

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Hedgepocket Way, 105 ft. W
centerline of Glydon Meadow Road
4th Election District
3rd Councilmanic District
(321 Hedgepocket Way)

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 04-584-A

Jan Boonshaft Silhavy & Joseph J. Silhavy
Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Jan Boonshaft Silhavy and Joseph J. Silhavy. The administrative variance is requested for property located at 321 Hedgepocket Way in the Reisterstown area of Baltimore County. The administrative variance request is from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 21 ft. in lieu of the required 50 ft. and to amend the Final Development Plan for "Glyndon Meadows", Lot 27. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 27, 2004, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

Zoning Advisory Committee Comments

The Zoning Advisory Committee (ZAC) comments are made part of the record of this case and contain the following highlights: None.

Applicable Law

Section 307 of the B.C.Z.R. – *Variances*.

ORDER RECEIVED FOR FILING

Date 7/21/04

By [Signature]

"The Zoning Commissioner of Baltimore County and the County Board of Appeals, upon appeal, shall have and they are hereby given the power to grant variances from height and area regulations, from off-street parking regulations, and from sign regulations only in cases where special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request and where strict compliance with the Zoning Regulations for Baltimore County would result in practical difficulty or unreasonable hardship. No increase in residential density beyond that otherwise allowable by the Zoning Regulations shall be permitted as a result of any such grant of a variance from height or area regulations. Furthermore, any such variance shall be granted only if in strict harmony with the spirit and intent of said height, area, off-street parking or sign regulations, and only in such manner as to grant relief without injury to the public health, safety and general welfare. They shall have no power to grant any other variances. Before granting any variance, the Zoning Commissioner shall require public notice to be given and shall hold a public hearing upon any application for a variance in the same manner as in the case of a petition for reclassification. Any order by the Zoning Commissioner or the County Board of Appeals granting a variance shall contain a finding of fact setting forth and specifying the reason or reasons for making such variance."

The Petitioners have 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 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 Petitioners.

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be GRANTED.

THEREFORE, IT IS ORDERED, this 21st day of July, 2004, by this Zoning Commissioner, that the Petitioners' request for variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a side yard setback of 21 ft. in lieu of the required 50 ft. and to amend the Final Development Plan for "Glyndon Meadows", Lot 27 only, be and is

hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

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;

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



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:raj

ORDER RECEIVED FOR FILING

7/21/04

Ray

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
Lawrence E. Schmidt, Zoning Commissioner

July 21, 2004

Mr. & Mrs. Joseph J. Silhavy
321 Hedgepocket Way
Reisterstown, Maryland 21136

Re: Petition for Administrative Variance
Case No. 04-584-A
Property: 321 Hedgepocket Way

Dear Mr. & Mrs. Silhavy:

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,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

Lawrence E. Schmidt
Zoning Commissioner

LES:raj
Enclosure

Visit the County's Website at www.baltimorecountyonline.info





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 321 Hedgepocket Way

which is presently zoned RC-5

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) 1A04.3B.2. (BCZR)

TO PERMIT A SIDE YARD SETBACK OF 21-FEET IN LIEU OF THE
REQUIRED 50-FEET AND TO AMEND THE FDP FOR "GLYNDON
MEADOWS", LOT 27.

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 7/21/04 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.

Legal Owner(s):

Joseph J. Silhavy

Name - Type or Print

Signature

Jan Boonschaft Silhavy

Name - Type or Print

Signature

321 Hedgepocket Way

443-386-1223

Address

Telephone No.

Reisterstown

Maryland

21136

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Zoning Commissioner of Baltimore County

Reviewed By D.T.

Date 6/16/04

Estimated Posting Date 6/27/04

CASE NO. 04-584-A

REV 10/25/01

ORDER RECEIVED FOR FILING

Affidavit in Support of Administrative Variance

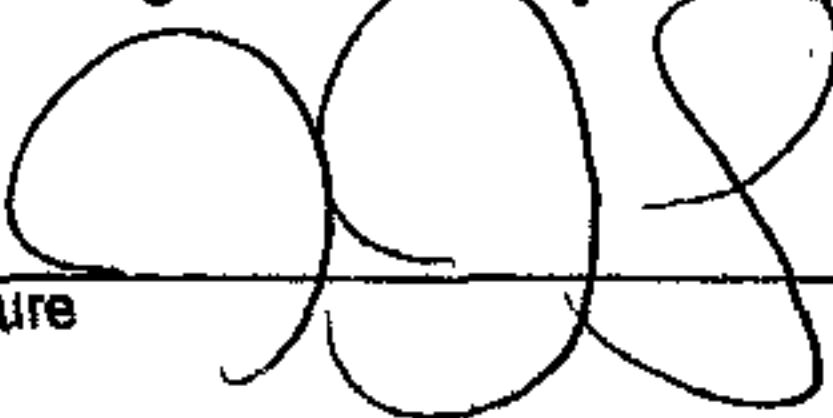
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 321 Hedgepocket Way
Address
Reisterstown Maryland 21136
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):

- * Garage expansion required to accommodate growing family.
- * Existing home situated on 1.317 acres.
- * House located against right side yard setback (the same side as existing driveway). In order to minimize impact on surrounding neighborhood, and avoid needing a new curb cut and driveway on the left side of the property, we respectfully request a variance from the 50 foot side yard setback requirement.

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
Joseph J. Silhavy
Name - Type or Print

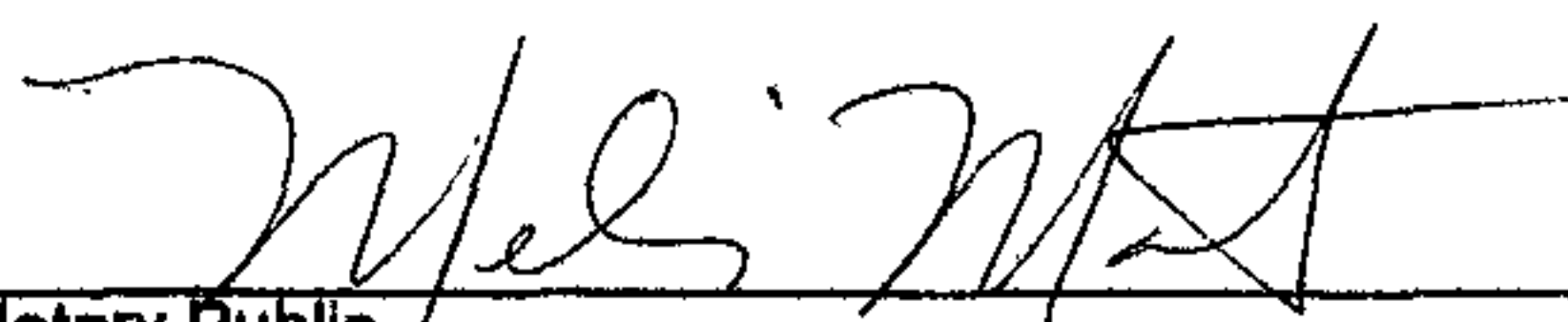

Signature
Jan Boonschaft Silhavy
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

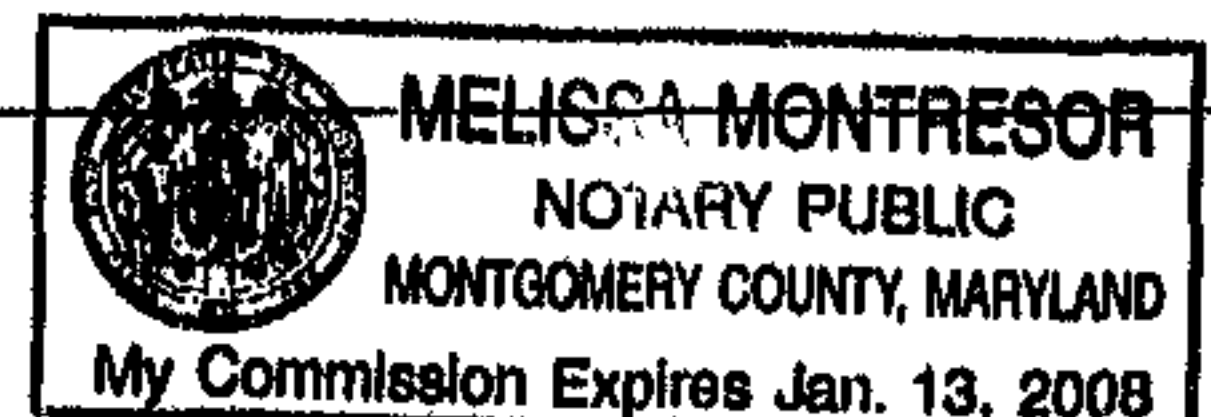
I HEREBY CERTIFY, this 23rd day of April, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal


Notary Public

My Commission Expires



Affidavit in Support of Administrative Variance

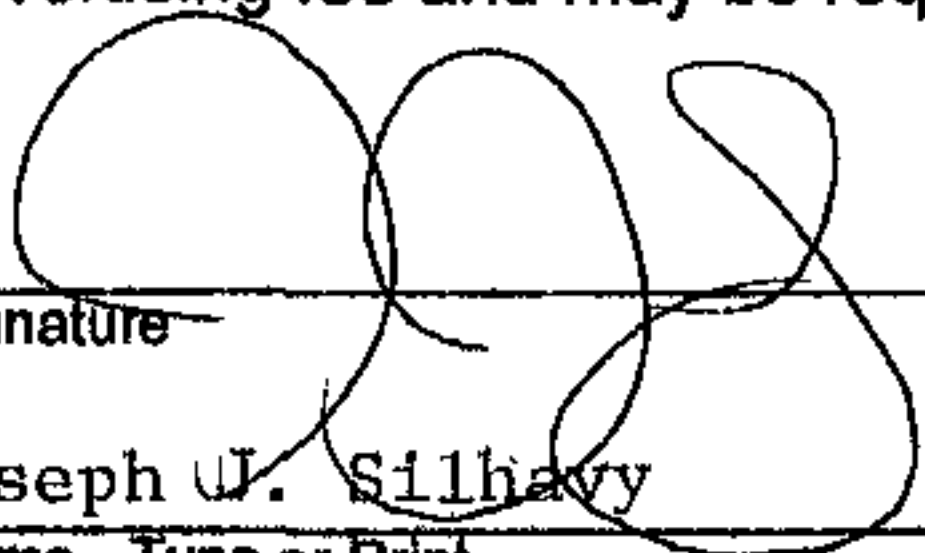
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

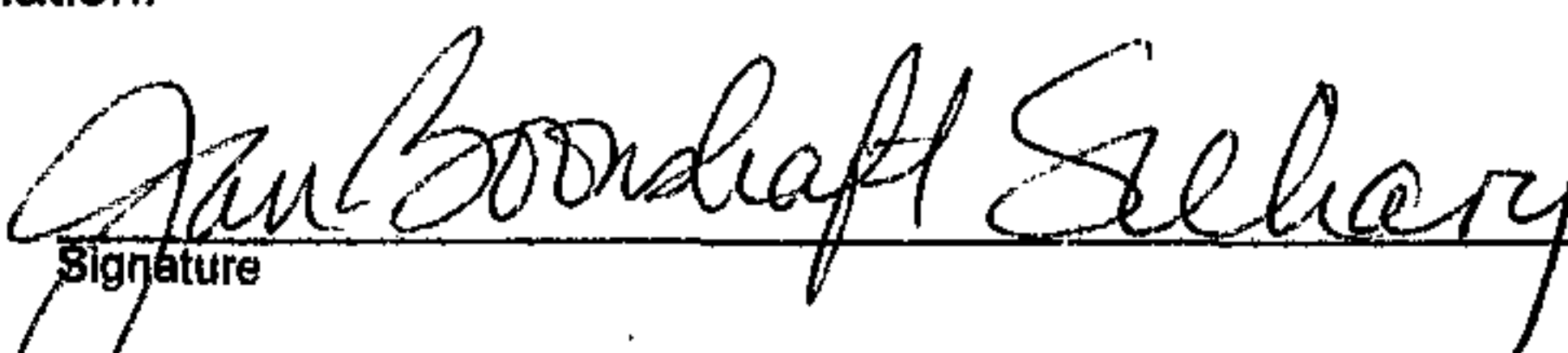
That the Affiant(s) does/do presently reside at 321 Hedgepocket Way
Address
Reisterstown Maryland 21136
City State Zip Code

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):

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- * Existing home situated on 1.317 acres.
- * House located against right side yard setback (the same side as existing driveway). In order to minimize impact on surrounding neighborhood, and avoid needing a new curb cut and driveway on the left side of the property, we respectfully request a variance from the 50 foot sideyard setback requirement.

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
Joseph W. Silhavy
Name - Type or Print

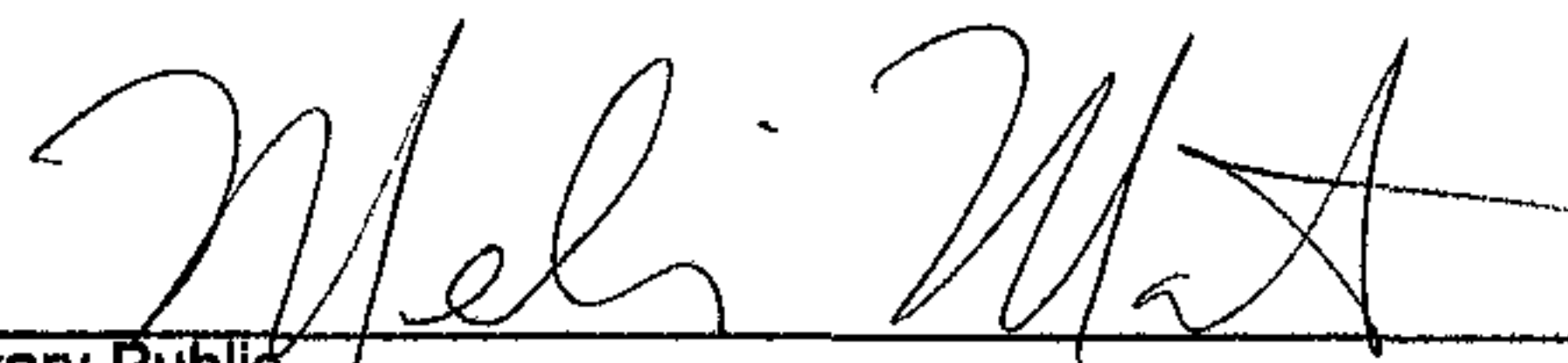

Signature
Jan Boonshaft Silhavy
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

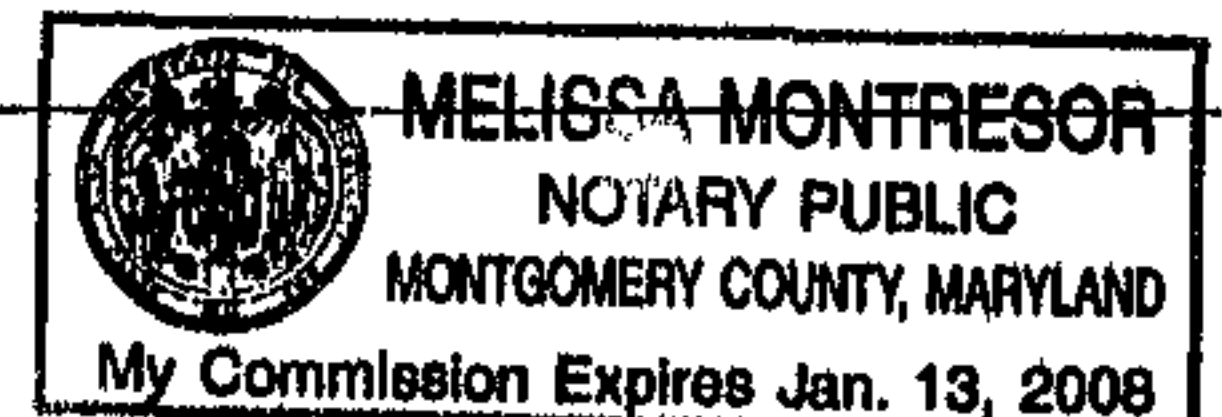
I HEREBY CERTIFY, this 23rd day of April, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal


Notary Public

My Commission Expires





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 321 Hedgepocket Way

which is presently zoned RC-5

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) 1A04.3B.2. (BCZR)

TO PERMIT A SIDE YARD SETBACK OF 21-FEET IN LIEU OF THE
REQUIRED 50-FEET AND TO AMEND THE FDP FOR "GLYNDON
MEADOWS", LOT 27.

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):

Joseph J. Silhavy

Name - Type or Print

Signature

Jan Boonshaft Silhavy

Name - Type or Print

Signature

321 Hedgepocket Way

443-386-1223

Address

Telephone No.

Reisterstown Maryland

21136

City

State

Zip Code

Representative to be Contacted:

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. 04-584-A

Reviewed By D.T.

Date 6/16/04

Estimated Posting Date

6/27/04

Zoning Description for **321 Hedgepocket Way**

Beginning at a point on the south side of Hedgepocket Way which has a 40-Foot right-of-way at a distance of 105-feet west of the centerline of Glyndon Meadow Road. Being Lot #27 in the subdivision known as "Glyndon Meadows" as recorded in Baltimore County Plat Book #86, Folio #27 containing 1.317 acres. Also known as 321 Hedgepocket Way and located in the 4th Election District, 3rd Councilmanic District.

04-584-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 37254

DATE

6/16/04

ACCOUNT

00100066150

AMOUNT

\$ 115.00

RECEIVED FROM:

DEAN R. CAMPBELL + DESEC INC.

FOR:

ITEM # 584 OH-584-A + AMEND FDP

321 HEDGEPOCKET WAY BN D THOMPSON

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS

ACTUAL

TIME

PM

6/16/2004

6/16/2004 10:28:57

5

ISS. NO. 100017

6/16/2004

PM

DATE

5 725 ZIMING RECEPTION

PM

EX. NO. 100017

6/16/2004

PM

Receipt Tot

\$115.00

CA

\$115.00

EX

CA

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

attention: Kristen Matthews Date: JUNE 30, 2004

RE: Case Number 04-584-A
Petitioner/Developer: JOE SILHAVY
Date of Hearing/Closing JULY 12, 2004

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 321 HEDGEPOCKET WAY

The sign(s) were posted on JUNE 27, 2004
(Month, Day, Year)

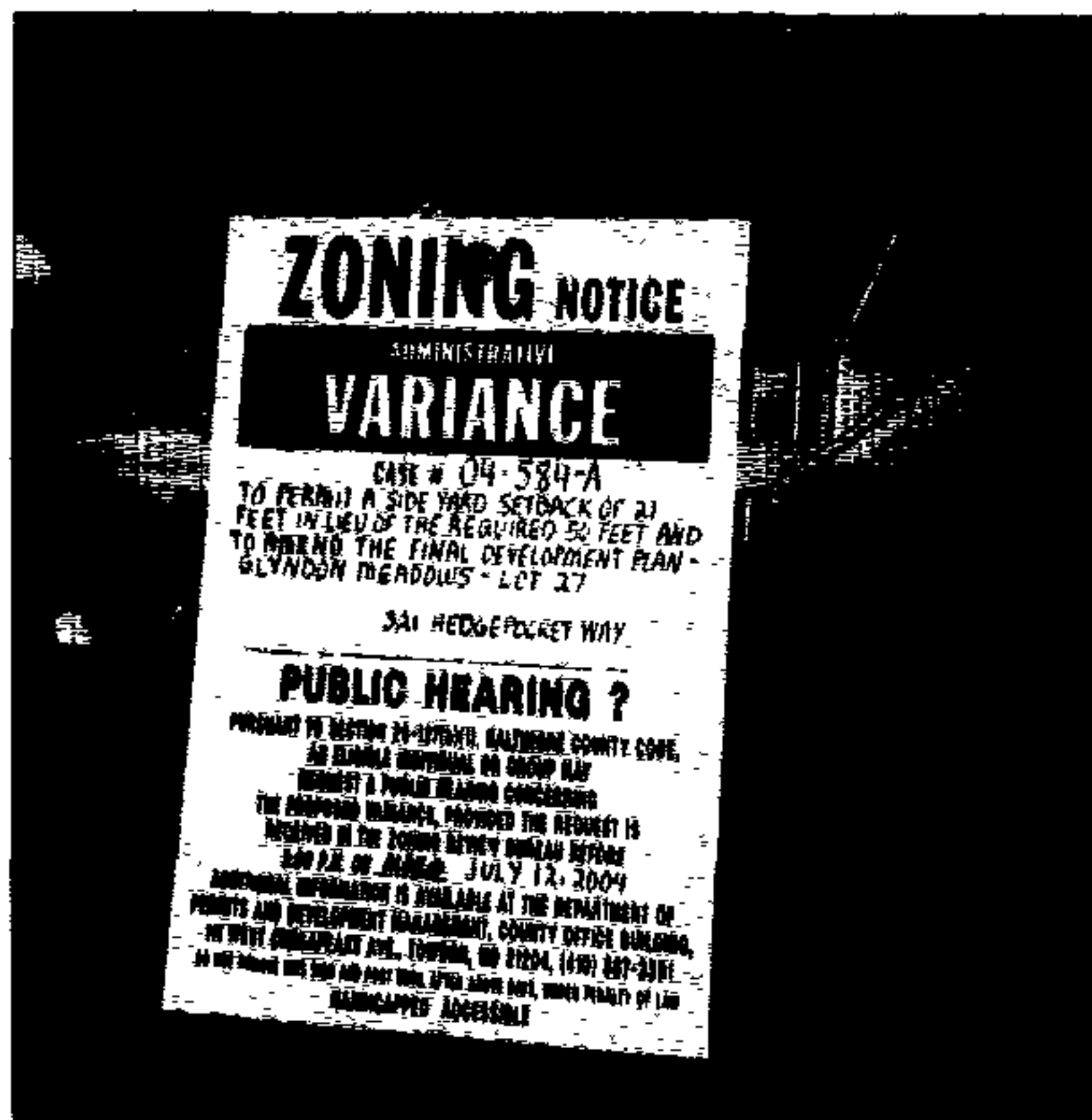
Linda O'Keefe
(Signature of Sign Poster)

LINDA O'KEEFE
(Printed Name of Sign Poster)

523 PENNY LANE
(Street Address of Sign Poster)

HUNT VALLEY MD 21030
(City, State, Zip Code of Sign Poster)

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



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 04- 584 -A Address 321 HEDGEPOCKET WAY

Contact Person: DONNA THOMPSON Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/16/04 Posting Date: 6/27/04 Closing Date: 7/12/04

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 04- 584 -A Address 321 HEDGEPOCKET WAY

Petitioner's Name SILHANY Telephone 443-386-1223

Posting Date: 6/27/04 Closing Date: 7/12/04

Wording for Sign: To Permit A SIDE YARD SETBACK OF 21- FEET IN LIEU
OF THE REQUIRED 50- FEET AND TO AMEND THE FDP FOR "GLYNDON
MEADOWS", LOT 27.

**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: 04-584-A

Petitioner: SILHANY

Address or Location: 321 HEDGEPOCKET WAY, 21136

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. + MRS. JOSEPH J. SILHANY

Address: 321 HEDGEPOCKET WAY

REISTERSTOWN, MD 21136

Telephone Number: 443-386-1223

**Department of Permits and
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

July 12, 2004

Joseph J. Silhavy
Han Boonshaft Silhavy
321 Hedgepocket Way
Reisterstown, Maryland 21136

Dear Mr. and Mrs. Silhavy:

RE: Case Number:04-584-A, 321 Hedgepocket Way

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 16, 2004.

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: clb

Enclosures

c: People's Counsel

Visit the County's Website at www.baltimorecountyonline.info





Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

June 29, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of: June 28, 2004

Item No.: 580-591

Dear Ms. Hart:

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.

6. The Fire Marshal's Office has no comments at this time.

LIEUTENANT JIM MEZICK
Fire Marshal's Office
PHONE 887-4881
MS-1102F

cc: File

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

Robert L. Ehrlich, Jr., Governor
Michael S. Steele, Lt. Governor



Robert L. Flanagan, Secretary
Neil J. Pedersen, Administrator

MARYLAND DEPARTMENT OF TRANSPORTATION

Date: 6.29.09

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

RE: Baltimore County
Item No. 584 DT

Dear Ms. Matthews:

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,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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.marylandroads.com

AV
7/12

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

DATE: June 28, 2004

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

SUBJECT: Zoning Advisory Petition(s): Case 4-581 and 4-584

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. 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

Division Chief:

[Signature]

MAC/LL

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: July 23, 2004

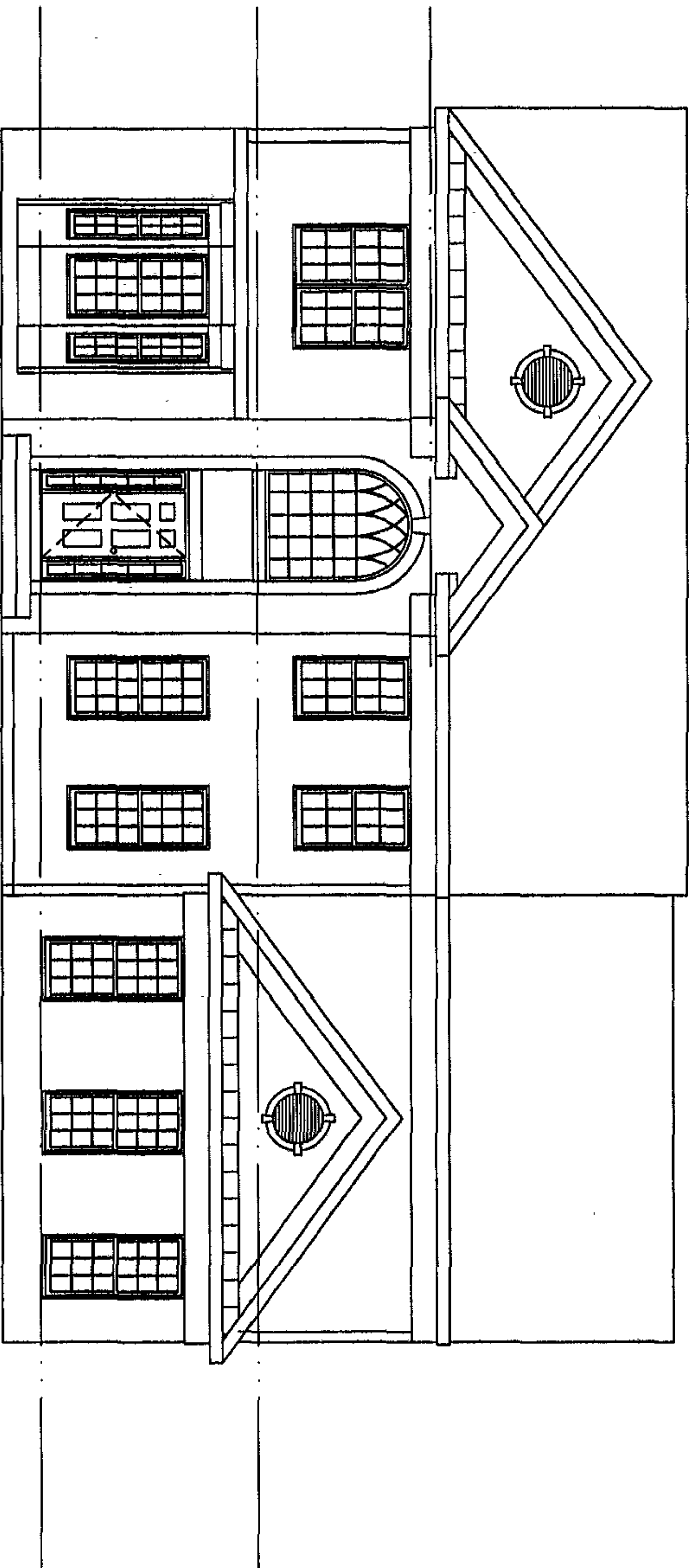
FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans
Review

SUBJECT: Zoning Advisory Committee Meeting
For July 6, 2004
Item Nos. 580, 581, 582, 583, 584,
586, 587, 588, 589, 590, and 591

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

RWB:CEN:jrb

cc: File



04-584-A

DRAWING TITLE

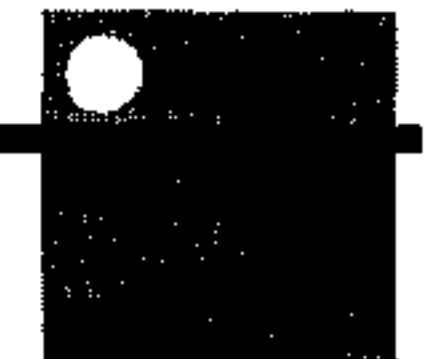
EXISTING FRONT ELEVATION

PROJECT NAME

SILHVAY RESIDENCE ADDITION

FOR DESIGN

REVIEW ONLY
NOT FOR
CONSTRUCTION



**Dean Robert
Camlin ARCHITECT
& Assoc., Inc.**

182 East Main Street Westminster, Maryland 21157-5017
410-876-6900 410-848-3939 FAX 410-876-9268
dcamlin@dcamlin.com www.dcamlin.com

SCALE :

1/8" = 1'

DATE :

© 04/07/04

FILE NO. :

04021-30MAR

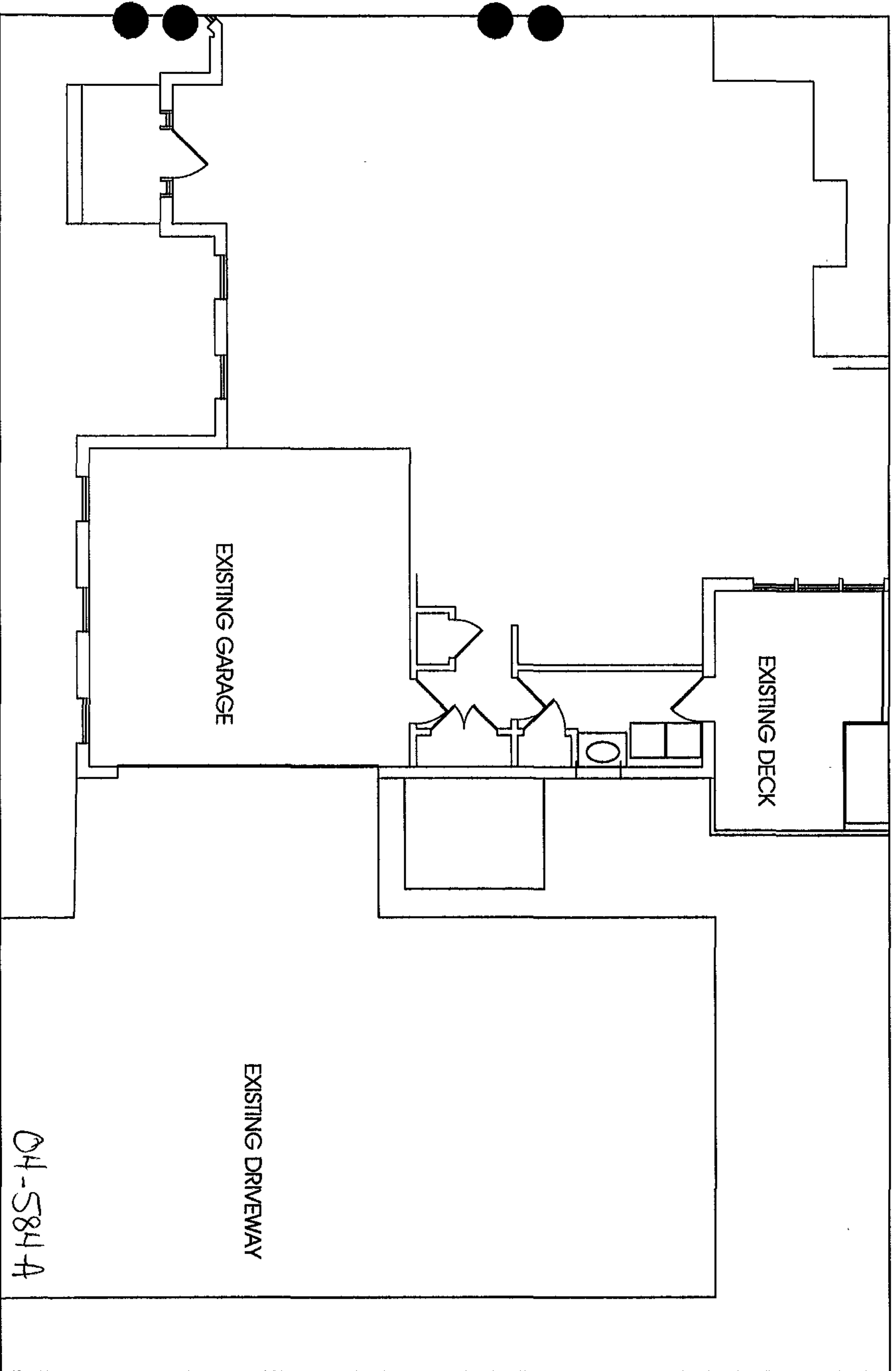
PROJ. NO.

04021

DRAWING NO.

EX-1

1 of XX



DRAWING TITLE
EXISTING FIRST FLOOR PLAN

PROJECT NAME
SILHWAY RESIDENCE ADDITION

**FOR DESIGN
REVIEW ONLY -
NOT FOR
CONSTRUCTION**



**Dean Robert
Camlin ARCHITECT
& Assoc., Inc.**
182 East Main Street Westminster, Maryland 21157-5017
410-876-6900 410-848-3939 FAX: 410-876-9268
drcamlin@dcamlin.com www.dcamlin.com

SCALE :
1/8" = 1'

PROJ. NO.
04021

DATE :
04/07/04

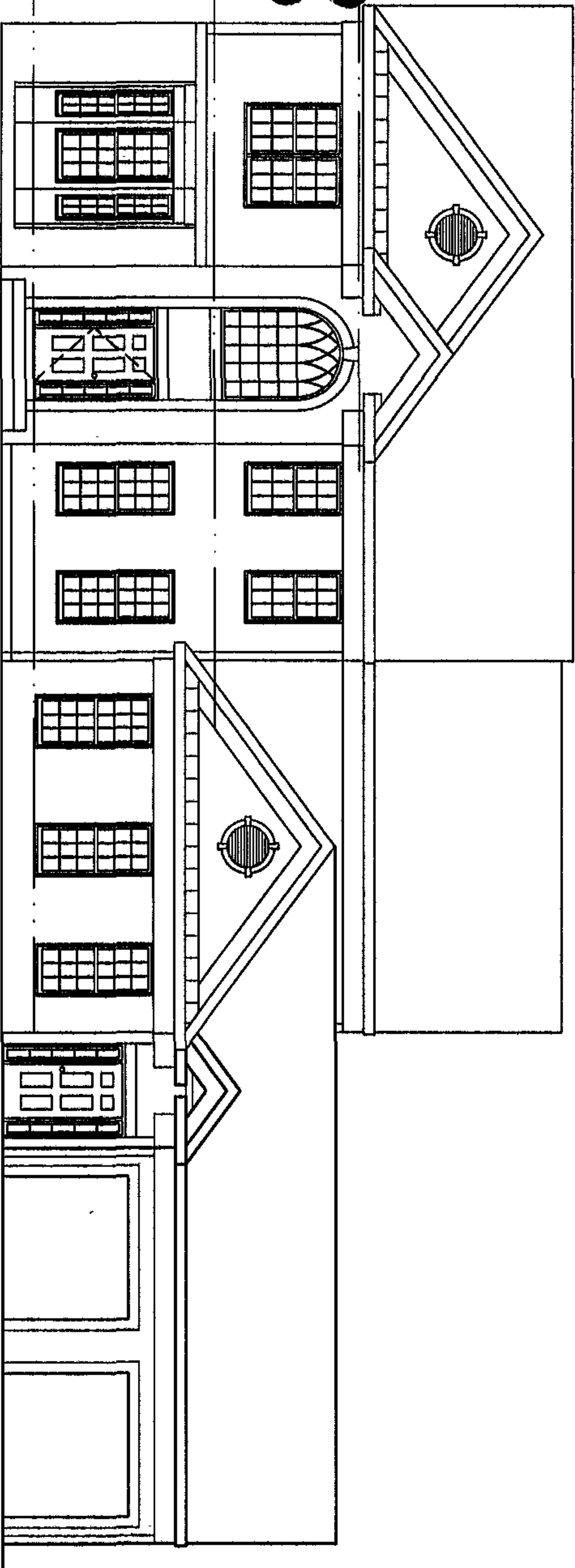
DRAWING NO.

© 04/07/04

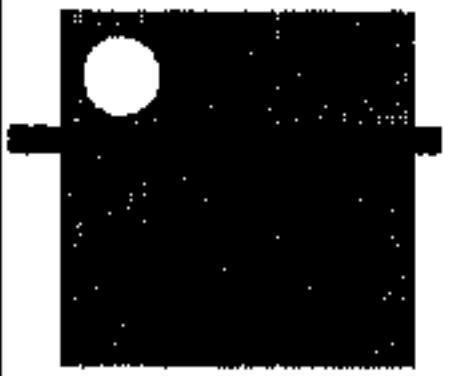
FILE NO. :
04021-30MAR

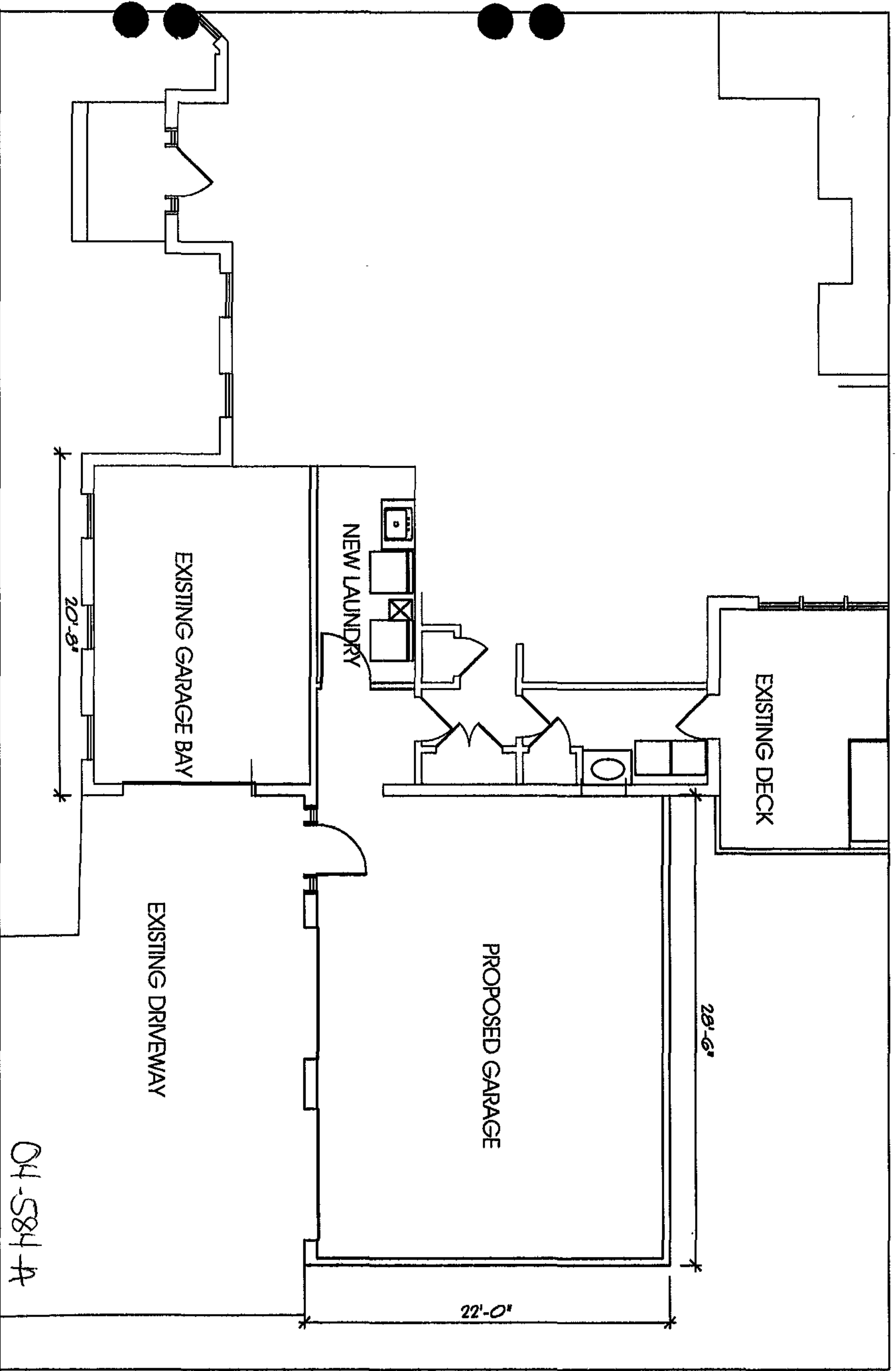
EX-P

1 of XX



04-S84-A

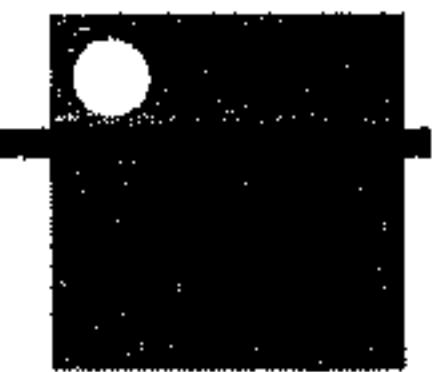
DRAWING TITLE PROPOSED FRONT ELEVATION		SCALE : N.T.S.		PROJ. NO. 04021	
PROJECT NAME SILHVAY RESIDENCE ADDITION		DATE : © 04/07/04		DRAWING NO. EL-1	
FOR DESIGN REVIEW ONLY - NOT FOR CONSTRUCTION		FILE NO. : 04021-30MAR		1 of XX	
 Dean Robert Camlin ARCHITECT & Assoc., Inc. 182 East Main Street Westminster, Maryland 21157-5017 410-876-6900 410-848-3939 FAX: 410-876-9268 drcamlin@drcamlin.com www.drcamlin.com					



DRAWING TITLE
PROPOSED PLAN

PROJECT NAME
SILHVAY RESIDENCE ADDITION

**FOR DESIGN
REVIEW ONLY -
NOT FOR
CONSTRUCTION**



**Dean Robert
Camlin ARCHITECT
& Assoc., Inc.**
182 East Main Street Westminister, Maryland 21157-5017
410-876-6900 410-848-3939 FAX 410-876-9268
drcamlin@drcamlin.com www.drcamlin.com

SCALE :
1/8" = 1'

DATE :
© 04/07/04

FILE NO. :
04021-30MAR

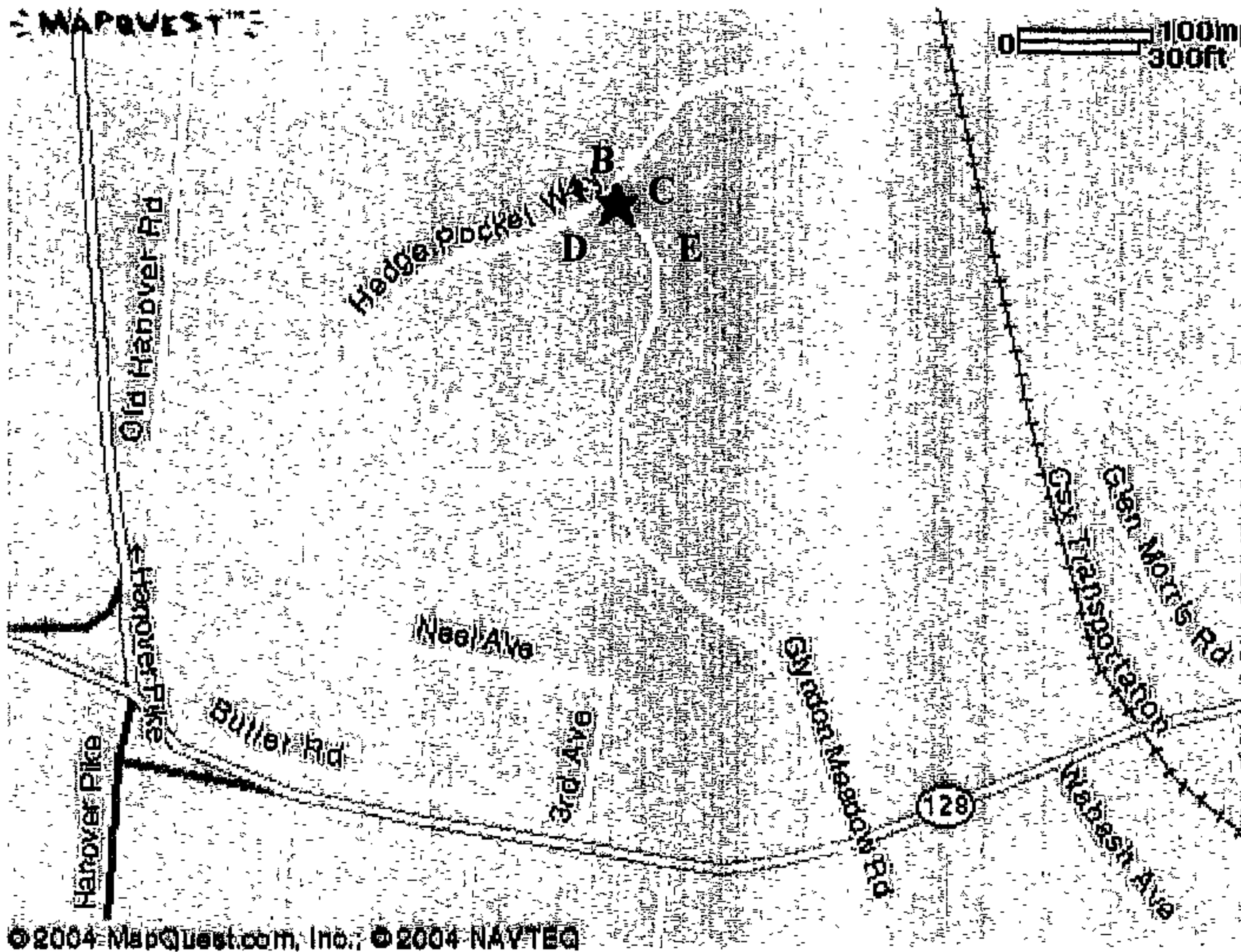
PROJ. NO.
04021

DRAWING NO.

SK-1

1 of XX

04-584-A



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Neighboring Property Key Plan

04-584-A

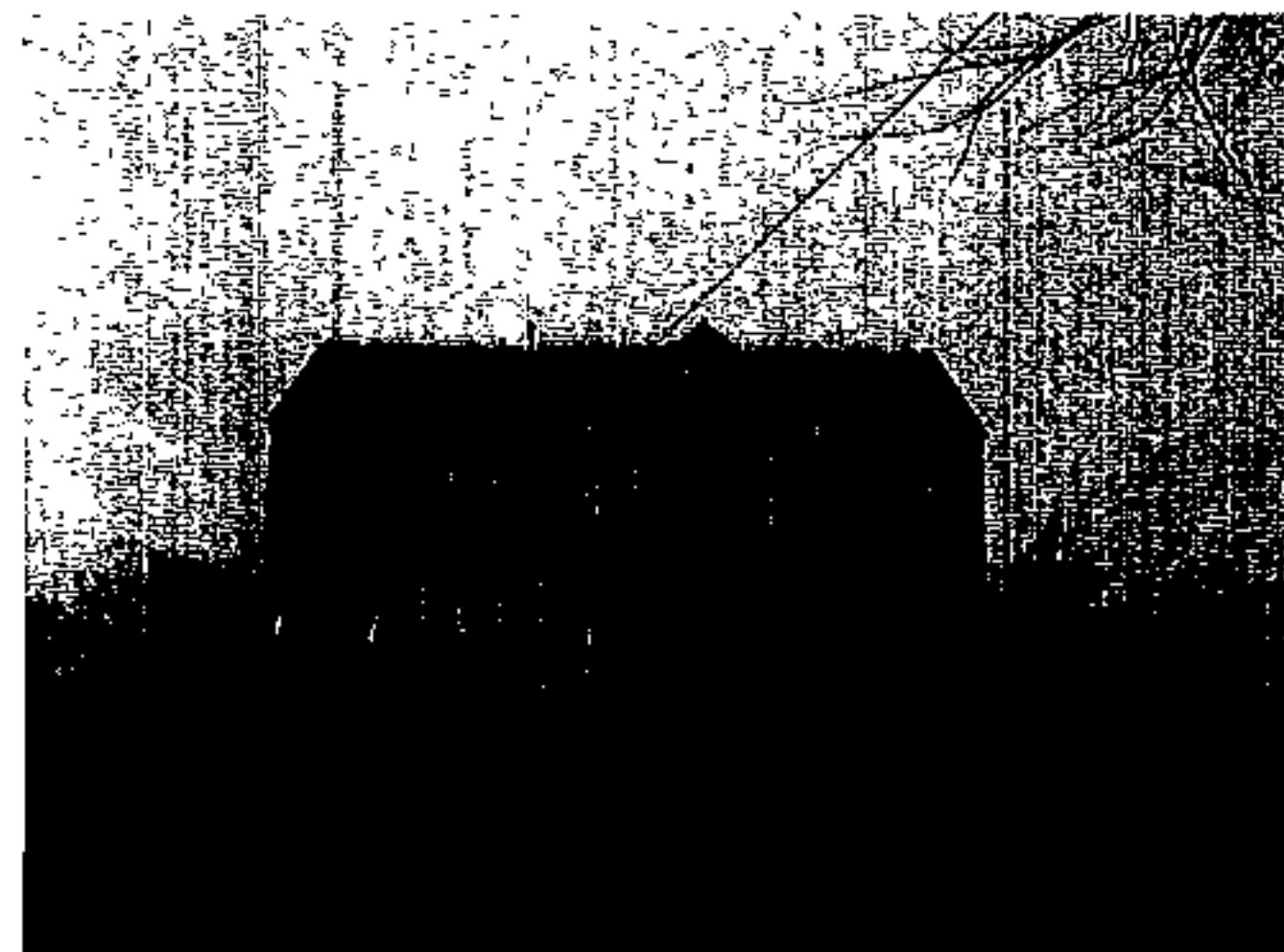
Zoning Variance Application:
321 Hedgepocket Way
Reisterstown, Maryland 21136



321 Hedgepocket Way: Existing Front Elevation



321 Hedgepocket Way: Left Elevation

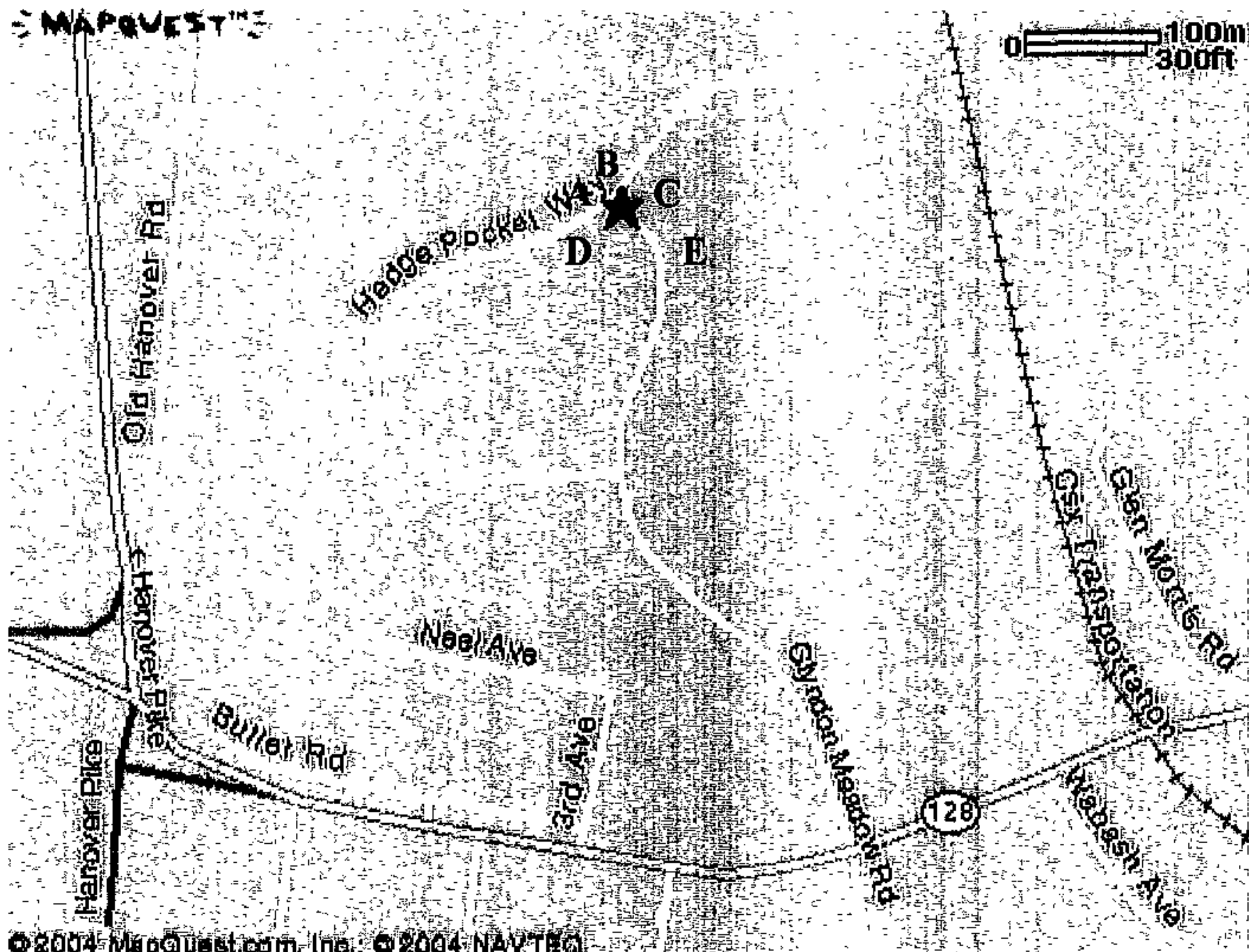


321 Hedgepocket Way: Rear Elevation



321 Hedgepocket Way: Right Elevation

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Neighboring Property Key Plan

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Neighboring Property "A"



Neighboring Property "B"

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Neighboring Property "C"



Neighboring Property "D"

04-584-A



Neighboring Property "E"

04-584-A

NW-17-J

SITE:
321
HEDGEPOCKET
WAY

R.C. 5

BROADBENT
LAKEN
HOUSE

R.C. 5

D.R. 3.5

D.R. 3.5

AVE.

AVE.

THIRD

DR.

AVE.

SACRED
LANE

WABASH

OYER

AVE

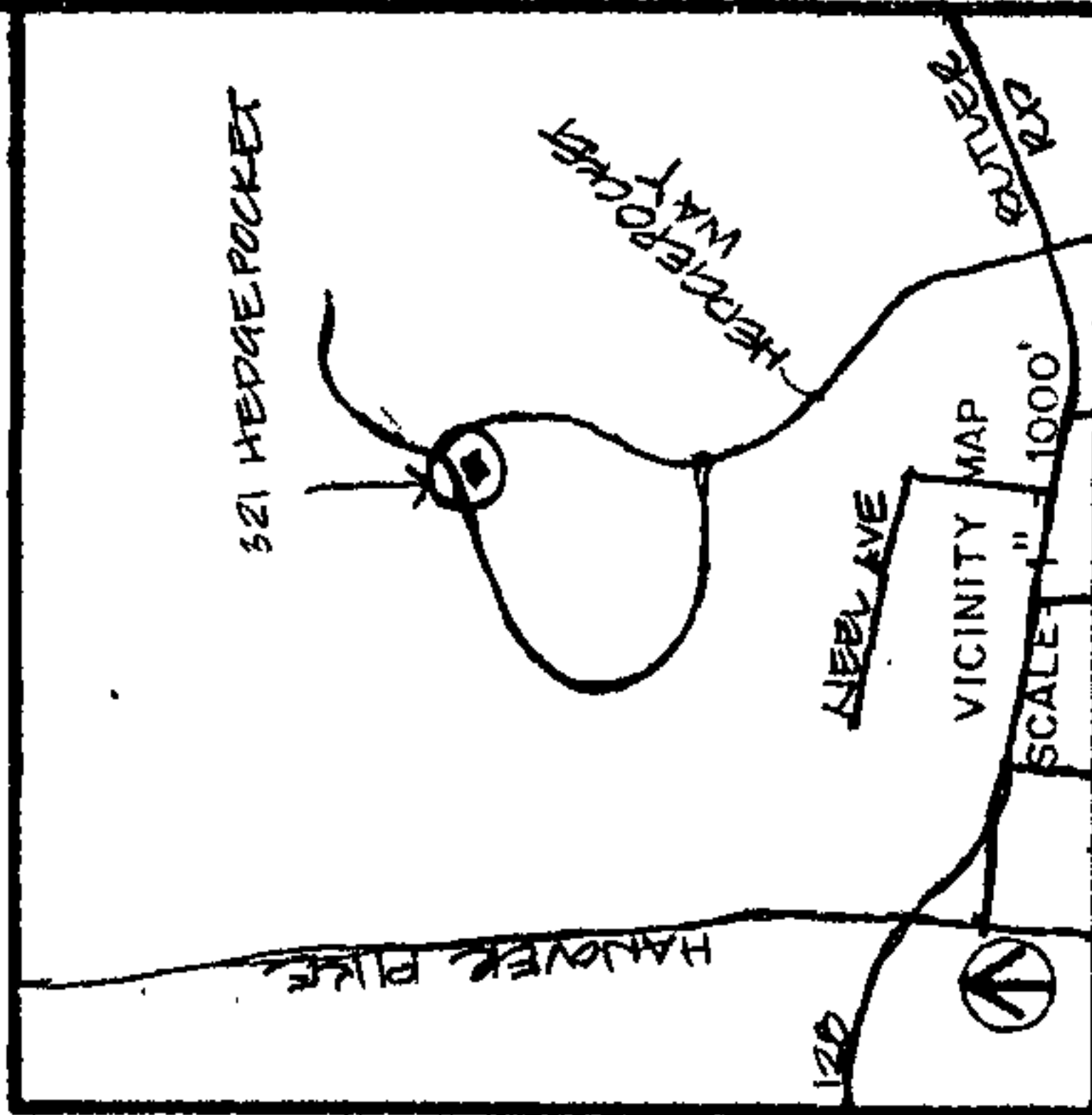
PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 321 HEDGE ROCKET WAY SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME GLYNDON MEADOWS

PLAT BOOK # 67 FOLIO # 86 LOT # 27 SECTION # 1

OWNER JOE & JAN BOONSHAFT SILHAVY



LOCATION INFORMATION

ELECTION DISTRICT 4

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP # NW-17-J

ZONING

LOT SIZE 1.317

ACREAGE

PUBLIC

SEWER

WATER

YES

CHESAPEAKE BAY
CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY/
BUILDING

PRIOR ZONING HEARING NONE

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

PREPARED BY M. CLARK

SCALE OF DRAWING: 1" = 100'

D. THOMPSON 584

04-584-A

