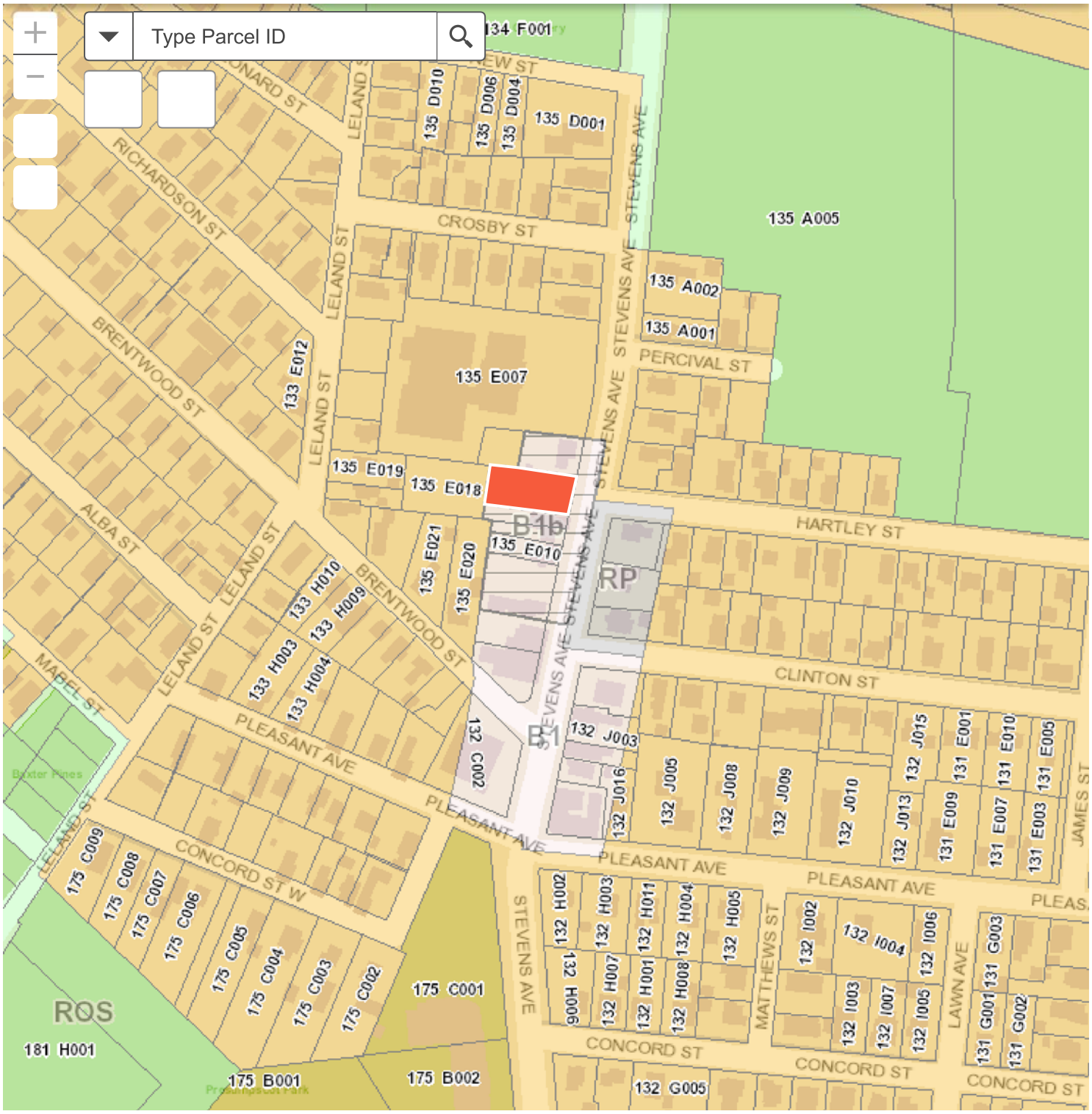502 Stevens Ave - Miscellaneous Appeal