



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

January 8, 2013

Steven Haywood
15 Middle Woods Court
Parkton, Maryland 21120

Re: Petition for Administrative Variance
Case No. 2013-0125-A
Property: 15 Middle Woods Court

Dear Mr. Haywood:

Enclosed please find the decision rendered in the above-captioned case.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file with the Baltimore County Board of Appeals 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 black ink, appearing to read "JEB", is written over the printed name of John E. Beverungen.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: Austin Childs, 16260 Falls Road, Monkton, MD 21111

IN RE: PETITION FOR ADMIN. VARIANCE *
(15 Middle Woods Court)
7th Election District *
3rd Councilmanic District *
Steven W. Haywood *
Petitioner *

BEFORE THE
OFFICE OF ADMINISTRATIVE
HEARINGS FOR
BALTIMORE COUNTY
CASE NO. 2013-0125-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 owner of the property, Steven W. Haywood. The Petitioner is requesting Variance relief pursuant to Section 400.3, to permit a garage (detached) in the rear yard of an existing single-family dwelling with a height of 21 feet in lieu of the required 15 feet. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner's 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 from any of the County reviewing agencies.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on December 9, 2012, 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 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

ORDER RECEIVED FOR FILING

Date 1-8-13

By 

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 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.

Although the Office of Planning did not make any recommendations related to the garage 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, this 8th day of January, 2013 by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from Section 400.3, to permit a garage (detached) in the rear yard of an existing single-family dwelling with a height of 21 feet in lieu of the required 15 feet, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

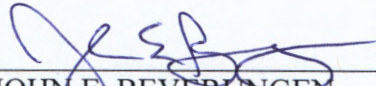
1. Petitioner may apply for his building permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner or subsequent owner(s) 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 1-8-13

By DW

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 1-8-13

By dlw



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 15 Middle Woods Court
which is presently zoned RC-4

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)

Section 400.3

To permit a garage in the rear yard of an existing single family with a height of 21 feet in lieu of the required 15 feet.

DWELLING

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):

Steven Haywood
Name - Type or Print _____
Signature _____
Name - Type or Print Steven W. Haywood
Signature _____

15 Middle Woods Court
Address _____ Telephone No. _____
Parkton, Maryland 21120
City _____ State _____ Zip Code _____

Representative to be Contacted:

Austin Childs
Name _____
Address 16260 Falls Road 410 472-2488
City _____ State _____ Zip Code _____
Monkton, Maryland 21111
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. 2013-0125-A

Reviewed By [Signature] Date 11/30/12

REV 10/25/01

Estimated Posting Date 12/9/12

ORDER RECEIVED FOR FILING

Date 1-8-13

By [Signature]

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 15 Middle Woods Court
 Address
Parkton, Maryland 21120
 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):

The Haywood family wishes to construct a garage on their property.
 They own multiple cars, which, along with lawn and maintenance equipment, need to be stored and protected from the elements.
 We have conducted a comprehensive architectural and site analysis, and as illustrated in the attached photographs and sketches, the height of the garage can not be reduced without sacrificing appropriate architectural compatibility with the adjacent buildings and neighborhood.
 The neighbors have seen the proposed design, and are in full support of the project.

60,000.00

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 [Signature]
 Name - Type or Print Steven Haywood

Signature _____
 Name - Type or Print _____

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 26th day of November, 2012, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal

[Signature]
 Notary Public
 My Commission Expires _____

REV 10/25/01

COMMONWEALTH OF PENNSYLVANIA
 NOTARIAL SEAL
 ANN M. FREY, NOTARY PUBLIC
 FAWN GROVE BORO., YORK COUNTY
 My Commission Expires September 24, 2014

**ZONING DESCRIPTION for the
HAYWOOD PROPERTY, 15 MIDDLE WOODS COURT,
PARKTON, MARYLAND 21120**

Beginning at a point on the East side Middle Woods Court, which is 40 ft. wide at the distance of 1,272 ft. south of the centerline of the nearest intersecting street, Middletown Road, which is 40 ft. wide, thence running Northeast, 180 ft., thence Southeast 110 ft., thence Northeast 90 ft., thence Northeast 45 ft., thence Northwest 85 ft., thence Northeast 197 ft., thence Southeast 248 ft., thence Southwest 254.75 ft., thence West 50 ft., thence Southwest 170 ft., thence West 125 ft., thence Northwest 54.98 ft., thence Northwest 91.65 ft., thence Northwest 24.44 ft. to the point of beginning, containing 2.604 acres.

7C3

2013-0125-A

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

No. **90140**

Date: **11/30/12**

PAID RECEIPT

BUSINESS ACTUAL TIME
 11/30/2012 11/30/2012 09:43:53 6

REG 0506 WALKIN ITAY TST
 RECEIPT # 676313 11/30/2012 Q7LN

Dept 5 528 ZONING VERIFICATION
 CR NO. 070140

Recpt Tot \$75.00
 \$75.00 CK \$0.00 CA
 Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Sub Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				75.00

Total: **75.00**

Rec From: **PETE WISNOM (MONKTON DESIGN BUILD GROUP)**

For: **15 Middle Woods Ct.**

2013-0125-A

CASHIER'S



KEVIN KAMENETZ
County Executive

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

December 28, 2012

Steven Haywood
15 Middle Woods Court
Parkton MD 21120

RE: Case Number: 2013-0125 A, Address: 15 Middle Woods Court, 21120

Dear Mr. Haywood:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on November 30, 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 that reads "W. Carl Richards, Jr." The signature is written in a cursive, flowing style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaf

Enclosures

c: People's Counsel
Austin Childs, 16260 Falls Road, Monkton, MD 21111

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



Darrell B. Mobley, Acting Secretary
Melinda B. Peters, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 12-13-12

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

RE: Baltimore County

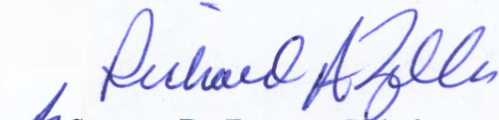
Item No. 2013-0125-A
Administrative Variance
Steven Haywood.
15 Middle Woods Court

Dear Ms. Lewis:

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. 2013-0125-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).

Sincerely,


Steven D. Foster, Chief
Access Management Division

SDF/raz

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: December 17, 2012

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

SUBJECT: Zoning Advisory Committee Meeting
For December 24, 2012
Item Nos. 2013-0124, 0125, 0126, 0128, 0129, 0130 and 0131.

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

DAK:CEN
Cc: file

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 12/10/2012

Case Number: 2013-0129-A

Petitioner / Developer: STEVEN W. HAYWOOD~
AUSTIN B. CHILDS, AIA

Date of Hearing (Closing): DECEMBER 24, 2012

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:
15 MIDDLE WOODS COURT

The sign(s) were posted on: DECEMBER 9, 2012



Linda O'Keefe
(Signature of Sign Poster)

Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

Hunt Valley, Maryland 21030
(City, State, Zip of Sign Poster)

410 - 666 - 5366
(Telephone Number of Sign Poster)

FAX COVER SHEET

TO	Debbie
COMPANY	Baltimore County
FAX NUMBER	14108873468
FROM	Austin Childs
DATE	2013-01-07 11:50:18 GMT
RE	

COVER MESSAGE

See attached sign posting for 15 Middle Woods Court

RECEIVED**JAN 7 2013****OFFICE OF ADMINISTRATIVE HEARINGS**

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2013 0125 -A Address 15 Middle Woods Court
Contact Person: LEONARD Wasilewski Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 11/30/12 Posting Date: 12/9/12 Closing Date: 12/24/12

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 2013 0125 -A Address 15 Middle Woods Court
Petitioner's Name Steven W. Haywood Telephone 410-472-2488
Posting Date: 12/9/12 Closing Date: 12/24/12

Wording for Sign:

To permit a garage in the rear yard of an existing single family with a height of 21 feet in lieu of the required 15 feet.

Maryland Department of Assessments and Taxation
Real Property Data Search (vw4.2A)
BALTIMORE COUNTY

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent Redemption](#)
[GroundRent Registration](#)

Account Identifier: District - 07 Account Number - 2200022472

Owner Information			
Owner Name:	HAYWOOD STEVEN W	Use:	RESIDENTIAL
Mailing Address:	15 MIDDLE WOODS CT PARKTON MD 21120-8915	Principal Residence:	YES
		Deed Reference:	1) /14261/ 00357 2)

Location & Structure Information	
Premises Address	Legal Description
15 MIDDLE WOODS CT 0-0000	2.604 AC 15 MIDDLE WOODS CT SES MIDDLETOWN WOODS

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0017	0007	0018		0000			8	2	
									Plat Ref: 0067/ 0061

Special Tax Areas	Town	NONE
	Ad Valorem	
	Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1998	3,468 SF	2.6000 AC	04

Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT BRICK	

Value Information				
	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2011	07/01/2012	07/01/2013
Land	278,400	232,000		
Improvements:	390,880	414,400		
Total:	669,280	646,400	646,400	646,400
Preferential Land:	0			0

Transfer Information			
Seller:	HAYWOOD STEVEN W	Date:	01/13/2000
Type:	NON-ARMS LENGTH OTHER	Deed1:	/14261/ 00357
		Price:	\$0
		Deed2:	
Seller:	WOODS BROS INC	Date:	09/23/1998
Type:	ARMS LENGTH VACANT	Deed1:	/13168/ 00026
		Price:	\$130,000
		Deed2:	
Seller:	MIDDLETOWN WOODS INC	Date:	04/30/1996
Type:	ARMS LENGTH VACANT	Deed1:	/11556/ 00662
		Price:	\$92,000
		Deed2:	

Exemption Information			
Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00

Tax Exempt:	Special Tax Recapture:
Exempt Class:	NONE

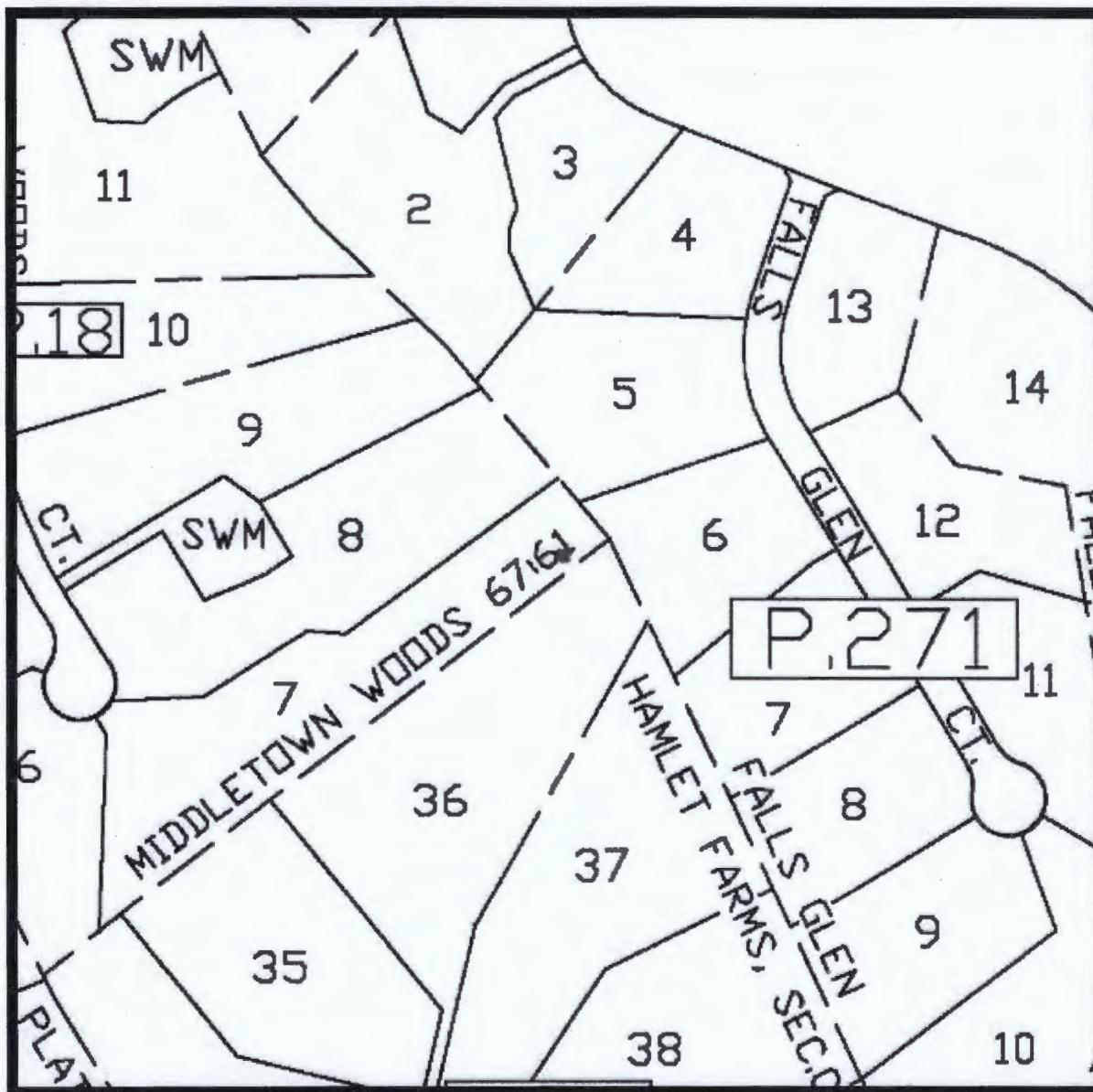
Homestead Application Information	
Homestead Application Status:	No Application



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search

[Go Back](#)
[View Map](#)
[New Search](#)

District - 07 Account Number - 2200022472



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net.

Property maps provided courtesy of the Maryland Department of Planning ©2011.
 For more information on electronic mapping applications, visit the Maryland Department of Planning web site at www.mdp.state.md.us/OurProducts/OurProducts.shtml

MEMORANDUM

DATE: February 15, 2013
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2013-0125-A - Appeal Period Expired

The appeal period for the above-referenced case expired on February 7, 2013. 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

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
<u>12-17</u>	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	<u>Yes</u>
_____	DEPS (if not received, date e-mail sent _____)	_____
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
<u>12-13</u>	STATE HIGHWAY ADMINISTRATION	<u>No objection</u>
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: <u>12-9-2012</u>	
SIGN POSTING <u>missing</u>	Date: <u>12-9-12</u> by <u>O'Keefe</u>	
<u>1/4 @ 6:20 PM V.m. Left for Mr. Childs - need Sign poster to for proof</u>		
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____



VIEW 'A'

2013-0125-A



VIEW 'B'

2013-0125-A



VIEW 'C'

2013-0125-A



VIEW 'D'

2013-0125-A



VIEW 'E'

2013-0125-A



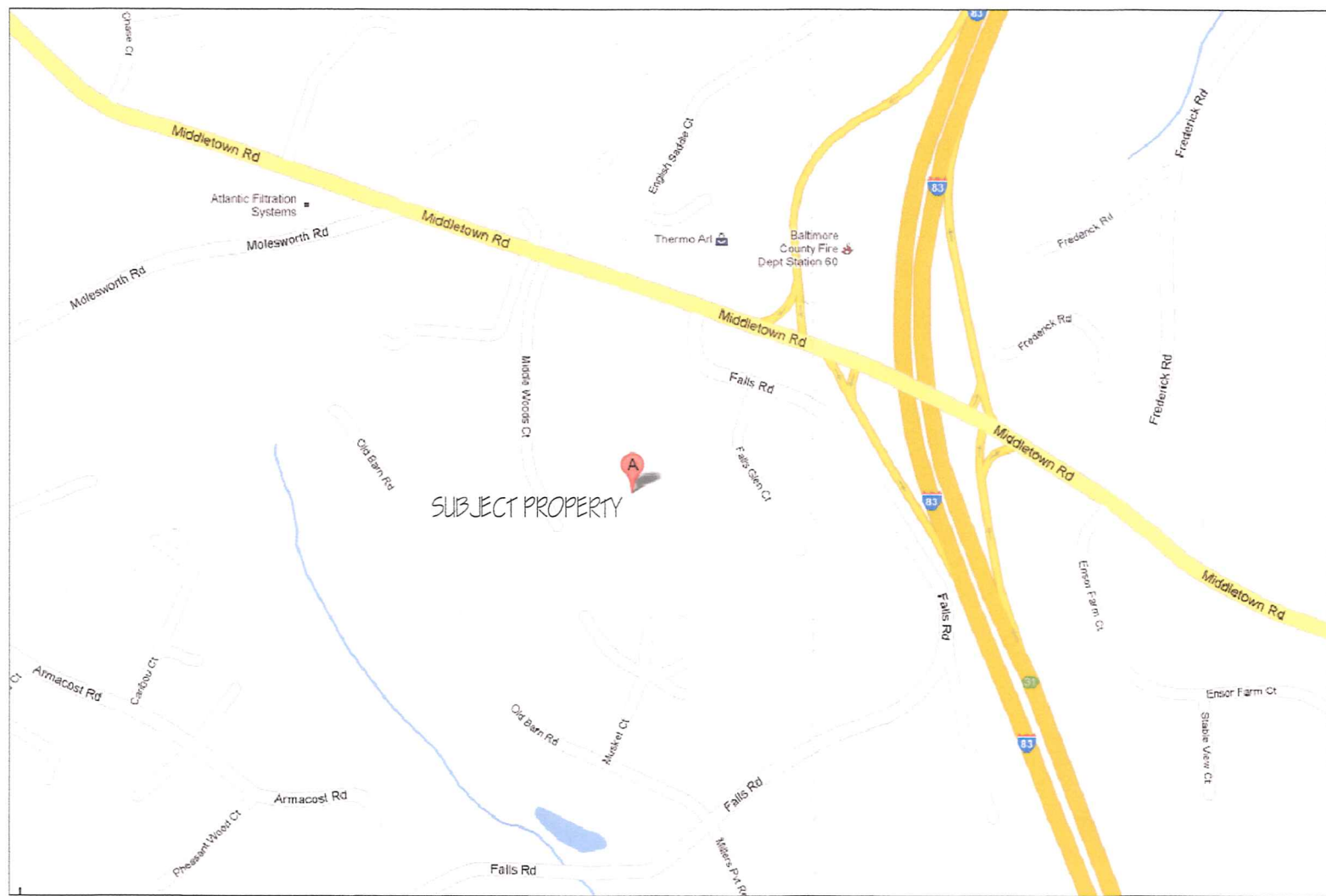
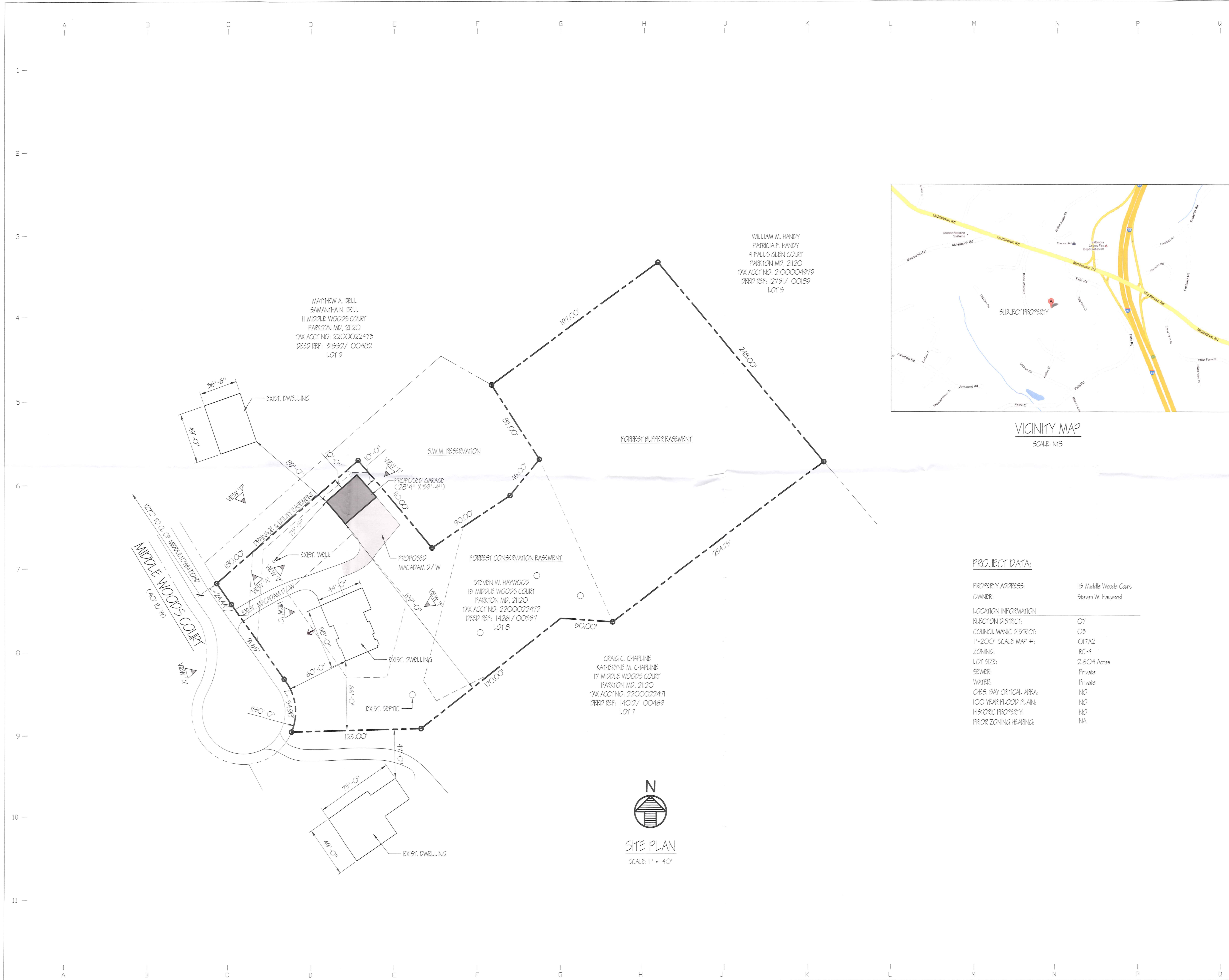
VIEW 'F'

2013-0125-A



VIEW 'G'

2013-0125-A



VICINITY MAP
SCALE: NTS

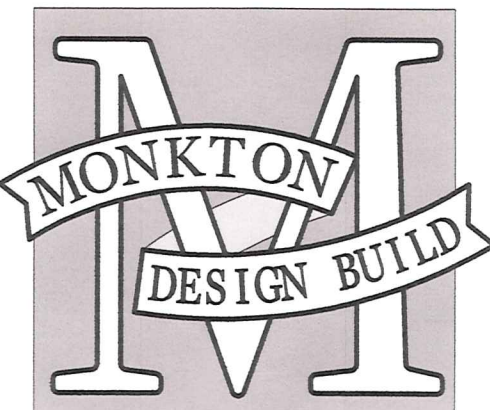
PROJECT DATA:

PROPERTY ADDRESS:	15 Middle Woods Court
OWNER:	Steven W. Haywood
LOCATION INFORMATION	
ELECTION DISTRICT:	07
COUNCILMANIC DISTRICT:	03
1"-200" SCALE MAP #:	017A2
ZONING:	RC-4
LOT SIZE:	2.604 Acres
SEWER:	Private
WATER:	Private
CHES. BAY CRITICAL AREA:	NO
100 YEAR FLOOD PLAIN:	NO
HISTORIC PROPERTY:	NO
PRIOR ZONING HEARING:	NA

THE
HAYWOOD
RESIDENCE

NEW GARAGE

15 MIDDLE WOODS COURT
PARKTON, MD



Monkton Design Build Group, LLC

Copyright Austin B. Childs Architecture, LLC 2012.
Unauthorized use, reproduction or distribution
strictly prohibited.

No.	Date	Item
REVISIONS		

Drawn

Checked

Approved

austin b childs
architecture

chickenranch design studio
16260 falls road
monkton, maryland 21111
410.472.2488
achildsaia@msn.com

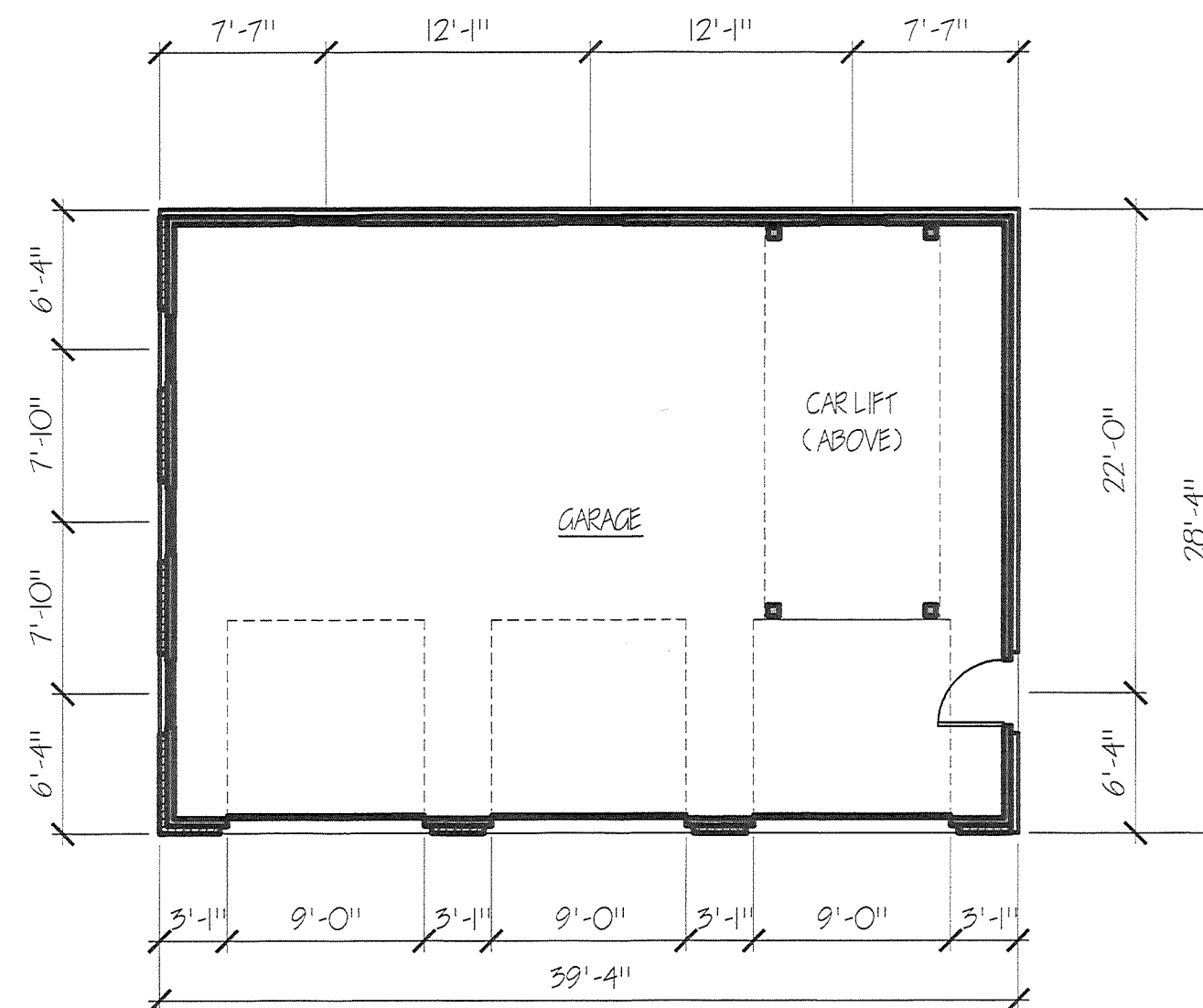
2013-0125-A

SITE PLAN

CONTRACT NO.	
SCALE	1" = 40'
DATE	OCTOBER 30, 2012

SP.1

PLAN TO ACCOMPANY ADMINISTRATIVE VARIANCE



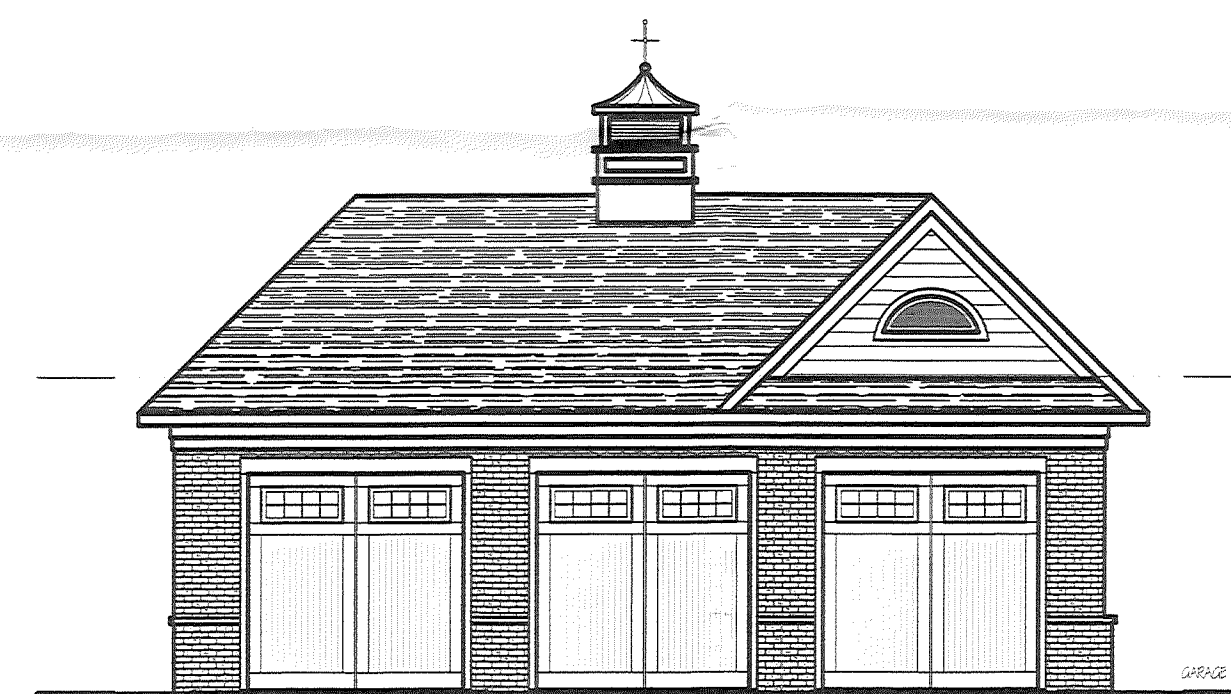
GARAGE PLAN

$\frac{1}{8}'' = 1'-0''$



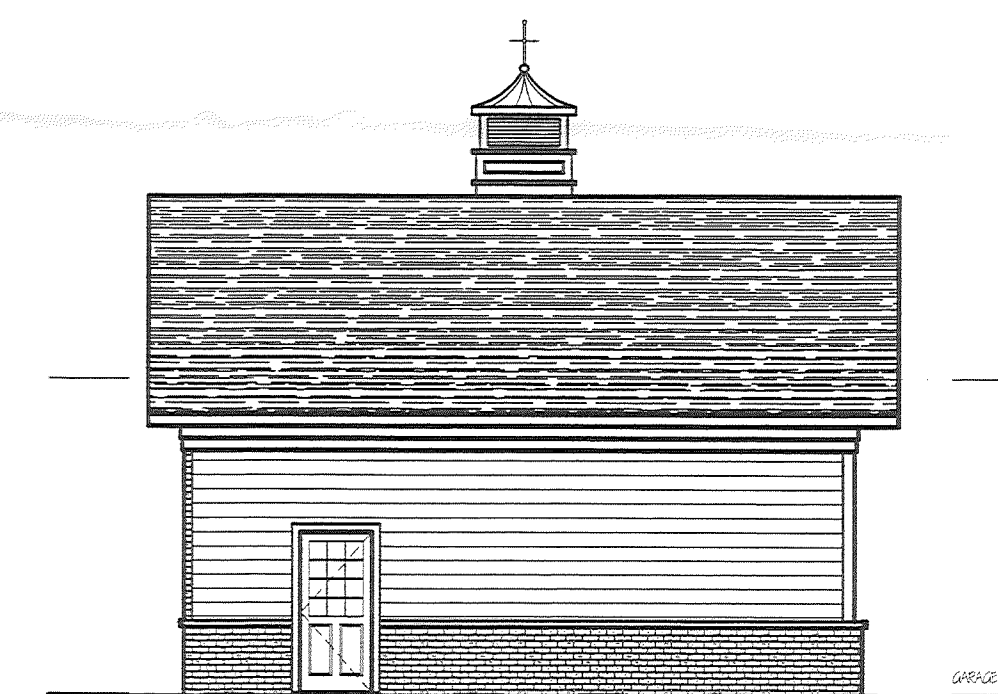
EAST ELEVATION

$\frac{1}{8}'' = 1'-0''$



SOUTH ELEVATION

$\frac{1}{8}'' = 1'-0''$



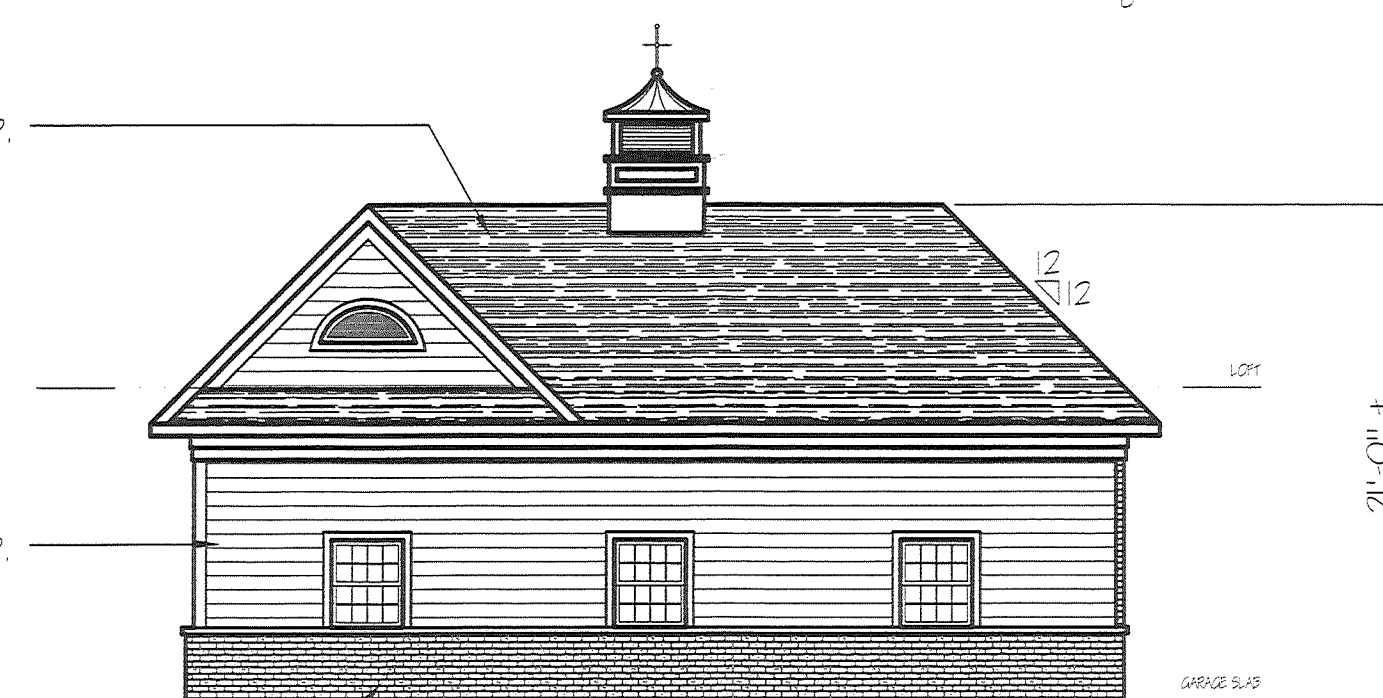
WEST ELEVATION

$\frac{1}{8}'' = 1'-0''$

ARCH. SHINGLES TO MATCH EXISTING, TYP.

SIDING TO MATCH EXISTING, TYP.

BRICK VENEER TO MATCH EXISTING, TYP.



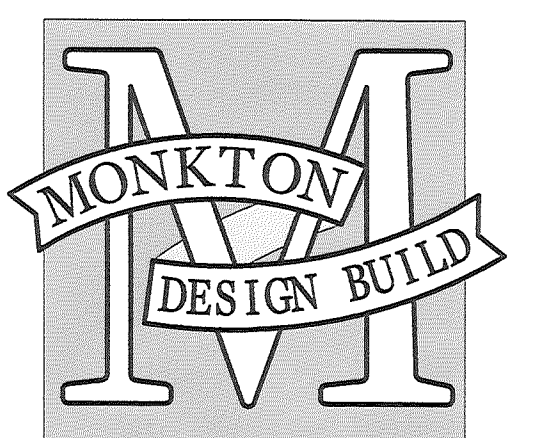
NORTH ELEVATION

$\frac{1}{8}'' = 1'-0''$

THE HAYWOOD RESIDENCE

NEW GARAGE

15 MIDDLE WOODS COURT
PARKTON, MD



Monkton Design Build Group, LLC

Copyright Austin B. Childs Architecture, LLC 2012.
Unauthorized use, reproduction or distribution
strictly prohibited.

No.	Date	Item
-----	------	------

REVISIONS

Drawn

Checked

Approved

austin b childs
architecture

chickenranch design studio

16260 falls road
monkton, maryland 21111
410.472.2488
achildsaia@msn.com

2013-0125-A

PLAN & ELEVATIONS

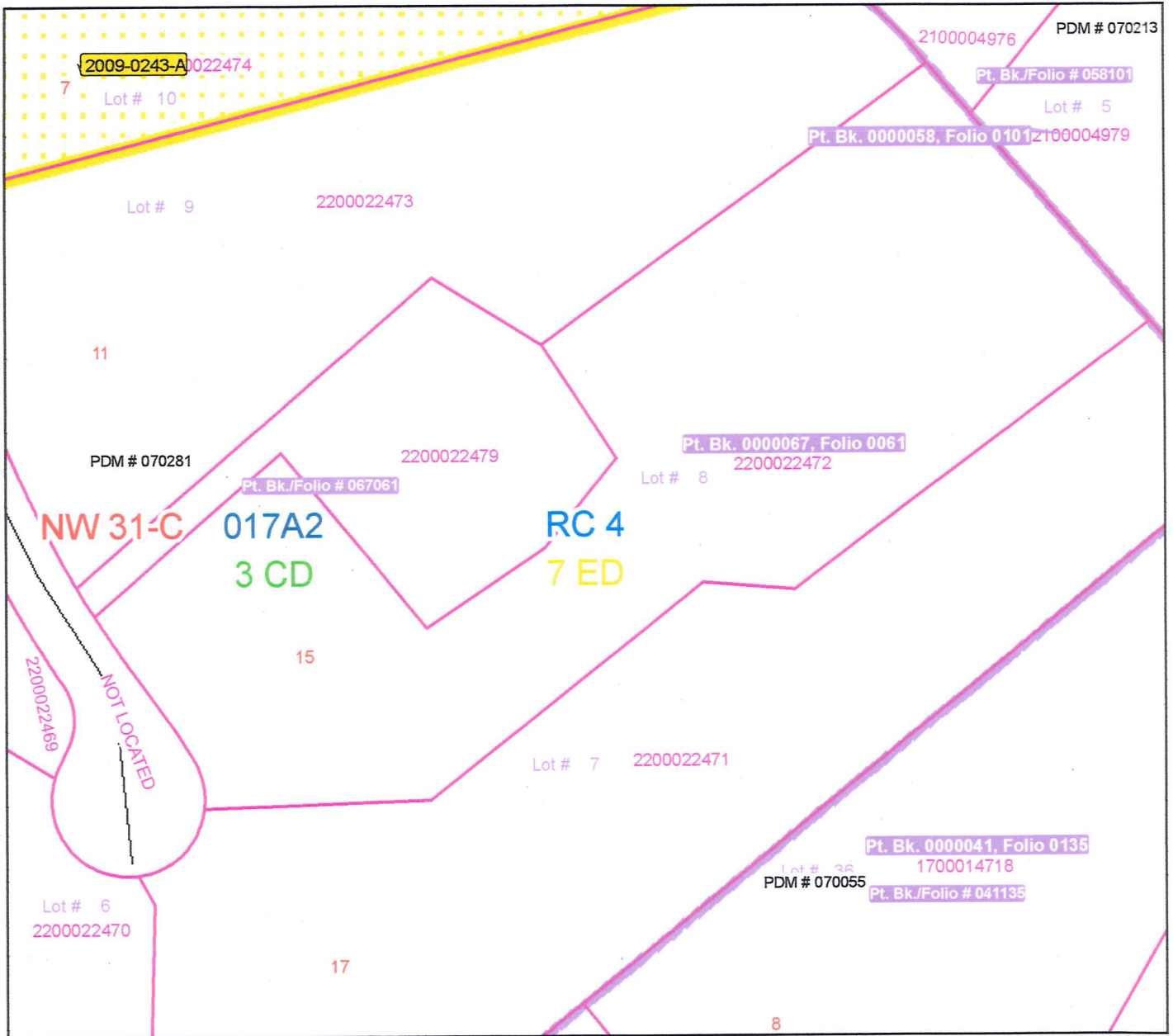
CONTRACT NO.

SCALE 1/4" = 1'-0"

DATE OCTOBER 30, 2012

A.I.

15 Middle Woods Court 2013-0125-A



Publication Date: November 30, 2012
 Publication Agency: Permits, Approvals and Inspections
 Projection/Datum: Maryland State Plane,
 FIPS 1900, NAD 1983/91 HARN, US Foot

DQ Map Notes



1 inch = 100 feet