

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Hernwood Road, 2400' N
centerline of Offutt Court
2nd Election District
1st Councilmanic District
(3012 A Hernwood Road)

Jason E. Ludwig
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 01-230-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 owner of the subject property, Jason E. Ludwig. The variance request is for property located at 3012 A Hernwood Road in the Granite area of Baltimore County. The Petitioner herein seeks a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing shed with a height of 23 ft. in lieu of the permitted 15 ft. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

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

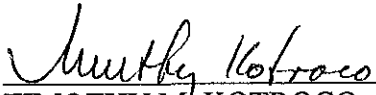
The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the 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 Petitioner.

1/3/06
J. E. Ludwig

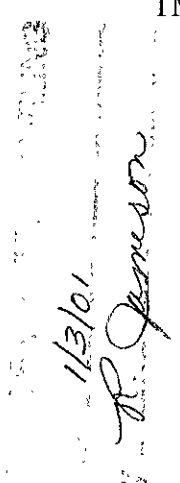
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 3rd day of January 2001, that a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing shed with a height of 23 ft. in lieu of the permitted 15 ft., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner or subsequent owners shall not allow or cause the shed to be converted to a second dwelling unit and/or apartment. The structure shall contain no living or sleeping quarters, and no kitchen or bathroom facilities. In addition, the accessory structure should not be used for commercial purposes.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj





Baltimore County
Zoning Commissioner

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

January 3, 2001

Mr. Jason E. Ludwig
3012 A Hernwood Road
Granite, Maryland 21163

Re: Petition for Administrative Variance
Case No. 01-230-A
Property: 3012 A Hernwood Road

Dear Mr. Ludwig:

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,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3012 A HERNWOOD RD.
which is presently zoned RC 2

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)

AN EXISTING shed with 100, 3, BCZ 2, To Permit
+ Height of 23 FT IN
LIE N OF THE PERMITTED 15 FT

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

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.

Legal Owner(s):

JASON E LUDWIG

Name - Type or Print

Signature

Name - Type or Print

Signature

3012 A HERNWOOD RD. (410) 465-1453

Address Telephone No.

GRANITE MD. 21163

City State Zip Code

Representative to be Contacted:

Same

Name

Address Telephone No.

City State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 01-230A

Reviewed By JLM Date 12-4-00

Estimated Posting Date 12-17-00

1/3/01 9/15/98

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

3012 A HERNWOOD RD.

Address

GRANITE
City

MD.
State

21163
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.

X
Signature

JASON LUDWIG

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of November, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jason Ludwig
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Nov. 27, 2000
Date

Joanne Louise Deitz
Notary Public

My Commission Expires June 1, 2004

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 3012 A HERNWOOD RD.
Address
GRANITE MD 21163
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.

Signature

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of November, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Jason Ludwig
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

Date

Notary Public

My Commission Expires



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3012 A HERNWOOD RD.
which is presently zoned RC 2

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) 400.3, BCZR, to permit

AN EXISTING SHED WITH A HEIGHT OF 23 ft. in LIEU
of THE PERMITTED 15ft.

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):

JASON E LUDWIG
Name - Type or Print _____

[Signature]
Signature _____

Name - Type or Print _____

Signature _____

3012 A HERNWOOD RD.
Address _____

GRANITE MD.
City _____ State _____ Zip Code 21163

Representative to be Contacted:

[Signature]
Name _____

Address _____ Telephone No. _____

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. 01-230 A

REV 9/15/98

Reviewed By [Signature] Date 12-4-00

Estimated Posting Date 12-17-00

PARTICULARLY HARD TO GET BOAT AND RECREATIONAL
VEHICLE IN GARAGE, DRED SHIP IS NEED EXTRA HEIGHT TO
STORE MATERIALS AND ITEMS FOR THE BOAT AND
RECREATIONAL VEHICLES

230

ZONING DESCRIPTION

142 3)

ZONING DESCRIPTION FOR 3012 A HERNWOOD RD.

BEGINNING AT A POINT ON THE WEST SIDE OF
HERNWOOD RD. WHICH IS 30 FT WIDE AT THE
DISTANCE OF 2400 NORTH OF THE CENTERLINE OF
THE NEAREST IMPROVED INTERSECTING STREET
OFFUTT CT. WHICH IS 50 FT WIDE.

AS RECORDED IN DEED LIBER 11511 FOLIO 586
AND INCLUDE MEASUREMENTS AND DIRECTIONS
HERE AND ON THE PLAT IN THE CORRECT LOCATION

METES AND BOUNDS S $1^{\circ} 8' 15''$ E 184.63 FT.

N $68^{\circ} 10' 23''$ W 770.88 FT N $1^{\circ} 2' 58''$ W 238.15 FT

S $87^{\circ} 44' 57''$ W 121.09 FT. N $68^{\circ} 10' 23''$ W 508.06 FT

S $87^{\circ} 44' 02''$ W 121.09 FT.

230

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 081463

DATE 12.4.00 ACCOUNT 230
201-6150

AMOUNT \$ 50.00

RECEIVED FROM: J. Lidwith 3012A HSP 50.00

FOR: (10) M. Vm.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

CASHIER'S VALIDATION

NO RECEIPT
PAYMENT DATE TIME
12/04/00 10:00 AM 01/04/01
REC NO. 081463
POST # 120 BOND VERIFICATION
Folio: N 19067 01/01
CR NO. 081463
Folio: 101 10.00
50.00 CA 00 01
Baltimore County, Maryland

CERTIFICATE OF POSTING

RE: Case No.: 01-230-A

Petitioner/Developer: _____

JASON LUDWIG

Date of Hearing/Closing: 1/1/01

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 _____

3012 A HERNWOOD RD.

The sign(s) were posted on 12/17/00
(Month, Day, Year)

Sincerely,

Richard E. Hoffman 12/17/00
(Signature of Sign Poster and Date)

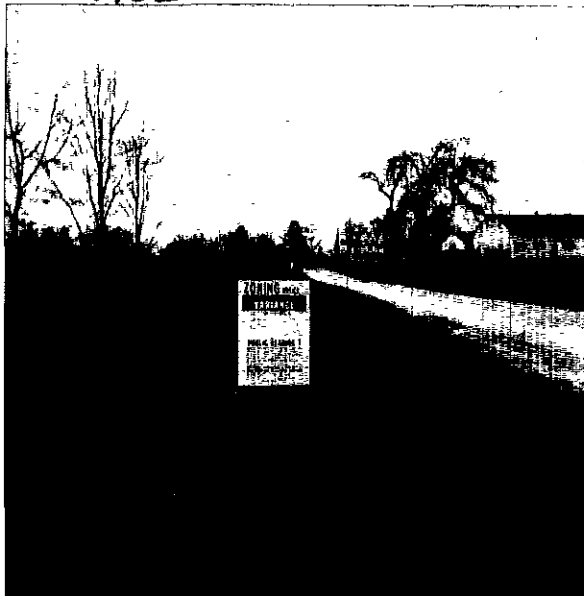
RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)

CASE # 01-230-A



3012 A HERNWOOD RD

POSTED 12/17/00

Richard E. Hoffman 12/17/00

**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: 230

Petitioner: JASON LUDWIG

Address or Location: 3012A HERNWOOD RD. GRANITE, MD. 21113

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same

Address: Same

Telephone Number: (410) 465-1453

Case Number 01- 230 -AAddress 3012 A HERNWOOD RD.Contact Person: J. Menn
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 12.4.00Posting Date: 12.17.00Closing Date: 1.1.00

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 01- 230 -AAddress 3012 A HERNWOOD RD.Petitioner's Name JASON LUDWIGTelephone (410) 465-1453Posting Date: 12.17.00Closing Date: 1.1.00Wording for Sign: A VARIANCE EXISTING
To Permit ANY SIZED WITH A HEIGHT OF
23 ft IN LIEU OF THE PERMITTED 15 ft.SL



Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

January 2, 2001

Jason E. Ludwig
3012-A Hernwood Road
Granite, MD 21163

Dear Mr. Ludwig:

RE: Case Number: 01-230-A, 3012-A Hernwood Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 4, 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. GDR
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 9, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For December 18, 2000
Item Nos. 222, 223, 224, 225, 226, 227,
228, 230, and 232

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 20, 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 11, 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:

222, 223, 225, 226, 227, 228, 230, 232,

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

cc: File

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



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: R. Bruce Seeley *MB/RBS*

DATE: January 18, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of December 11, 2000

DEPRM has no comments for the following zoning petitions:

Item #	Address
222	3019 Ohio Avenue
223	3017 Ohio Avenue
224	607 Stoney Lane
225	3023 Ohio Avenue
226	3021 Ohio Avenue
227	3507 Hiss Avenue
228	7464 Bradshaw Road
229	6975 Rockfields Road
230	3012A Hernwood Road
232	1807 Suttan Avenue

AV
111

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: December 15, 2000

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

SUBJECT: 3012 A Hernwood Rd. 14

INFORMATION:

Item Number: 01-230

Petitioner: Jason E. Ludwig

Zoning: RC 2

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request provided the shed is not converted into a dwelling unit. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

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: 12.8.00

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

RE: Baltimore County
Item No. 230 JCM

Dear Ms. Jackson:

This office has reviewed the referenced item and we have no objection to 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,

kw

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

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
W/S Hernwood Rd., 2400 ft. N *
of Offutt Court * ZONING COMMISSIONER
3012-A Hernwood Road *
2nd Election District * OF BALTIMORE COUNTY
1st Councilmanic District *
Jason Ludwig, Petitioner * Case No. 97-142-A
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 3012 A Hernwood Road in northwestern Baltimore County. The Petition is filed by Jason Eric Ludwig, property owner. Variance relief is requested from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a 19 ft. setback to a property line (for a proposed dwelling) in lieu of the required 35 ft. The subject property and requested relief is more particularly shown on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the public hearing held for this case was Jason E. Ludwig, property owner/Petitioner. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the subject lot was originally part of a larger tract and has recently been subdivided. The property is known as lot No. 2 of the property formerly known as 3012 Hernwood Road. Apparently, Mr. Ludwig has acquired the site with the intent of improving same with a single family dwelling. As shown on the site plan, the subject property is zoned R.C.2 and is approximately 3 acres in area.

Variance relief is requested in order to allow a 19 ft. setback to a property line in lieu of the required 35 ft. In support of the variance, Mr. Ludwig explained that the lot is irregularly shaped and that the proposed septic system to serve the dwelling need be located on the south

230

MICROFILMED

RECEIVED FOR FILING

Date

By

11/20/96
M. H. Hark

side of the lot. The proposed location of the dwelling and septic system are clearly shown on the site plan.

Due to the site constraints, Mr. Ludwig indicated that variance relief was required. He indicated that grant of the variance would not cause any detriment to the surrounding locale. The property is located in a rural area and the nearest house to the proposed building envelope is approximately more than 120 ft. away.

Based upon the testimony and evidence offered, all of which is uncontradicted, I am persuaded to grant the Petition for Variance. In my judgment, the Petitioner has complied with the provisions of Section 307 of the BCZR as construed by the case law. I am convinced that the unique shape of the property which justifies variance relief is the shape and narrowness of the property. Moreover, to deny variance relief would prohibit an expressly permitted purpose (e.g., a single family dwelling) on the subject property. The relief can be granted without detriment to the surrounding locale. For these reasons, variance relief shall be granted.

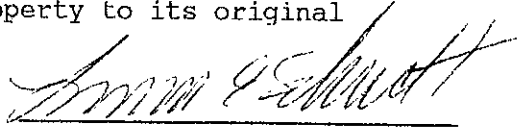
Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

ORDER RECEIVED FOR FILING
Date 12/25/96
By [Signature]

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of November, 1996 that a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (BCZR) to allow a 19 ft. setback to a property line (for a proposed dwelling) in lieu of the required 35 ft., be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mmn

ORDER RECEIVED FOR FILING

Date

11/20/16

By

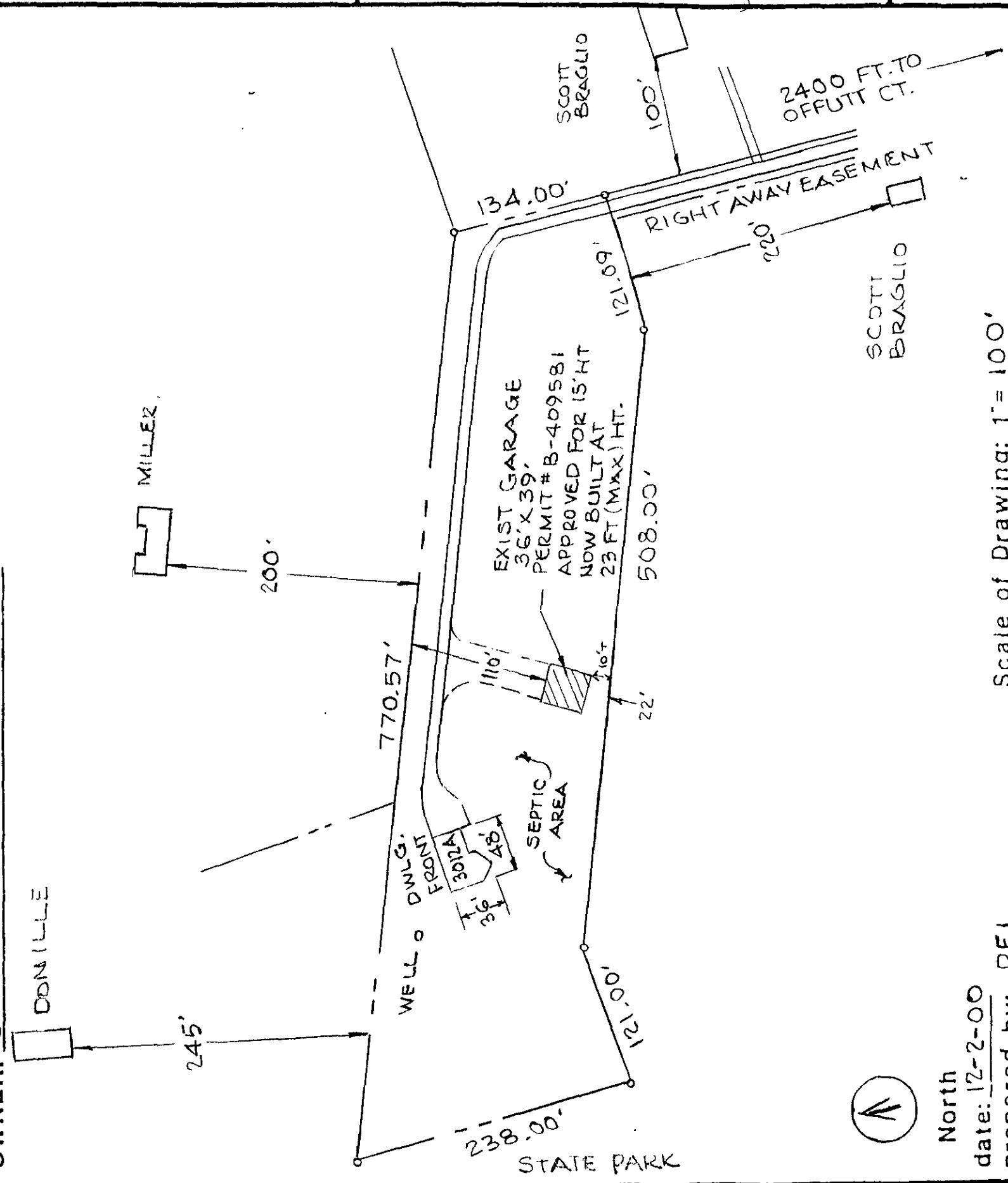
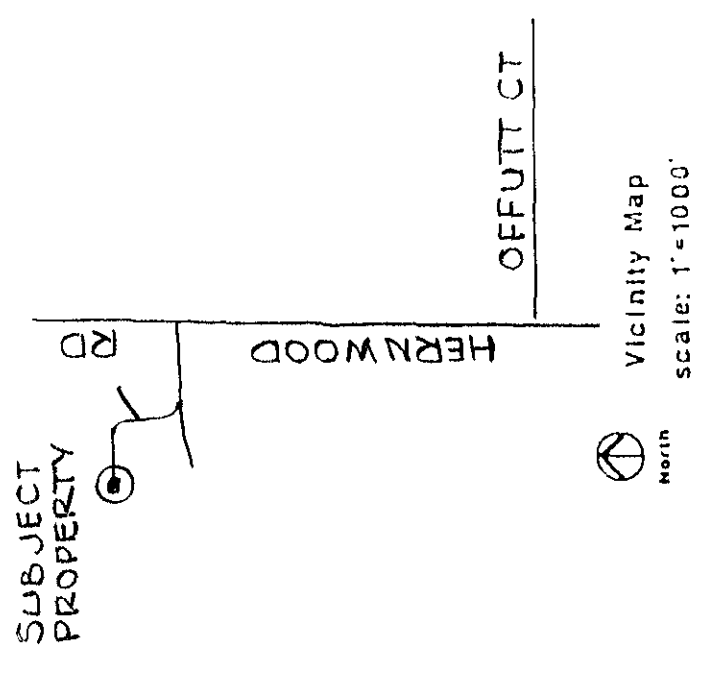
M. A. G. [Signature]

NOV 21 2016

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 3012 A HERNWOOD RD.
Subdivision name: W SIDE HERNWOOD 600' NOF HERNWOOD RD
plat book # , folio # , lot # , section #
OWNER: JASON E LUDWIG



LOCATION INFORMATION

Election District: 2

Councilmanic District: 1

1"=200 scale map#: NW 6L

Zoning: RC-2

Lot size: 3.0078 acreage 132,000 square feet

SEWER: ☐ public ☒ private

WATER: ☐ public ☒ private

Chesapeake Bay Critical Area: ☐ YES ☒ NO

NOT IN FLOOD PLAIN

Prior Zoning Hearings: 97-142-A

Zoning Office USE ONLY!

reviewed by: JCM ITEM #: 230 CASE#:

North

date: 12-2-00

prepared by: REL

Scale of Drawing: 1"=100'

230



VIEW SOUTH.
Miller



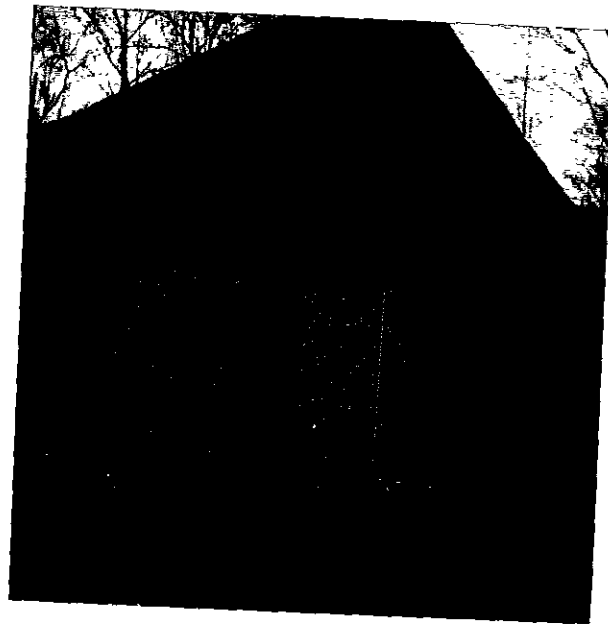
VIEW SOUTH.
Donille



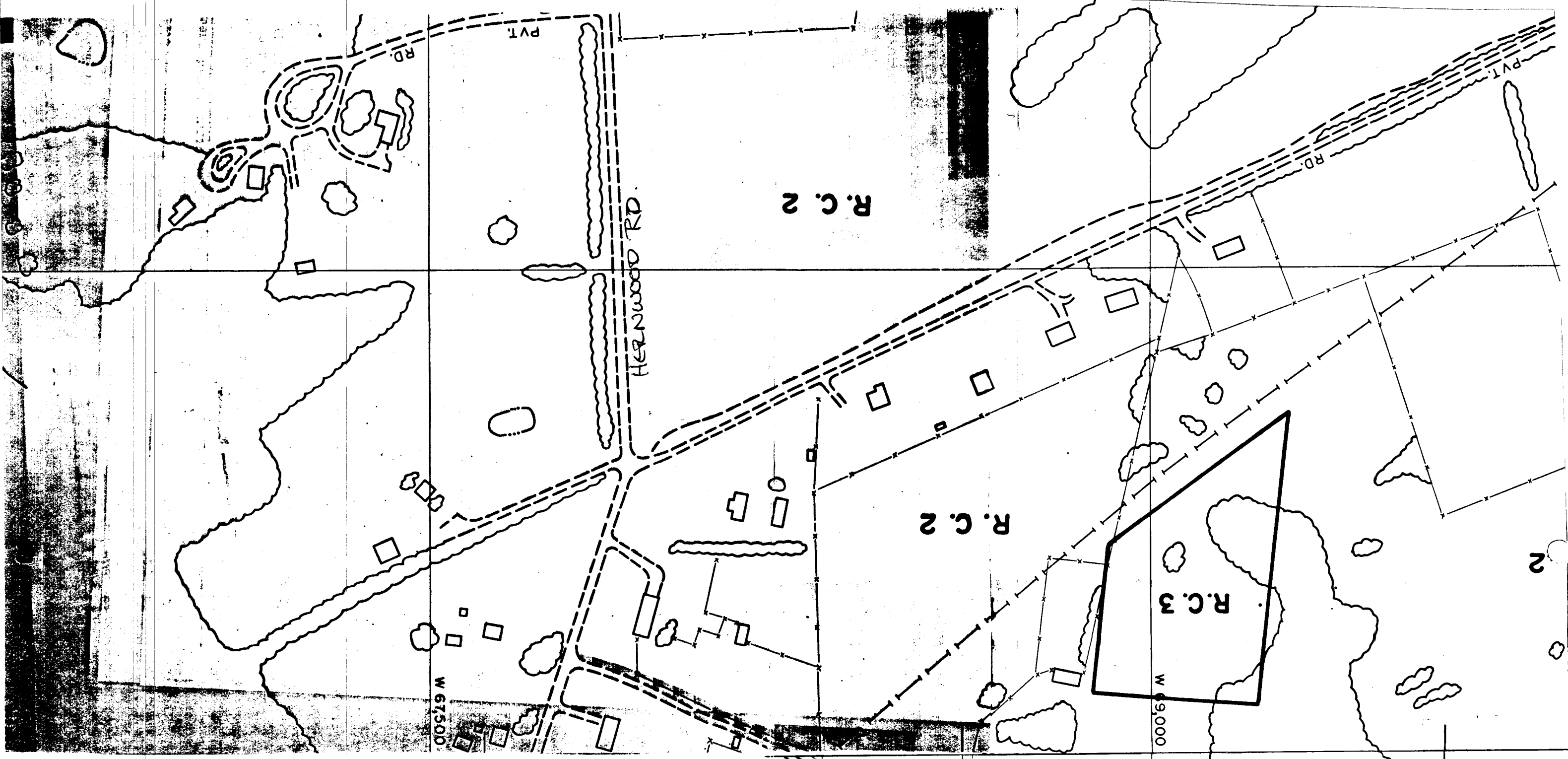
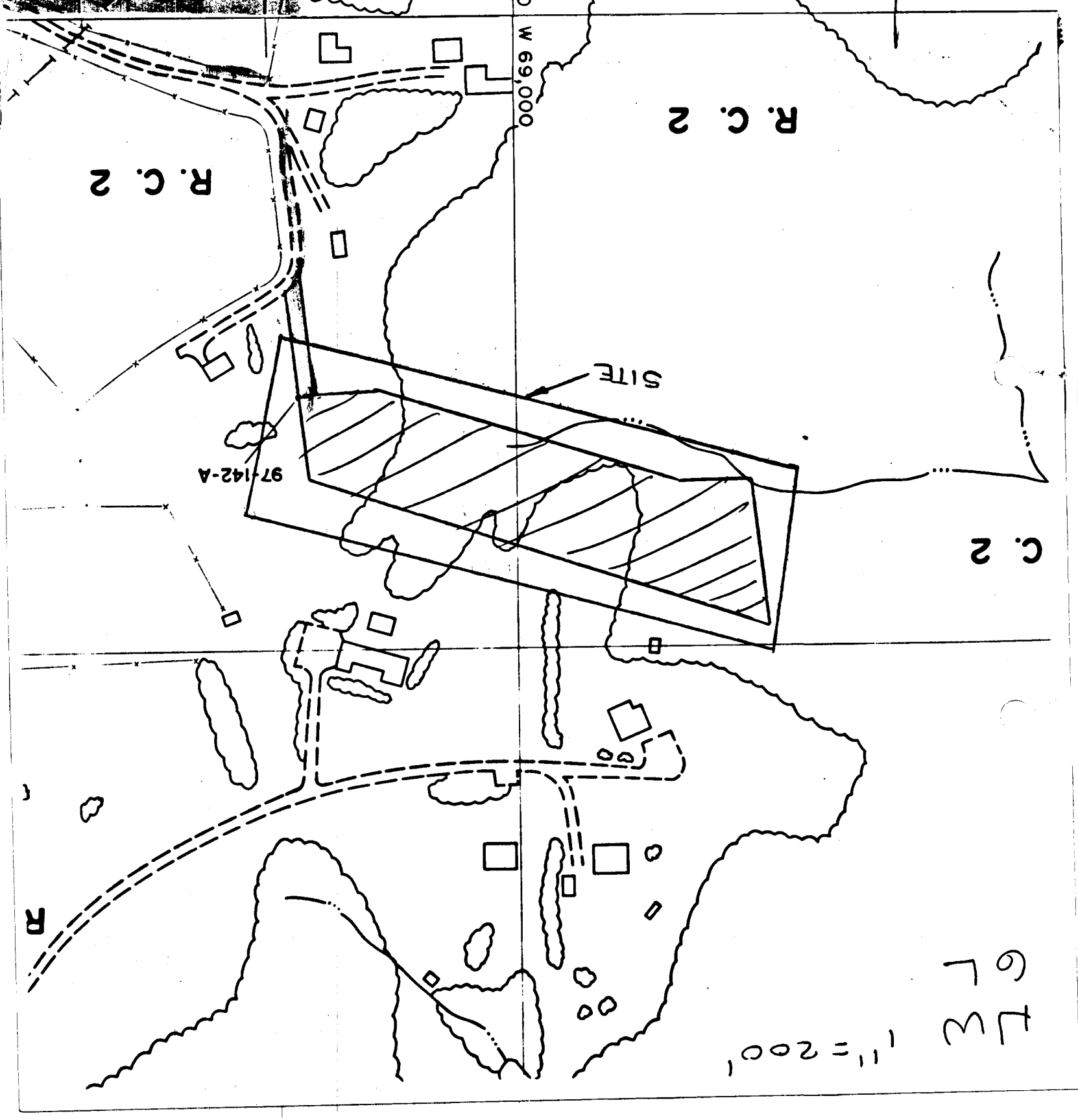
VIEW NORTH.
PAT



VIEW WEST
SCOTT



6 L 3
1" = 200'





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MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE		LOCATION		SHEET
1" = 200' ±		GRANITE		N.W.
DATE OF PHOTOGRAPHY JANUARY 1986				5-L