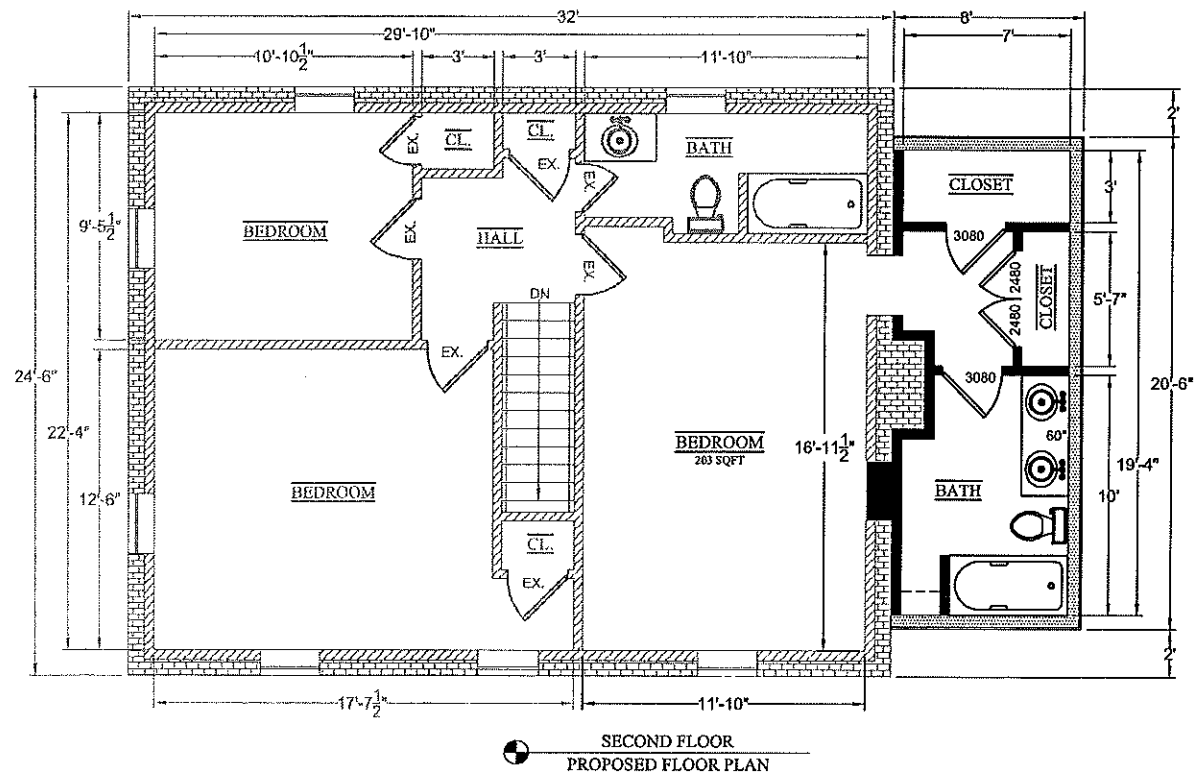
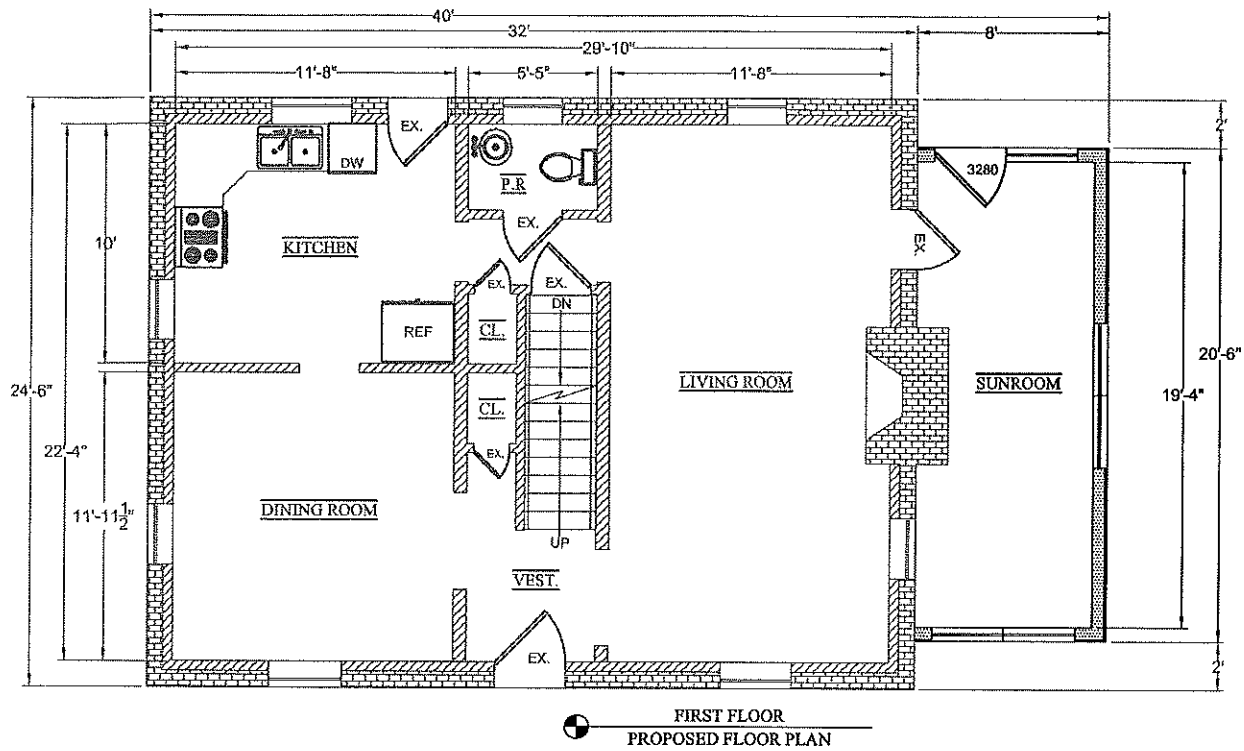
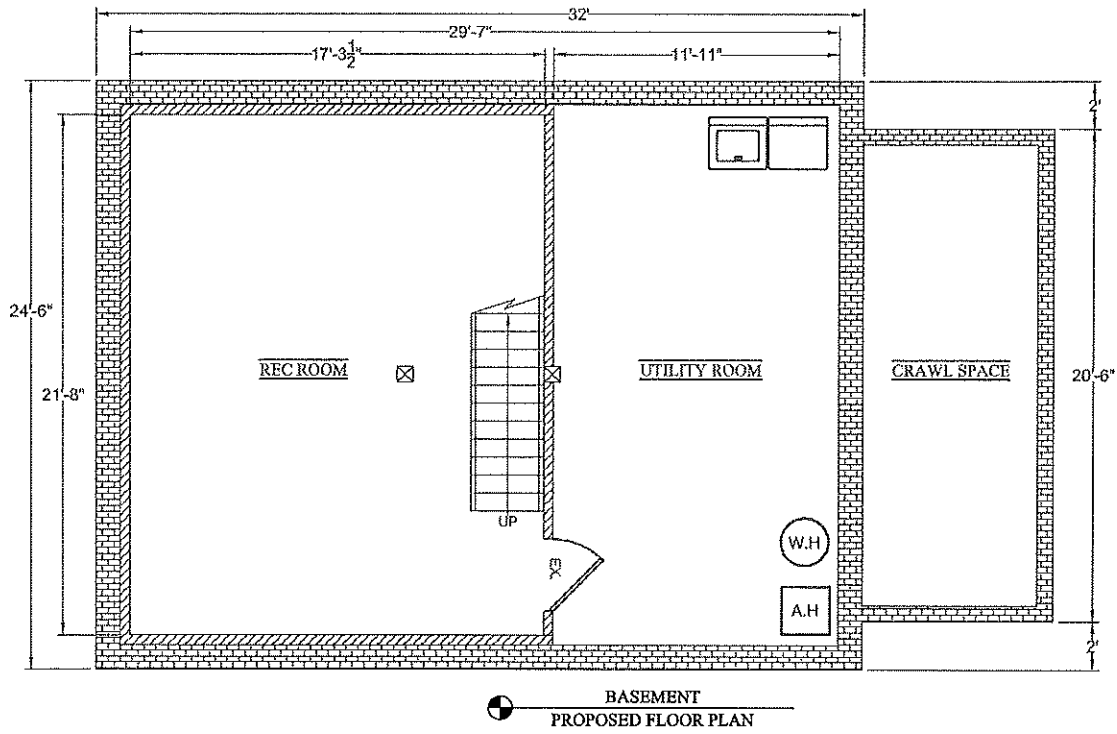
LEGEND

- EXISTING MASONRY TO REMAIN

- EXISTING STUD WALL TO REMAIN

- NEW 2"x4" STUD WALL @ 16" O.C

- NEW 2"x6" STUD WALL @ 16" O.C



819 Light St

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nw2engineers.com

NW2

ENGINEERS

DESIGNED BY: CD

DRAWN BY: CD

REVIEWED BY: JN

DATE: 7/28/2023

SCALE: 1/8" = 1' 0"

CERTIFICATION

PROJECT ADDRESS: 400 WOODBINE AVE

DESCRIPTION: PROPOSED FLOOR PLAN

SHEET NUMBER

A-5

2023-0171-A

403

0912590230
1996-0296-A

0916003360

WOODBINE AVE

404

Lot # 1

2003-0430-A

0923153680

BARRANCO CT

Pt. Bk./Folio # 043076

Lot # 6
0000041, Folio 0120

R-1961-5264 5-X
PAI # 090281

PAI # 090281

Pt. Bk. 0000043, Folio 0076

402

Lot # 2

0906200160

400

SITE

DR 3.5
069C2
6 CD

PAI # 098031 Lot # 3 Pt. Bk. 0000012, Folio 0065

0919718660

Pt. Bk./Folio # 012065A

NW 10-A

PAI # 098031

9 ED

624

Lot # 4

0919510260

622

Lot # 5

0923353510

620

Lot # 6

0913857630

0920800200

Pt. Bk./Folio # 012032

PAI # 098030

Pt. Bk. 0000009, Folio 0111

W CHESAPEAKE AVE

DR 16

R-1963-0146-X
1999-0468-A

0923157940

2023-071-A