

IN RE: PETITION FOR ADMIN. VARIANCE

N side of Bush Cabin Court; 2,770 feet
NE of the c/l of Mount Carmel Road
7th Election District
3rd Councilmanic District
(36 Bush Cabin Circle)

William D. and Karen F. Ludwig
Petitioners

* BEFORE THE
* OFFICE OF
* ADMINISTRATIVE HEARINGS
* FOR BALTIMORE COUNTY
* **Case No. 2012-0156-A**

* * * * *

OPINION AND ORDER

This matter comes before this Office of Administrative Hearings for Baltimore County as a Petition for Administrative Variance filed by the legal owners of the subject property, William D. and Karen F. Ludwig. The variance request is from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed detached accessory structure (storage shed) to have a height of 21 feet in lieu of the maximum allowed 15 feet. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1.

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 January 14, 2012, 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 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

ORDER RECEIVED FOR FILING

Date 2-14-12

By PM

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.

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

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 Administrative Law Judge for Baltimore County, this 14th day of February, 2012 that a variance from Section 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") to permit a proposed detached accessory structure (storage shed) to have a height of 21 feet in lieu of the maximum allowed 15 feet, be and is hereby GRANTED, subject to the following:

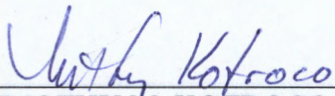
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioners or subsequent owners shall not convert the subject accessory structure into a dwelling unit or apartment. The structure shall not contain any sleeping quarters, living area, kitchen or bathroom facilities.
3. The accessory structure shall not be used for commercial purposes.

ORDER RECEIVED FOR FILING

Date 2-14-12 2

By [signature]

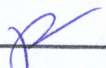
Any appeal of this decision must be made within thirty (30) days of the date of this Order.


TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

ORDER RECEIVED FOR FILING

Date 2-14-18

By 



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

February 14, 2012

WILLIAM D. AND KAREN F. LUDWIG
36 BUSH CABIN CIRCLE
PARKTON MD 21120

Re: Petition for Administrative Variance
Case No. 2012-0156-A
Property: 36 Bush Cabin Circle

Dear Mr. and Mrs. 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 with the Department of Permits, Approvals and Inspections an appeal within thirty (30) days from 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 cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Administrative Law Judge
for Baltimore County

TMK:pz

Enclosure



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property located at 36 Bush Cabin Court, Parkton, MD 21120

which is presently zoned RC8

Deed Reference: 14105 / 00698 Tax Account # 2200017911

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 - to permit a proposed

detached accessory structure (storage shed) to have a height of 21 feet in lieu of the maximum allowed 15

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, or we, agree to pay expenses of above Administrative 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:

William Ludwig

Name - Type or Print

William Ludwig

Signature

36 Bush Cabin Court

410-329-8306

Address

Telephone No.

Parkton

MD

21120

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

William Ludwig

Name - Type or Print

William Ludwig

Signature

Karen Ludwig

Name - Type or Print

Karen F. Ludwig

Signature

36 Bush Cabin Court

410-329-8306

Address

Telephone No.

Parkton

MD

21120

City

State

Zip Code

Representative to be Contacted:

William Ludwig

Name

36 Bush Cabin Court

410-329-8306

Address

Telephone No.

Parkton

MD

21120

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 14 day of July 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.

2012-0156-A

Reviewed By

RJD

Date

7/5/12

Estimated Posting Date

FRM476-09 ORDER RECEIVED FOR FILING

Rev 3/09

Date

7/14/12

By

pm

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 own and reside at 36 Bush Cabin Court
Address number Road or Street name
and that this address is the subject of this variance request as required by law.

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 the hardship or practical difficulty; attach an additional sheet if needed) _____

Family members have moved to a retirement community and the majority of their household possessions have been moved to our residence. These items will not fit comfortably in the residence and we, the petitioners, are seeking approval for the variance to build a two story storage shed. Since there is no comfortable place to otherwise store these items, we have determined that this is the most practical solution to our storage problem.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, and the Affiant(s) desire to proceed with their variance request, they will be responsible for reposting the property and for payment of the advertising fees. They also understand that they may be required to provide additional information.

William Ludwig
Signature

William Ludwig
Name- print or type

Karen Ludwig
Signature

Karen Ludwig
Name- print or type

A Notary Public must complete the following section prior to the filing appointment.

STATE OF MARYLAND, BALTIMORE COUNTY, to wit: city

I HEREBY CERTIFY, this 14th day of December, 2011, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared:

(Name Affiant(s) here): William Ludwig + Karen F. Ludwig
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Jacqueline Whiten 12/17/2013
Name of Notary Public Commission expires

PLACE SEAL HERE:

ZONING PROPERTY DESCRIPTION FOR: 36 Bush Cabin Court

The proposed project involves the construction of a two story storage shed at the rear of the property.

(B)

Being Lot #37, Tract "A", Section #2 in the subdivision, Greenside Vista as recorded in the Baltimore County Plat Book #65, Folio #146, containing 7.924 acres. Located in the 7th Election District and 3rd Council District.

LOCATION INFORMATION: Directions from nearest intersection of two state roads: From the intersection of MD Route 45 (York Road) and MD Route 137 (Mt. Carmel Road), proceed west on Mt. Cannel Road approximately 3.6 miles to Bush Cabin Court (on right). Turn onto Bush Cabin Court. Follow Bush Cabin Court for approximately 0.6 miles to end of cul-de-sac. Just before cul-de-sac, turn left onto access road. Follow approximately 600 feet; driveway to Lot 37 just before existing driveway to Lot 30 (Lot 30 property corner stake present). Property located on the NW side of panhandle drive.

Proposed two story storage shed will be located in the back yard of the residence within the fenced in rear of the residence.

(A)

Beginning at a point on the north side of Bush Cabin Ct., which is 40 feet wide, at the distance of 2770 feet (+/-) north and east of the centerline of the nearest improved intersecting street Mt Carmel Rd, which is 40 feet wide

Item #0156

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

No. **73620**

Date: **1/5/12**

PAID RECEIPT

BUSINESS ACTUAL TIME 169
 1/05/2012 1/05/2012 09126418 5
 WALKER REG LRB
 RECEIPT # 568531 1/05/2012 GFLH
 5-320 ZONING VERIFICATION
 73620
 Recpt Tot \$75.00
 \$75.00 CR \$.00 CB
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	804	0000		6150				\$75.00

Total: **\$75.00**

Rec From:

For:

zoning hearing - case # 2012-0156-A

#6151

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**

M E M O R A N D U M

DATE: March 16, 2012
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2012-0156-A - Appeal Period Expired

The appeal period for the above-referenced case expired on March 15, 2012. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

Case No.:

2012-0156-A

Exhibit Sheet

3-16-12
3-15-12
Protestant

Petitioner/Developer

Site plan

No. 1

No. 2

No. 3

No. 4

No. 5

No. 6

No. 7

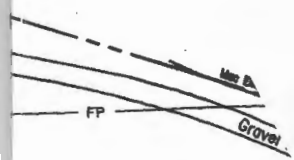
No. 8

No. 9

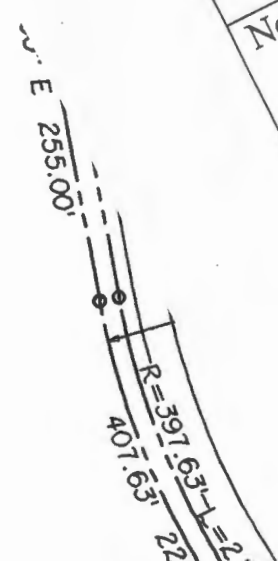
No. 10

No. 11

No. 12



N 35°00'26" W 270.47'



within any 100 year
insurance Program Flood
hazard, Community Panel
h 2, 1981, but does lie
own on said map.

CHECKLIST

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
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<u>1-18</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>nc</u>
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_____	DEPS (if not received, date e-mail sent _____)	_____
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_____	FIRE DEPARTMENT	_____
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_____	PLANNING (if not received, date e-mail sent _____)	_____
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<u>1-9</u>	STATE HIGHWAY ADMINISTRATION	<u>nc</u>
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_____	TRAFFIC ENGINEERING	_____
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_____	COMMUNITY ASSOCIATION	_____
-------	-----------------------	-------

_____	ADJACENT PROPERTY OWNERS	_____
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ZONING VIOLATION	(Case No. _____)
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PRIOR ZONING	(Case No. _____)
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NEWSPAPER ADVERTISEMENT	Date: _____
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SIGN POSTING	Date: <u>? 1-14</u>	by <u>Hozzman</u>
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PEOPLE'S COUNSEL APPEARANCE	Yes ☐	No ☐
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PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐	No ☐
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Comments, if any: _____

Certificate of Posting

RE: Case NO. 2012-0156-A

Petitioner/Developer _____

William D. LudwigDate of Hearing/Closing 1/30/12

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

Attention:

This letter is to certify, under penalties of perjury, that the necessary sign as required by law, was posted conspicuously on the property located at _____

36 Bush Cabin Court

The sign(s) were posted on 1/14/12
(Month, Day, Year)

RECEIVED

FEB 08 2012

OFFICE OF ADMINISTRATIVE HEARINGS

Sincerely,

Richard E. Hoffman 1/14/12
(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)

See Attached
Photograph

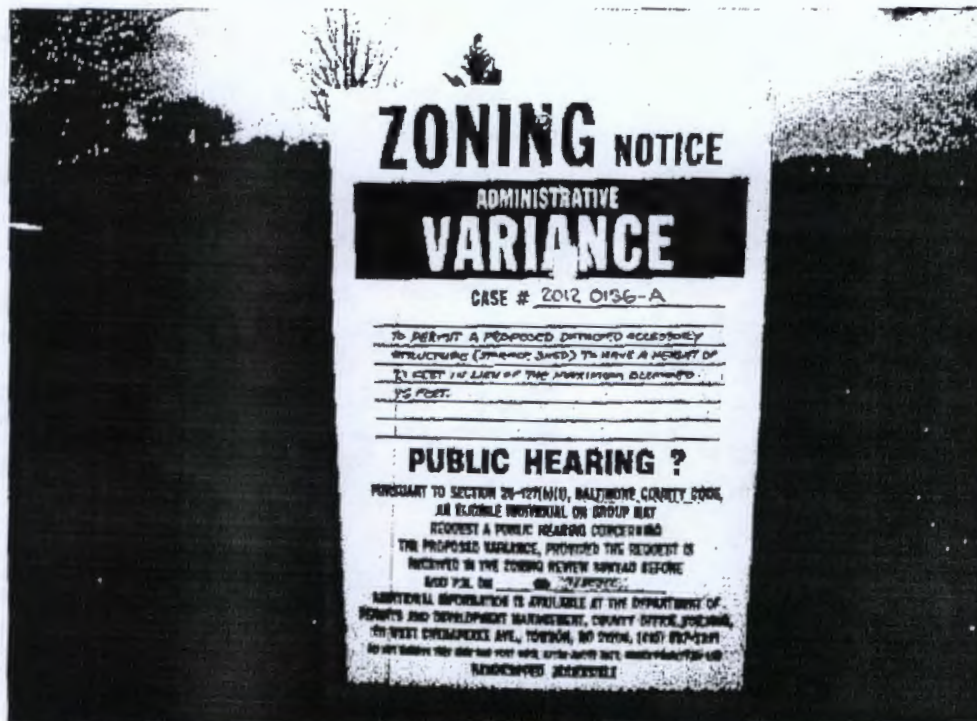
Certificate of Posting
Photograph Attachment

Re: 2012-0156-A

Petitioner/Developer: _____

William D. Ludwig

Date of Hearing/Closing: 1/30/12



36 Bush Cabin Court

Posting Date: 1/14/12

[Signature] 1/14/12
(Signature and date of sign poster)



Proposed 16" x 32" Shed
location in rear of property



16' x 32'

Item # 0156



Proposed ~~16'~~ x 32' Shed

16' x 32'

Item #015C

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: January 18, 2012

FROM: Dennis A. ^{DAK}Kennedy, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For January 16, 2011
Item Nos. 2012-152, 153, 154, 155
And 156

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

DAK:CEN

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-01162012 -NO COMMENTS.doc



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

January 18, 2012

William and Karen Ludwig
36 Bush Cabin Court
Parkton, MD 21120

RE: Case Number 2012-0156-A, 36 Bush Cabin Court

Dear Mr. & Mrs. Ludwig,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on January 5, 2012. 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,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel

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



Beverley K. Swaim-Staley, Secretary
Darrell B. Mobley, Acting Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 1-9-12

Ms. Kristen Matthews
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

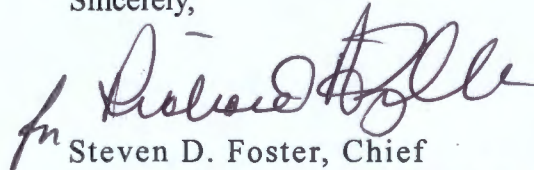
RE: Baltimore County
Item No. 2012-0156-A
Administrative Variance
W&K Ludwig
36 Bush Cabin Circle

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. 2012-0156-A.

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us). Thank you for your cooperation.

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/rz

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone 410.545.0300 • www.roads.maryland.gov

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
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: 2012-0156-A

Petitioner: William Ludwig

Address or Location: 36 Bush Cabin Court Parkton, MD 21120

PLEASE FORWARD ADVERTISING BILL TO:

Name: William Ludwig

Address: 36 Bush Cabin Court
Parkton, MD 21120

Telephone Number: 410-329-8306

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2012- 0156 -A Address 36 Bush Cabin Ct

Contact Person: David Duvall Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 1/5/12 Posting Date: 1/15/12 Closing Date: 1/30/12

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

- 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.
- 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.
- 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, usually within 10 days of the closing date if all County agencies' comments are received, 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.
- 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 2012- 0156 -A Address 36 Bush Cabin Ct

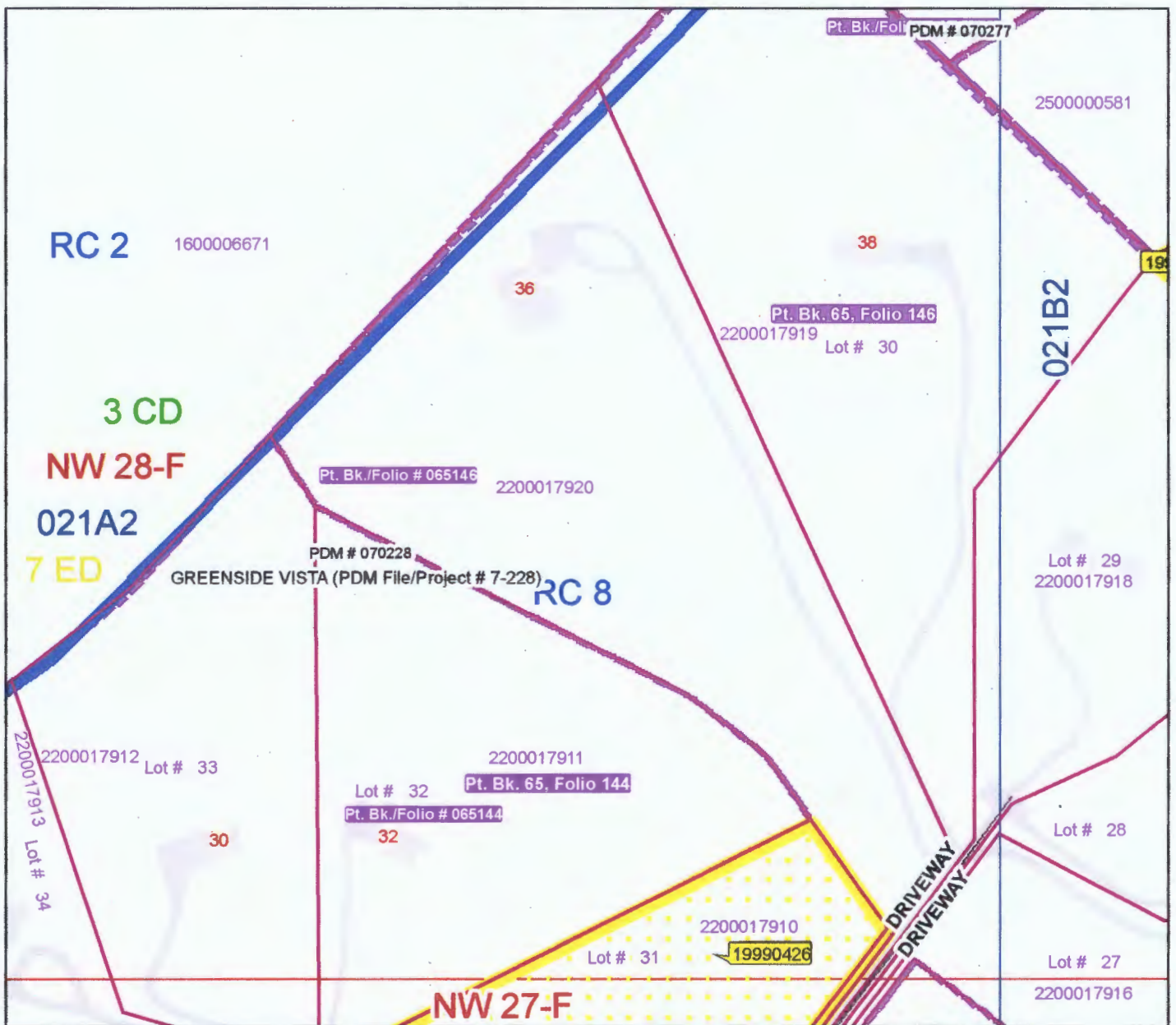
Petitioner's Name William Ludwig Telephone 410 329 8304

Posting Date: 1/15/12 Closing Date: 1/30/12

Wording for Sign: To Permit a proposed detached accessory structure
(storage shed) to have a height of 21 feet in lieu of the
maximum allowed 15

Revised 7/06/11

36 Bush Cabin Court



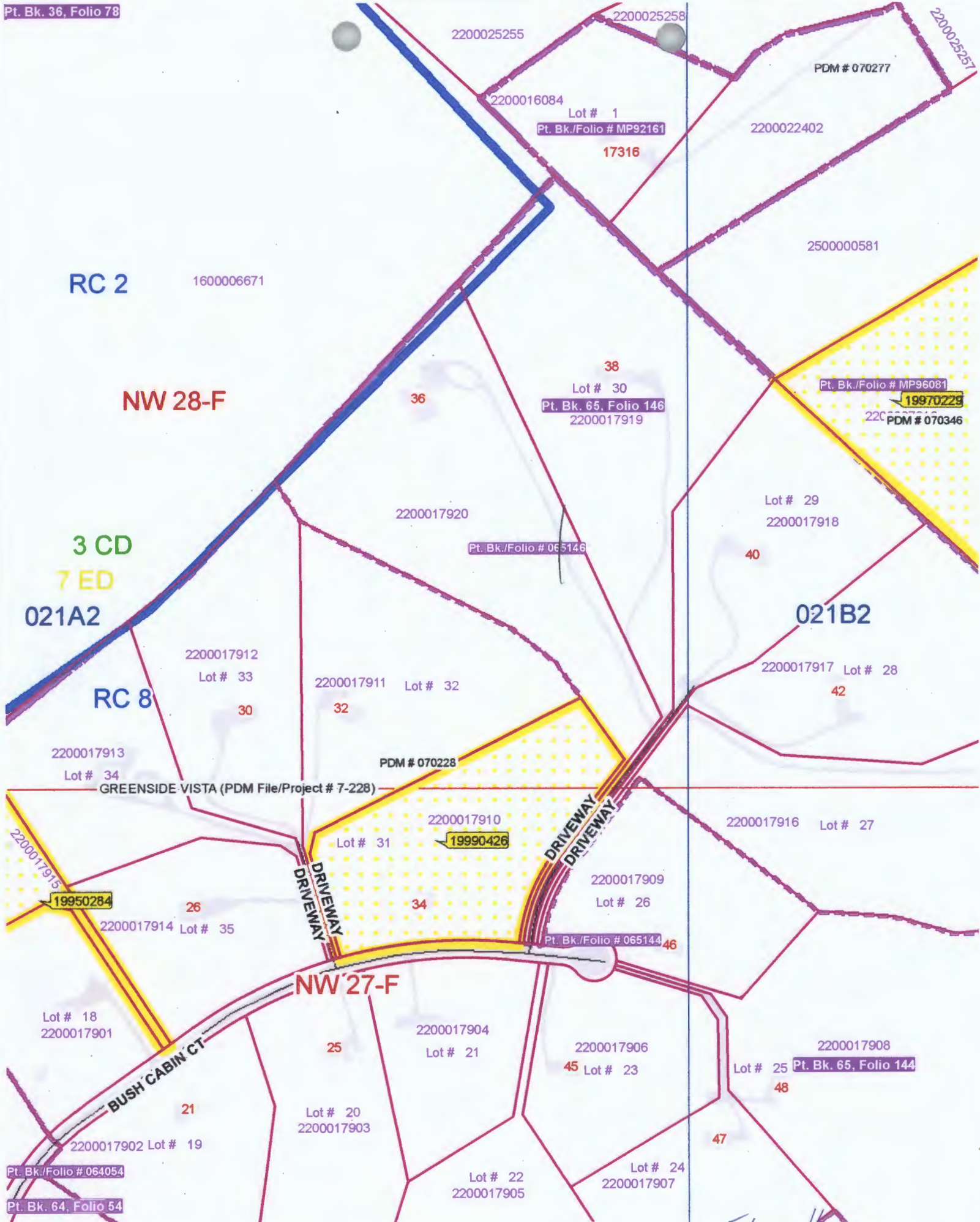
Publication Date: January 05, 2012
 Publication Agency: Department of Permits & Development Management
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot



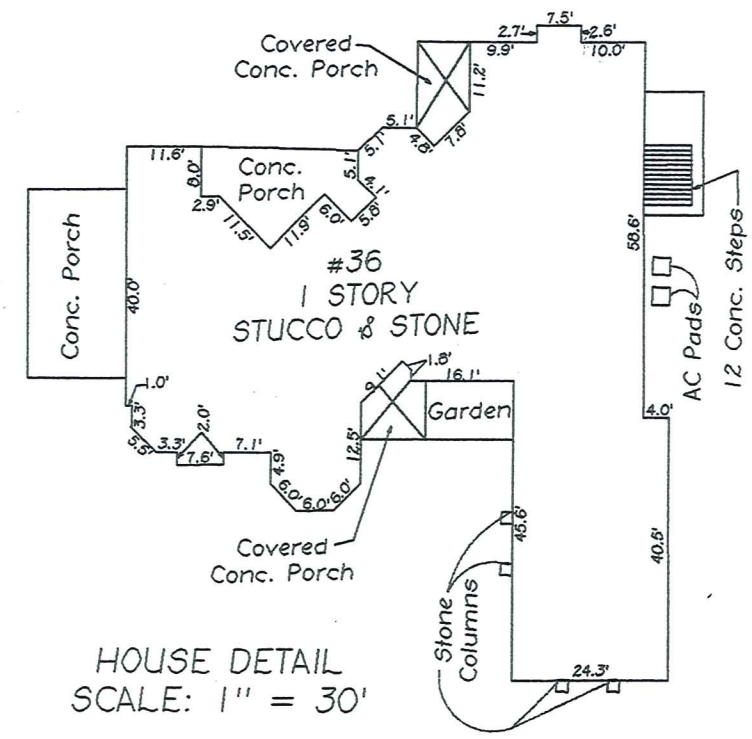
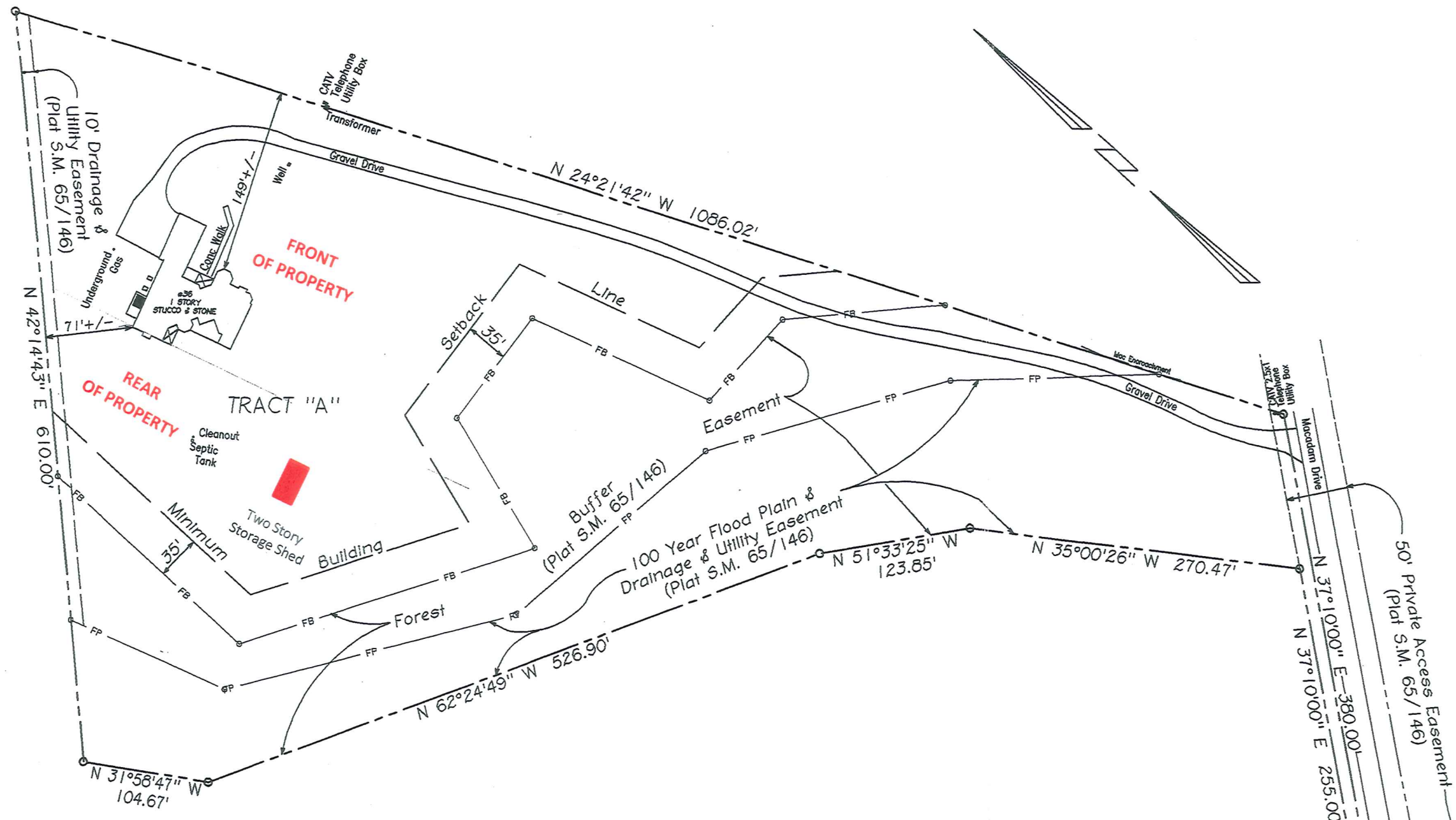
0 200 400 Feet

1 inch = 200 feet

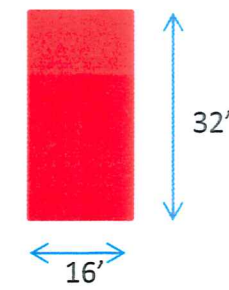
Item #0156



Item # 0156



HOUSE DETAIL
SCALE: 1" = 30'



Two Story
Storage Shed

ZONING MAP# **021A2**
 SITE ZONED **RC8**
 ELECTION DISTRICT **7TH**
 COUNCIL DISTRICT **3CD**
 LOT AREA ACREAGE **7.924**
 OR SQUARE FEET _____
 HISTORIC? **NA**
 IN CBCA? **NA**
 IN FLOOD PLAIN? **NO**
 UTILITIES? MARK WITH X
 WATER IS:
 PUBLIC _____ PRIVATE **X**
 SEWER IS:
 PUBLIC _____ PRIVATE **X**
 PRIOR HEARING? **NO**
 IF SO GIVE CASE NUMBER
 AND ORDER RESULT BELOW

VIOLATION CASE INFO:

THIS LOCATION DRAWING HAS BEEN PREPARED IN ACCORDANCE WITH STATE OF MARYLAND BOARD FOR PROFESSIONAL LAND SURVEYORS MINIMUM STANDARDS OF PRACTICE. IT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDINGS OR OTHER EXISTING OR FUTURE IMPROVEMENTS; IT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING; THIS LOCATION DRAWING IS TO CERTIFY THAT WE HAVE MADE A LOCATION SURVEY OF THE IMPROVEMENTS AND THAT THEY ARE LOCATED AS SHOWN HEREON, AND THAT THE DIMENSIONS SHOWN ARE WITHIN A TOLERANCE OF ONE FOOT. THIS SURVEY IS VOID UNLESS ORIGINAL SEAL, SIGNATURE AND DATE ARE AFFIXED HEREON.

NOTE:
 The property shown hereon does not lie within any 100 year Flood Boundary, shown on National Flood Insurance Program Flood Insurance Rate Map for Baltimore County, Maryland, Community Panel Number 240010 0125 B, Effective date March 2, 1981, but does lie within Zone C (area of minimal flooding), shown on said map.

REFERENCE:
 Plat entitled "Plat-2 Section #2, Greenside Vista", dated January 10, 1993, recorded among the Plat Records of Baltimore County, Maryland in Plat Book S.M. 65 folio 146.

GEORGE WILLIAM STEPHENS, JR.
 AND ASSOCIATES, INC.
 CONSULTING ENGINEERS,
 LAND PLANNERS, LAND SURVEYORS
 1020 CROMWELL BRIDGE ROAD
 TOWSON, MARYLAND 21286
 (410) 825-8120
Robert P. Henery
 ASSOCIATE
 10856 8/14/01
 REG. NO. DATE

ZONING HEARING PLAN FOR VARIANCE **X** OR SPECIAL HEARING _____ (MARK TYPE REQUESTED WITH X)
 ADDRESS **36 Bush Cabin Court, Parkton, MD 21120** OWNER(S) NAME(S) **William and Karen Ludwig**
 SUBDIVISION NAME **Greenside Vista** LOT # _____ BLOCK # _____ SECTION # **2**
 PLAT BOOK # **65** FOLIO # **146** 10 DIGIT TAX # **2200017911** DEED REF. # **14105** / **00698**

LOCATION PLAT
 #36 BUSH CABIN COURT
 TRACT 'A'
 "GREENSIDE VISTA"

BALTIMORE COUNTY, MARYLAND ELECT. DIST. 7
 SCALE: 1" = 100' AUGUST 14, 2001



RUSH CABIN COURT
(40' R/W)