

IN RE: PETITION FOR ADMIN. VARIANCE
SS of Hunters Mill Road, 1,100 ft. W
of Troyer Road
10th Election District
3rd Councilmanic District
(3105 Hunters Mill Road)

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-006-A

Lisa L. & Lyal H. Peyton, IV
Petitioners

* * * * *

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 owners of the subject property, Lisa L. and Lyal H. Peyton, IV. The variance request is for property located at 3105 Hunters Mill Road in the White Hall area of Baltimore County. The variance request is from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a lot line setback of 24 ft. in lieu of the required 35 ft. for a proposed dwelling addition. 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 July 16, 2004, 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 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

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Date 8/6/04
By Ray

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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 6 day of August, 2004, that a variance from Section 1A01.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a lot line setback of 24 ft. in lieu of the required 35 ft. for a proposed dwelling addition, 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.



JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

COPIES RECEIVED FOR FILING
Date 8/6/04
By Raj

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

August⁶_A, 2004

Mr. & Mrs. Lyal H. Peyton, IV
3105 Hunters Mill Road
White Hall, Maryland 21161

Re: Petition for Administrative Variance
Case No. 04-006-A
Property: 3105 Hunters Mill Road

Dear Mr. & Mrs. Peyton:

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 cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM: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 3105 Hunters^{Mill} Rd Whitehall
 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) 1 A01.3.B.3. (BCZR) TO Permit
A lot line setback of 24ft. IN lieu of 35ft for a proposed Dwelling Addition.

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 _____

Legal Owner(s):

LYAL H. Peyton IV
 Name / Type or Print _____
Lyal H Peyton IV
 Signature _____
LISA L. Peyton
 Name / Type or Print _____
Lisa L. Peyton
 Signature _____ Telephone No. 410-343-0280
3105 Hunters Mill Rd Telephone No. 410-887-8691
 Address _____
Whitehall MD 21161
 City State Zip Code

Attorney For Petitioner:

Name - Type or Print _____
 Signature _____
 Company _____
 Address _____ Telephone No. _____
 State _____ Zip Code _____

Representative to be Contacted:

LISA L. Peyton
 Name _____ Telephone No. 410-887-8691
3105 Hunters Mill Rd Telephone No. _____
 Address _____
Whitehall MD 21161
 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, 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. 05 006 A

Reviewed By JL Date 7/06/04

Estimated Posting Date 7/18/04

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 3105 Hunters Mill Rd
Address
Whitehall MD 21161
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 Proposed GARAGE (Addition) extends over the set back line by 11ft ±. This allows accessibility to our existing drive way. The GARAGE can't be turned because of the forest conservation Easement in the back. Can't be put on other side of the house because of interior layout of the house.

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.

Loyal H. Peyton IV
Signature
Loyal H. Peyton IV
Name - Type or Print

Lisa L. Peyton
Signature
LISA L. PEYTON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of June, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Loyal H. Peyton and Lisa L. Peyton
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Sheryl L. Schech
Notary Public

My Commission Expires May 1, 2006

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 3105 Hunters Mill Rd
Address
Whitehall MD 21161
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 proposed GARAGE / Addition extends over the setback line by 11ft ±. This allows accessibility to our existing driveway. The GARAGE can't be turned 90° because of the forest conservation easement. Can't be put on other side of house because of interior layout of the house.

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.

Loyal H. Peyton IV
Signature
Loyal H. Peyton IV
Name - Type or Print

Lisa L. Peyton
Signature
LISA L. PEYTON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 3rd day of June, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Loyal H. Peyton and Lisa L. Peyton
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Sheryl L. Scheck
Notary Public
My Commission Expires May 1, 2006



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 3105 Hunters Mill 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) 1A01.3.B.3.(BCZR) TO PERMIT
A LOT LINE SETBACK OF 24 FT. IN LIEU OF 35 FT. FOR A PROPOSED DWELLING ADDITION -

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:

Legal Owner(s):

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Name - Type or Print LYAL H. PEYTON IV
Signature [Signature]
Name - Type or Print LISA L. PEYTON
Signature [Signature]
Address 3105 Hunters Mill Rd Telephone No 410-343-0280 (H)
Whitehall MD Telephone No 410-887-8691 (W)
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Representative to be Contacted:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Name LISA L. PEYTON
Address 3105 Hunters Mill Rd Telephone No 410-887-8691 (W)
Whitehall MD Telephone No 21161
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. 05 006 A

Reviewed By [Signature] Date 7/06/04

RFV 10/25/01

Estimated Posting Date 7/18/04

June 18, 2004

Administrative Variance Zoning Description

Zoning Description : 3105 Hunters Mill rd., South side of Hunters Mill rd..
1,100 ~~300~~ +/- West of Troyer rd.

As recorded in Deed Liber 11042, Folio 153, being Lot# 1 of Subdivision # 93107M

N. 39 38' 6" E 122.83ft. , N. 4 43' 24" W 205.65ft. , N. 23 43' 18" W 218.04 ft. ,
S. 39 50' 36" W 366.41ft. , S. 50 9' 24" 340ft. to the place of beginning. (2.08 AC)

10th Election Dist. , 3rd Councilman Dist.

A Subdivision of the property ^{ONE} owned by Catherine N. & James V. Ensor, Jr
It is Lot # 1 of this Subdivision #93107M

Owners : Lyal H. Peyton IV, Lisa L. Peyton

Lyal H. Peyton IV



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 35908

006

DATE 7/06/04 ACCOUNT 001 006 6150

AMOUNT \$ 15.00

RECEIVED FROM: PEYTON

FOR: Residence
3105 Hunter Road

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTUAL TIME
7/07/2004 7/06/2004 14:39:22
REQ #501 WALKIN JRIC JHR
RECEIPT # 194013 7/06/2004 OFLN
Dept: 5 529 ZONING VERIFICATION
CR NO: 038908

Receipt Tot \$65.00
\$65.00 CR \$4.00 CH
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

Date: 7/16/04

RE: Case Number 05 006 A

Petitioner/Developer: Lyal and Lisa Peyton

Date of Hearing/Closing: 8/02/04

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 3105 Hunters Mill Road

The sign(s) were posted on 7/16/04

(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. Lawrence Pilson
McKee and Associates, Inc.

(Printed Name of Sign Poster)

5 Shawan Road, Suite 1

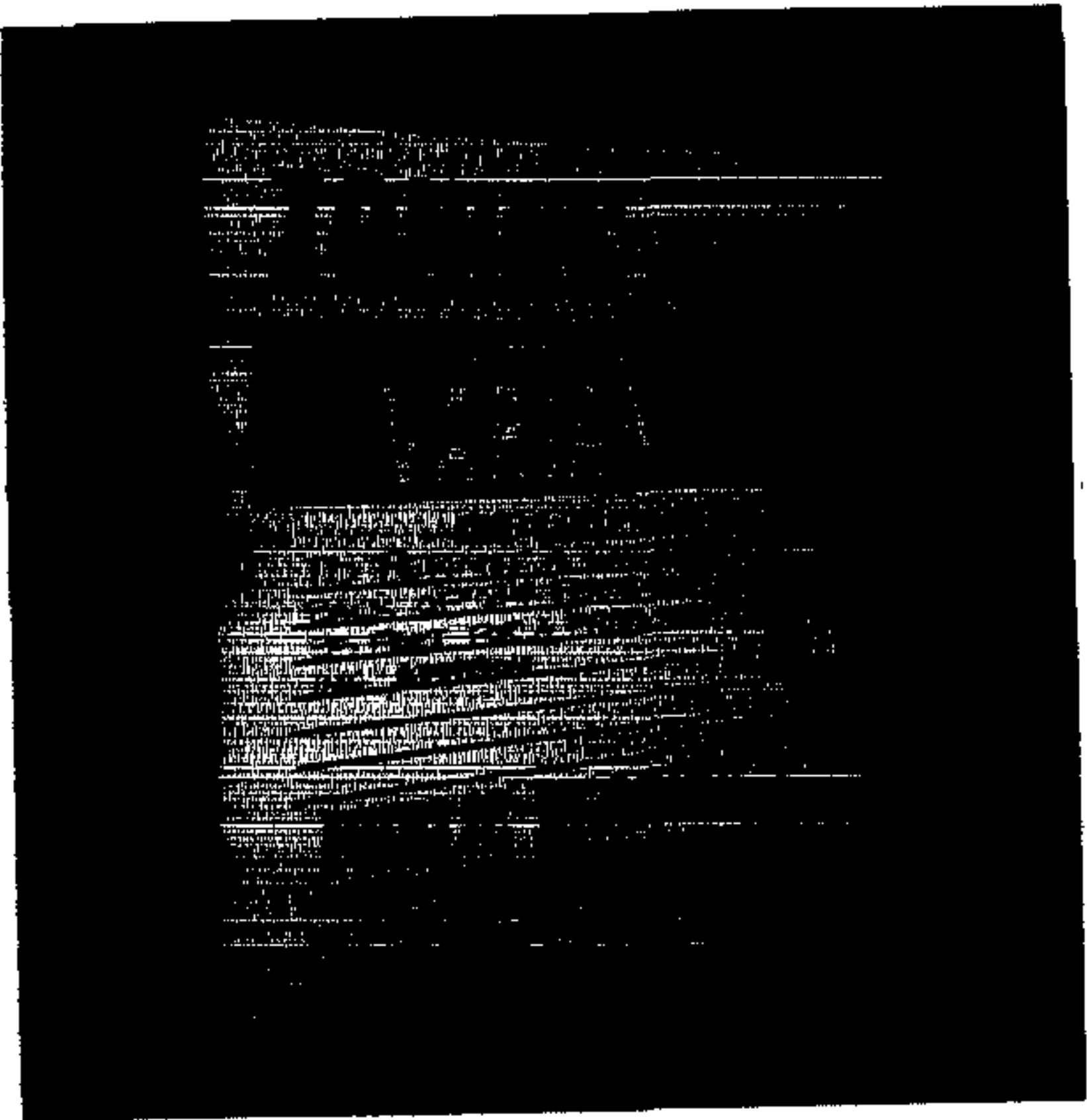
(Street Address of Sign Poster)

Cockeysville, MD 21030

(City, State, Zip Code of Sign Poster)

(410) 527-1555

(Telephone Number of Sign Poster)



APP HAS POST LIST FOR 16.

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 006 -A Address 3105 HUNTERS FARM RD

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

Filing Date: 7/06/04 Posting Date: 7/18/04 Closing Date: 8/02/04

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

- 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 (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.
- 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 05- 006 -A Address 3105 HUNTERS FARM RD

Petitioner's Name LYAL AND LISA PEYTON Telephone 410-343-0280

Posting Date: 7/18/04 Closing Date: 8/02/04

Wording for Sign: To Permit A LOT LINE SETBACK OF 24 FT. IN LIEU OF 35 FT. FOR A PROPOSED DWELLING ADDITION

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: 05 006 A

Petitioner: PEYTON

Address or Location: 3105 HUNTERS ^{MILL} ~~FAIRY~~ RD.

PLEASE FORWARD ADVERTISING BILL TO:

Name: Lynn H. Peyton IV

Address: ~~900~~ 3105 Hunters Mill Rd Whitehall MD 21161

Telephone Number: 410-343-0280



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

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

August 2, 2004

Lyal H. Peyton
3105 Hunters Mill Road
Whitehall, Maryland 21161

Dear Mr. Peyton:

RE: Case Number:05-006-A, 3105 Hunters Mill Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 6, 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 that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Lisa Peyton 3105 Hunters Mill Road Whitehall 21161



Fire Department

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



Baltimore County

James T Smith, Jr., County Executive
John J Hohman, Chief

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

July 19, 2004

ATTENTION: Kristen Mathews

Distribution Meeting of July 19, 2004

Item No.: 001, 003-016

Dear Ms. Mathews:

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.

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

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

c: File



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

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

Maryland Department of Transportation

Date: 7.16.64

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

RE: Baltimore County
Item No. 006 JLL

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,

Steven D. Foster, Acting 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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr

DATE: July 23, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of July 19, 2004

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-004

05-005

05-006

05-007

05-008

05-009

05-013

05-014

05-015

Reviewers: Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

RECEIVED
DATE: July 28, 2004

AUG - 2 2004

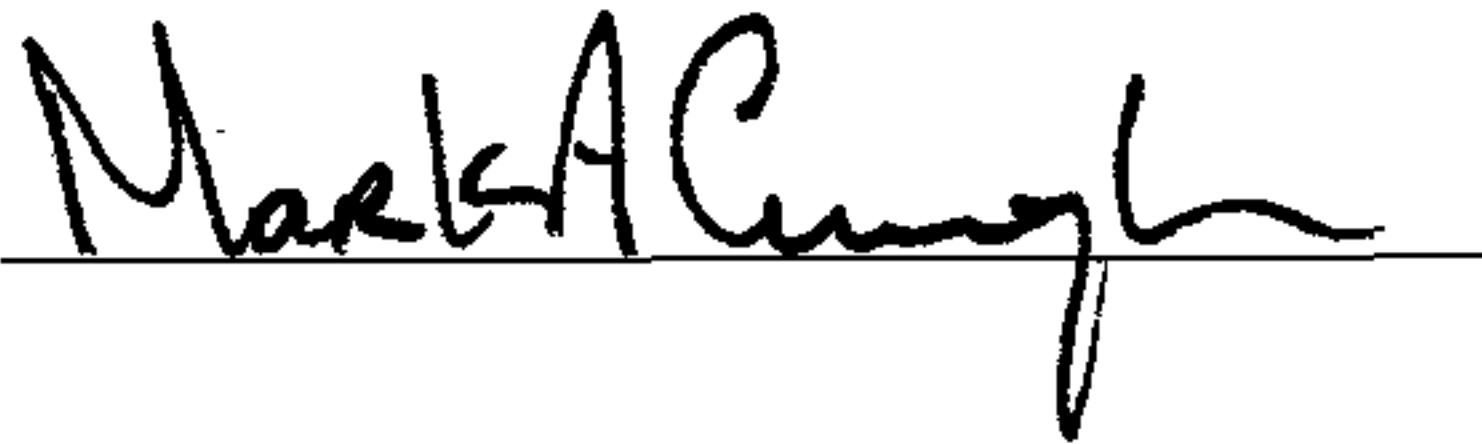
FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

ZONING COMMISSIONER

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-006 – Administrative Variance

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:



Division Chief:




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 26, 2003
Item Nos. 001, 003, 004, 005, 006,
007, 008, 009, 010, 012, 013, 014,
015, and 016

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

RWB:CEN:jrb

cc: File



**County Council
of
Baltimore County**

Court House
Towson, Maryland 21204

410-887-3196
Fax: 410-887-5791

S.G. Samuel Moxley
FIRST DISTRICT

Kevin Kamenetz
SECOND DISTRICT

T. Bryan McIntire
THIRD DISTRICT

Kenneth N. Oliver
FOURTH DISTRICT

Vincent J. Gardina
FIFTH DISTRICT

Joseph Bartenfelder
SIXTH DISTRICT

John Olszewski, Sr.
SEVENTH DISTRICT

Thomas J. Peddicord, Jr.
LEGISLATIVE COUNSEL
SECRETARY

05-006-A

April 20, 2004

Lawrence E. Schmidt, Zoning Commissioner
Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Dear Mr. Schmidt:

Attached please find a copy of Resolution 44-04 concerning the public disclosure of Lisa Peyton, an employee of the Baltimore County Office of Information Technology.

Ms. Peyton has applied for an administrative variance to build a garage addition to her residence at 3105 Hunters Mill Road, White Hall, Maryland.

This Resolution was approved by the County Council at its April 19, 2004 meeting and is being forwarded to you for appropriate action.

Sincerely,

Thomas J. Peddicord, Jr.
Legislative Counsel/Secretary

TJP:dp
Enclosure

cc: Lisa Peyton

05 006 A

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
Legislative Session 2004, Legislative Day No. 8

Resolution No. 44-04

Mr. T. Bryan McIntire, Councilman

By the County Council, April 19, 2004

A RESOLUTION concerning the public disclosure of Lisa Peyton, an employee of the Baltimore County Office of Information Technology.

WHEREAS, Lisa Peyton, an employee of Baltimore County, has applied for an administrative variance to build a garage addition to her residence at 3105 Hunters Mill Road, White Hall, Maryland, 21161; and

WHEREAS, this Resolution is intended to provide full disclosure under Section 26-3(e) of the Baltimore County Code.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the application filed by Lisa Peyton, does not contravene the public welfare and is hereby authorized.

006

We the neighbors,
Of Lyal and Lisa Peyton who live at 3105 Hunters Mill rd, have been shown the drawing that displays their proposed addition over the setback line. We can see that it is over the setback line by at least 11'. We would like to state we have no objections to the proposed addition.

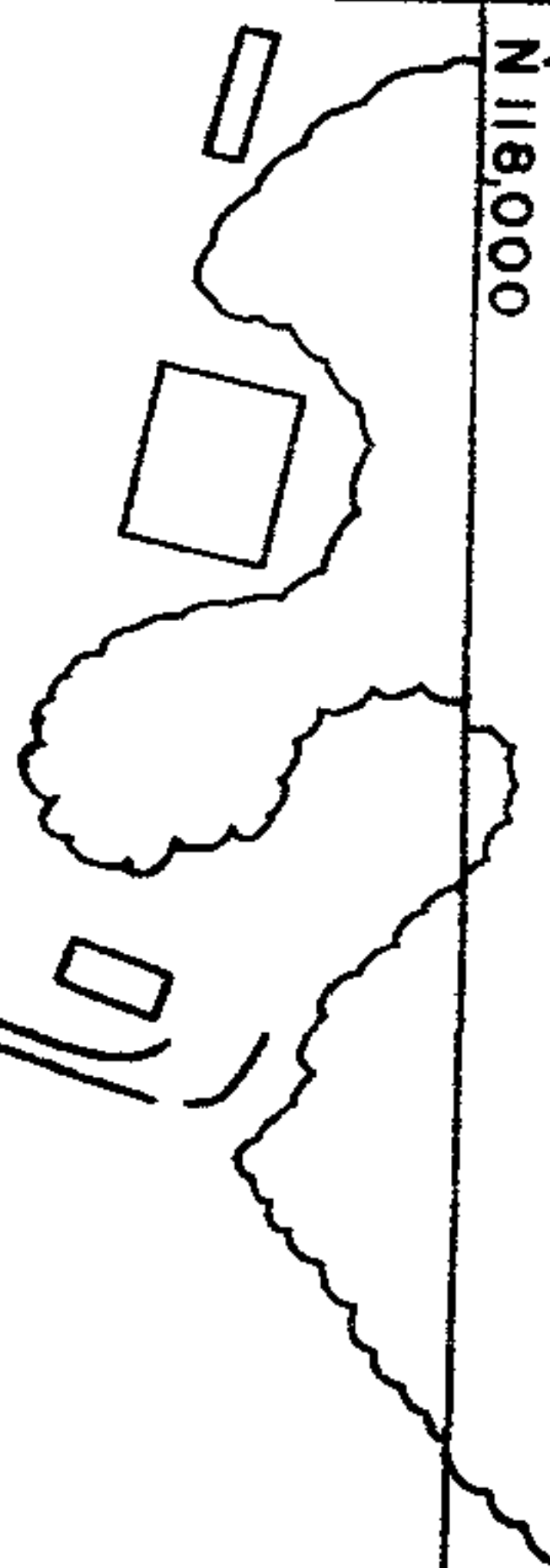
Sincerely: Michael Scott Wiley & Lauree Wiley
Michael Scott Wiley
(410) 343-3223
Lauree Wiley

N 118,000

N 117,000

N 650,000

R. C. 2



PVT.

RD.

HUNTER

Site

Addition

House

Drive

3105 Hunters Mill Rd
Whitehall MD 21161
Baltimore Co.

MILL

006

PRIVATE

RD.

R. C. 2

138

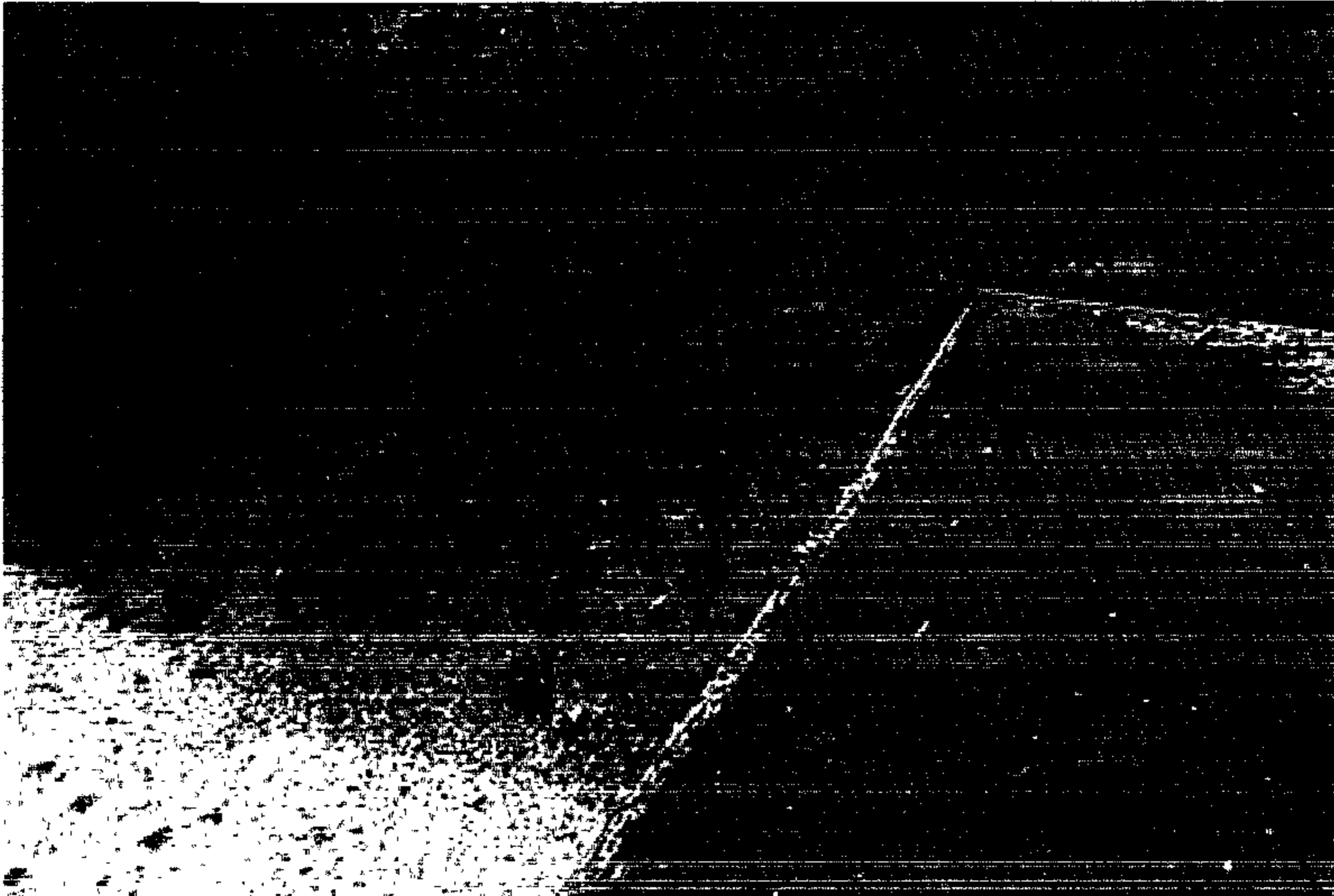
TROYER

RD.

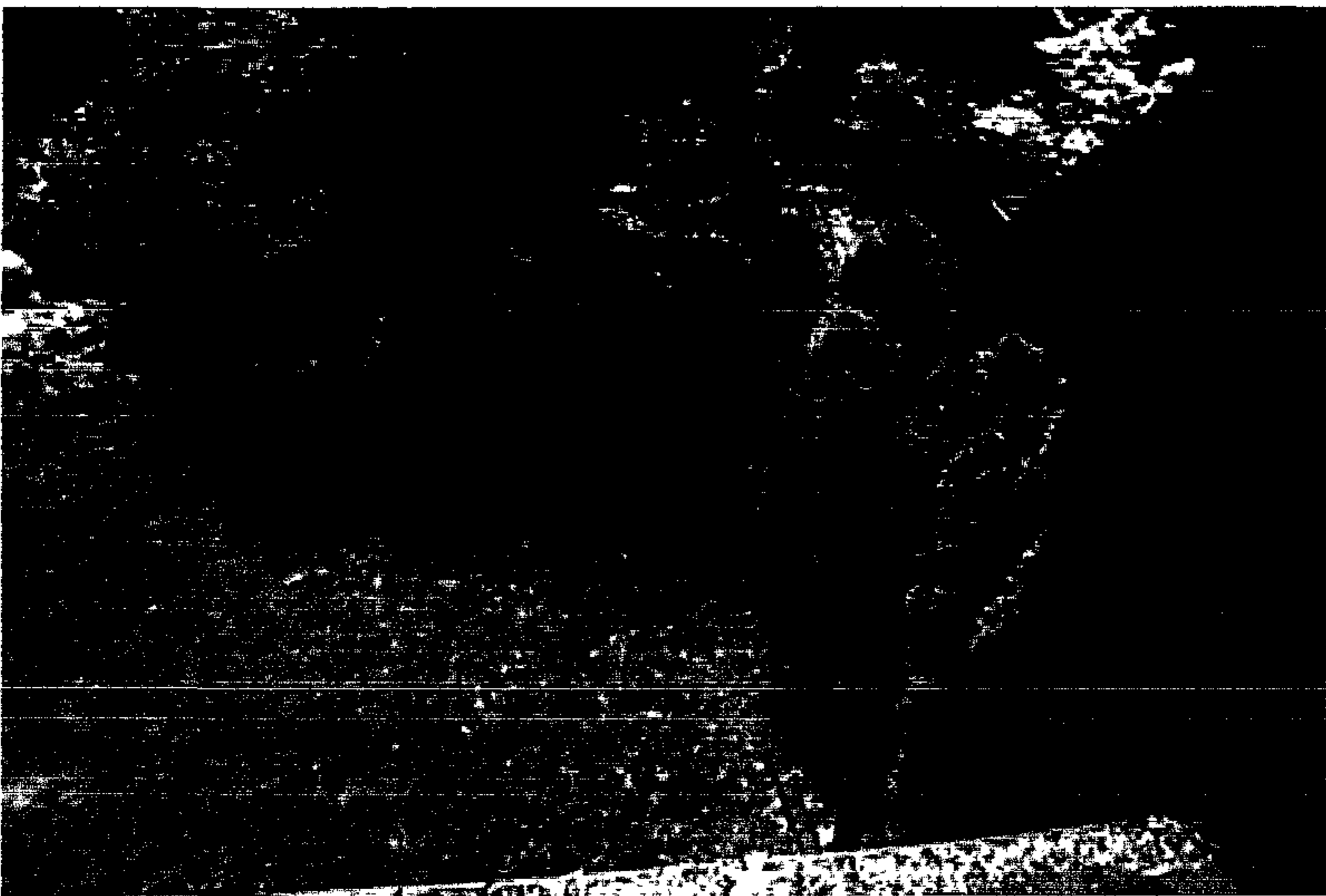
BALTIMORE
HARFORD

NE 50-0

006

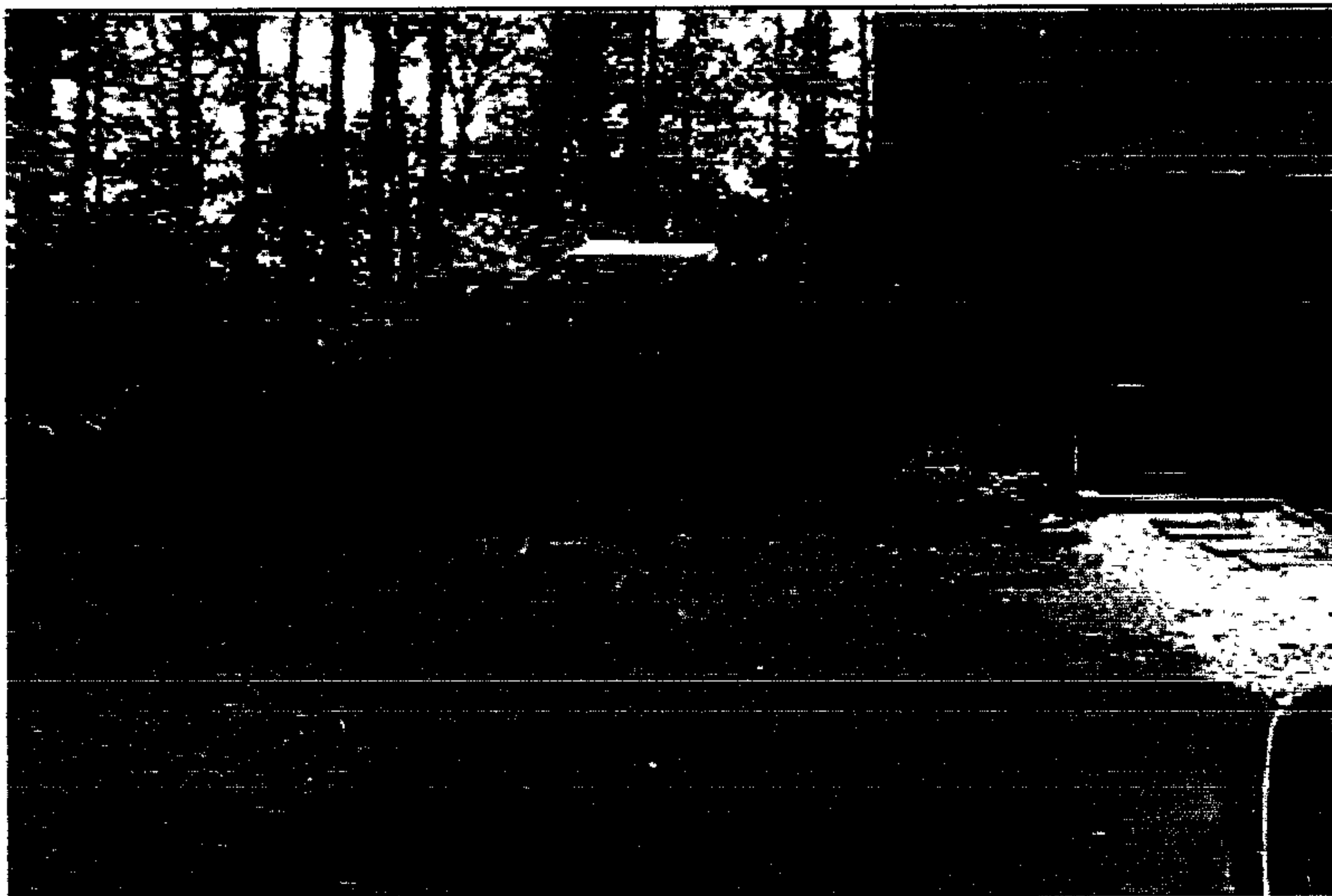
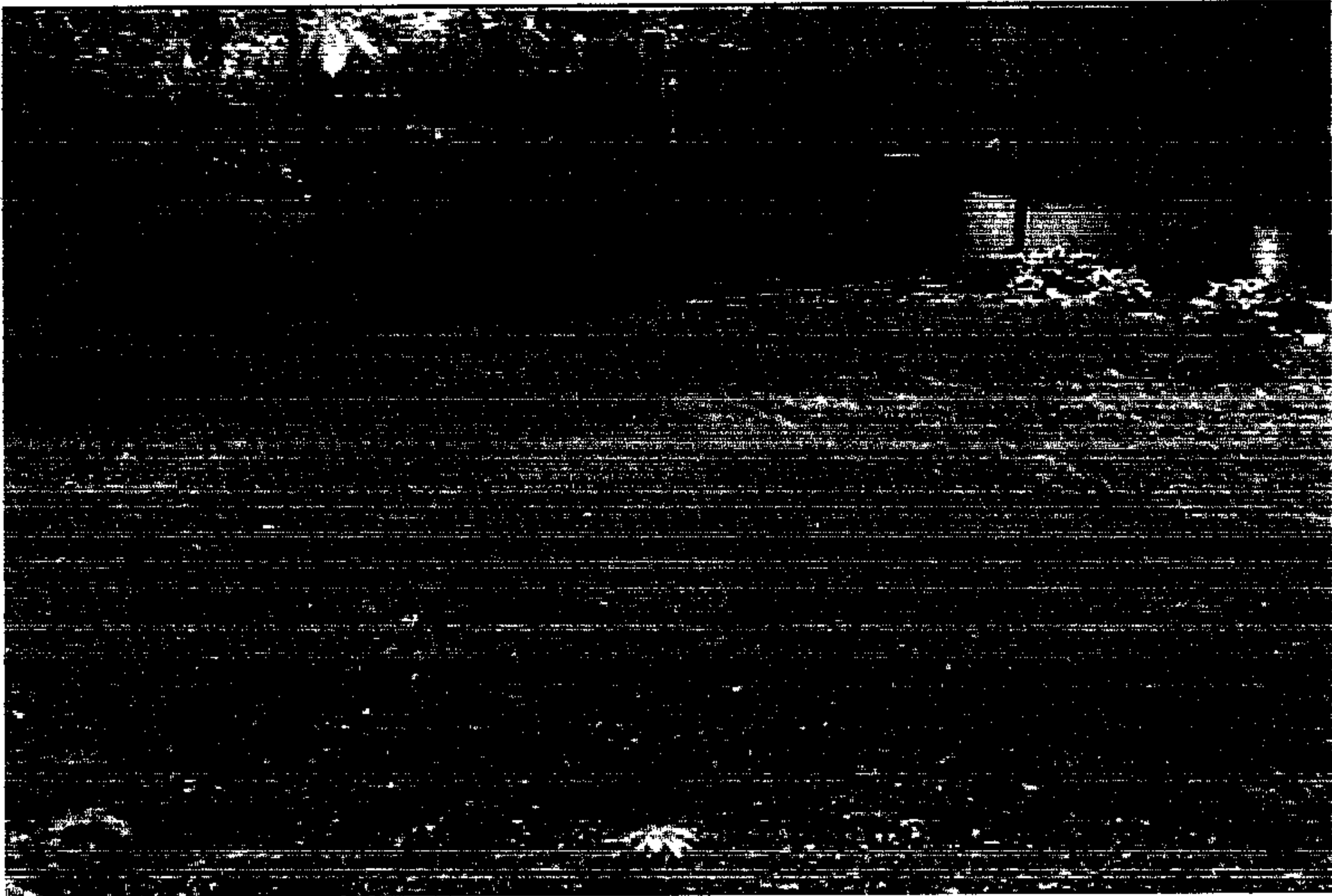


CORNER Addition will be attached to



CORNER and Ground Addition Will be on.

006



FAR END of what will be addition. Property
the Addition will Sit on.

006



Neighbors house in relation to mine that the addition will go towards. Note See Neighbors Approval letter



Drive way that will go straight into Addition GARAGE.

BALTIMORE COUNTY MINOR SUBDIVISION
Project No. 93-107-M

DEVELOPMENT REGULATIONS

- Exempt from DM Section 2
- Parhandle, exempt from Sections 26-202 & 26-206

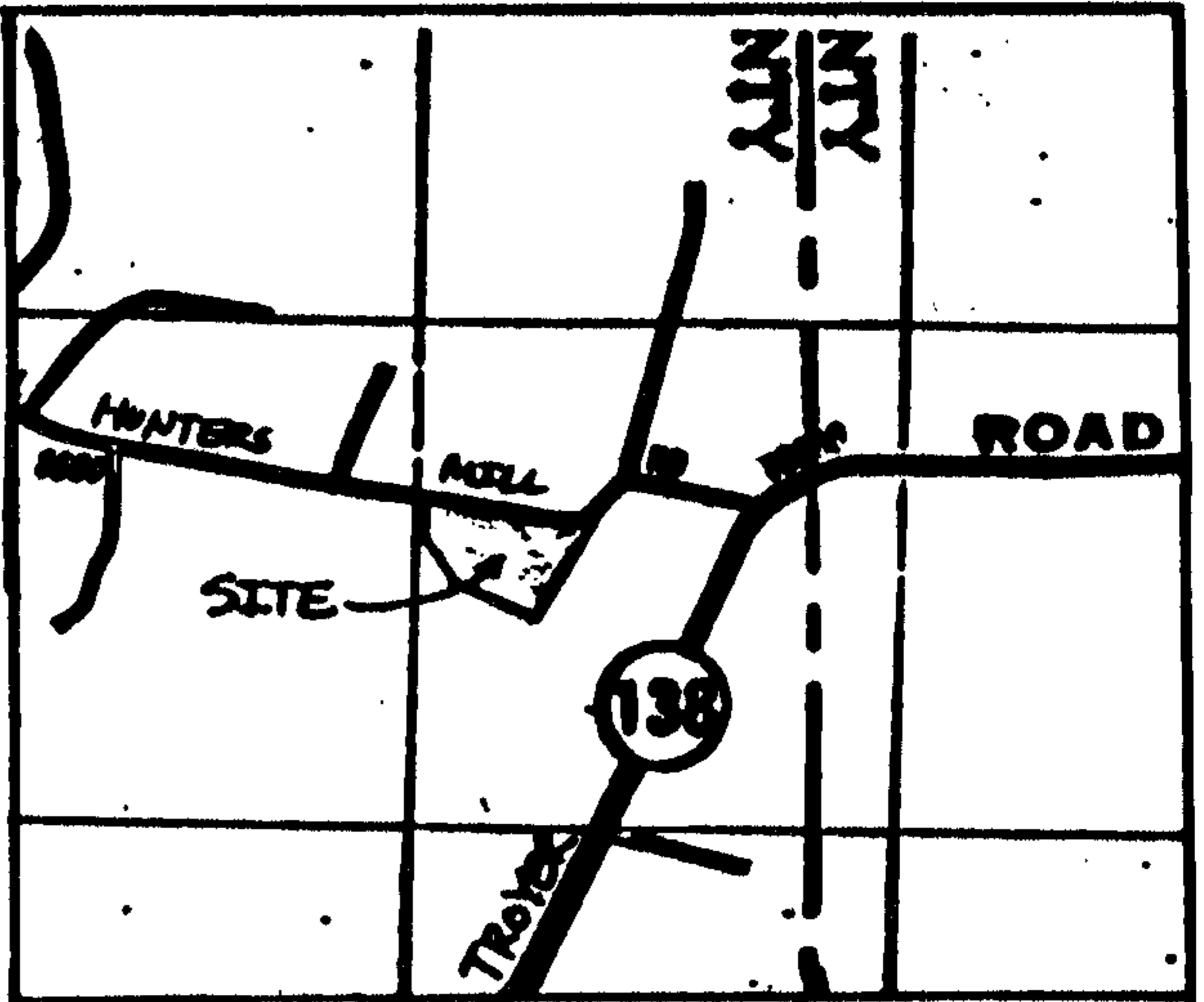
ZADM CERTIFICATION

- Approved Disapproved

By: Catherine A. Milton Date: 14 January 94

APPROVED, DEPRM

By: J. J. Outo Date: 1/20/94



VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES

Area of Tract	Green 4.57 Ac. Net 4.09 Ac.
Zoning Classification	RC-2 (200 Basic Map N.E. 30-C)
Density Calculation	Lots Allowed 2 Lots Proposed 2
Owner	Catherine N. and James V. Ensor, Jr. 506 Willow Valley Lakes Drive Willow Street, Pennsylvania 17304 (717) 464-0497
Tax Account Number	1014085051
Plot Reference	None
Deed Reference	6385/79
Tax Map	B. Block 23, Parcel 55
County Text	4071
Regional Planning District	301A
School District	7th
Watershed/Sub-Watershed	8 and 14/81

Note: To the best of our knowledge there are no existing wells, septic systems or underground storage tanks.

Private Well and Septic

FOREST CONSERVATION EASEMENT NOTES

Any forest conservation easement shown hereon is subject to protective covenants which may be found in the land records of Baltimore County and which restrict disturbance and use of these areas.

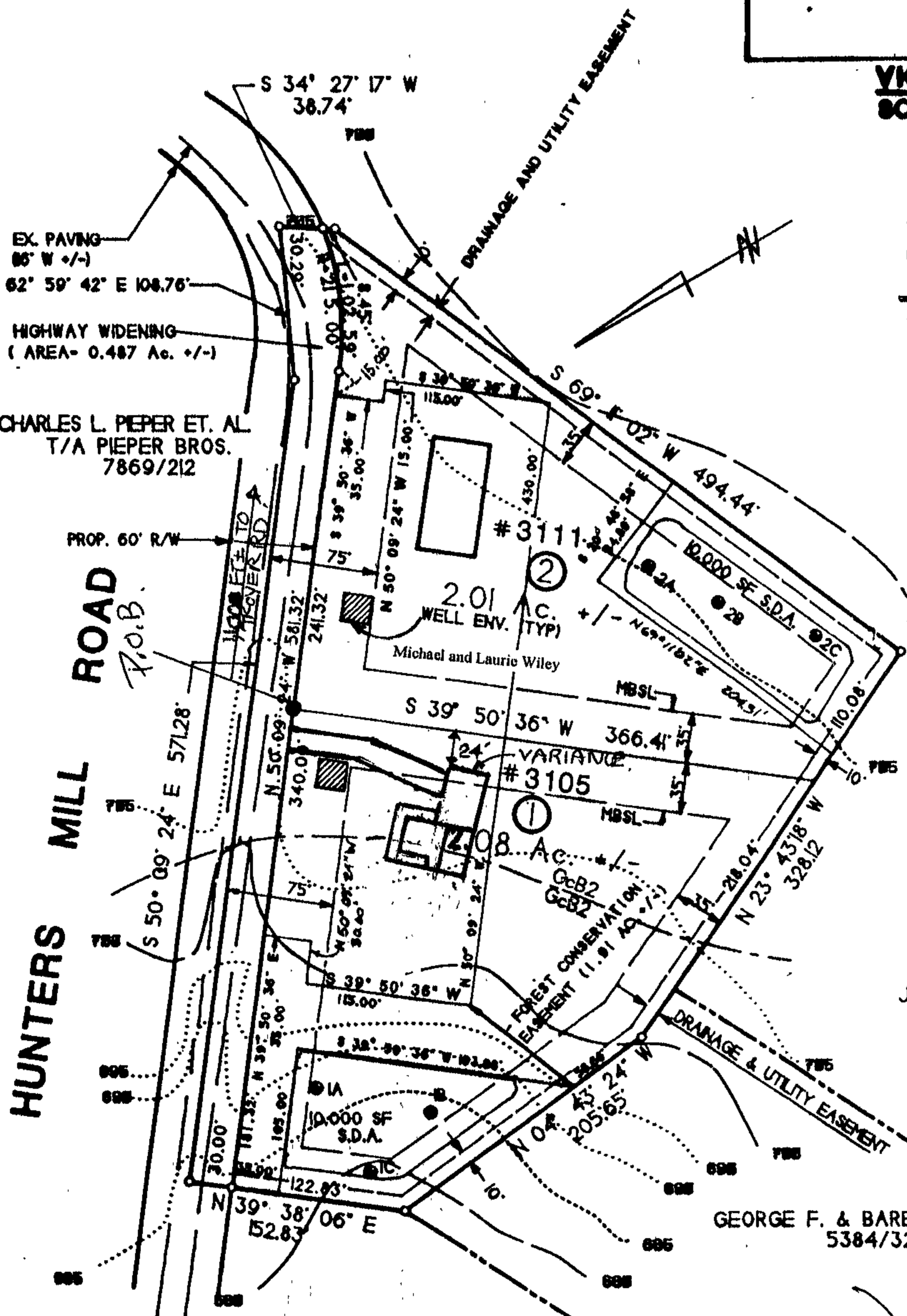
There shall be no clearing, grading, construction or disturbance of vegetation in the forest conservation easement except as permitted by Baltimore County Department of Environmental Protection and Resource Management.

- Not in Chesapeake Bay Critical Area
- Not in a 100 year flood plain
- Not Historic
- No Prior Zoning Hearings

ZONING MAP NE 30-C
ZONING RC-2
LOT SIZE 2.08 AC.

JAMES S. CHELLIS
5059/91

GEORGE F. & BARBARA H. WHITLOCK
5384/321



GEORGE F. & BARBARA H. WHITLOCK
5384/330

CASE# (#05-006-A) PLAN FOR ZONING VARIANCE
MINOR SUBDIVISION OF PROPERTY OF

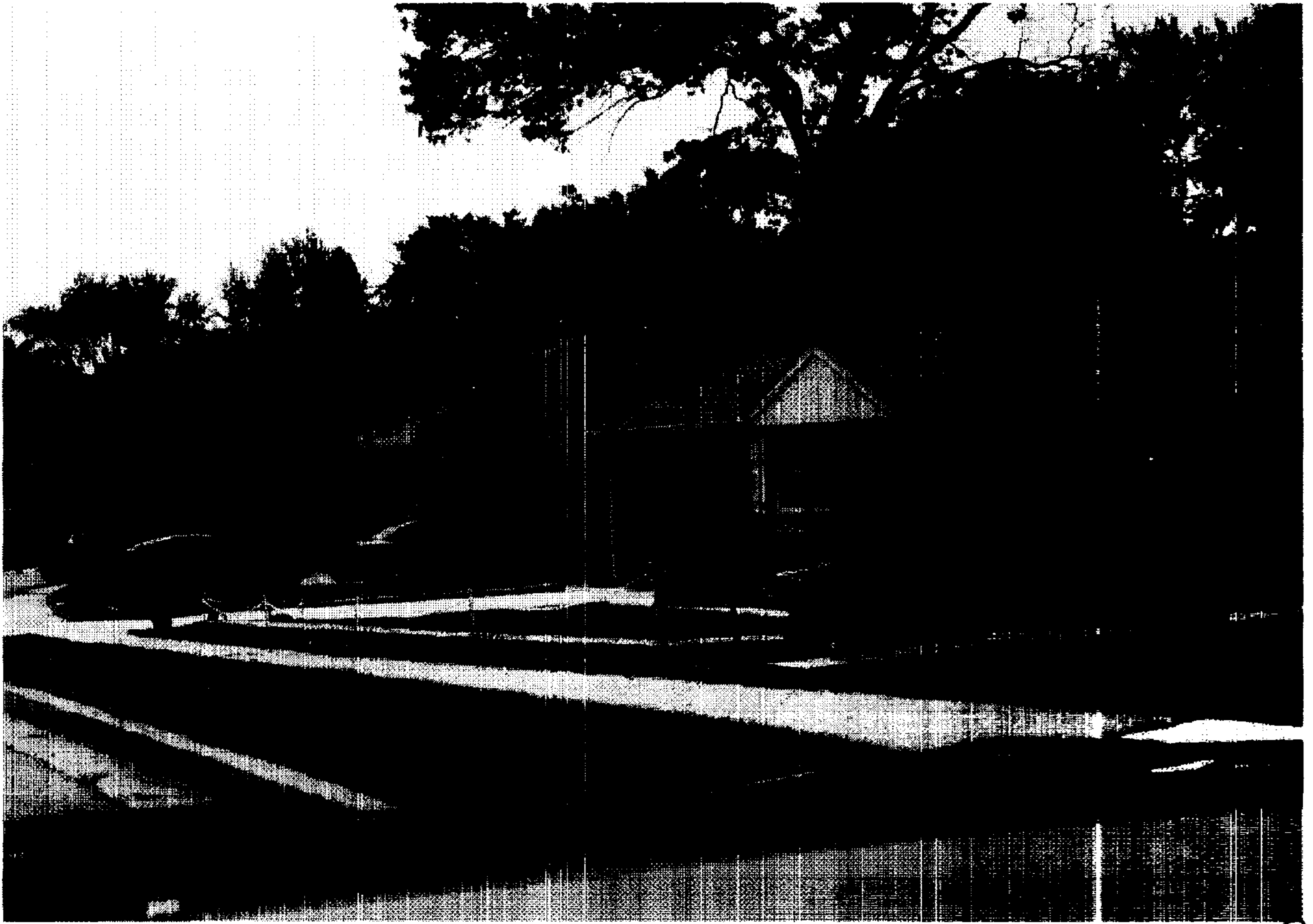
CATHERINE N & JAMES V. ENSOR, JR.

VARIANCE TO ALLOW A 24' LOT LINE SETBACK FOR Lot # 1 of subdivision (HUNTERS FARM RD.) 9310M

Property of Lyal H. And Lisa L. Peyton
Liber 11042 Folio 153

MINOR SUB. NO. 93107M
10TH ELECTION DIST. BALTIMORE CO., MD
3RD COUNCILMANIC DIST.
SCALE 1"=100' JULY 16, 1993

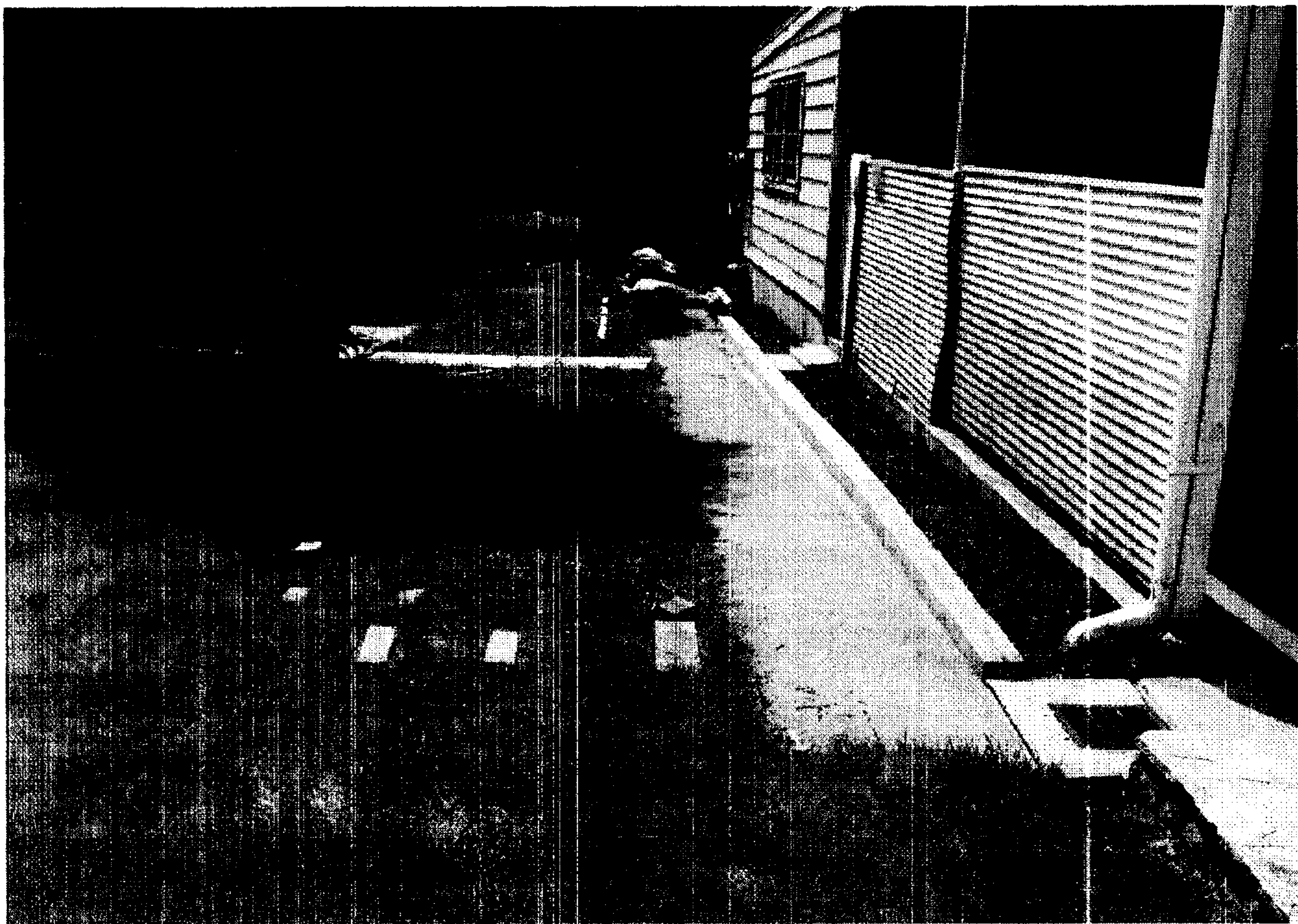
REV. PLAN BY Lyal H. Peyton 7/16/04. Rel. Ex. #1



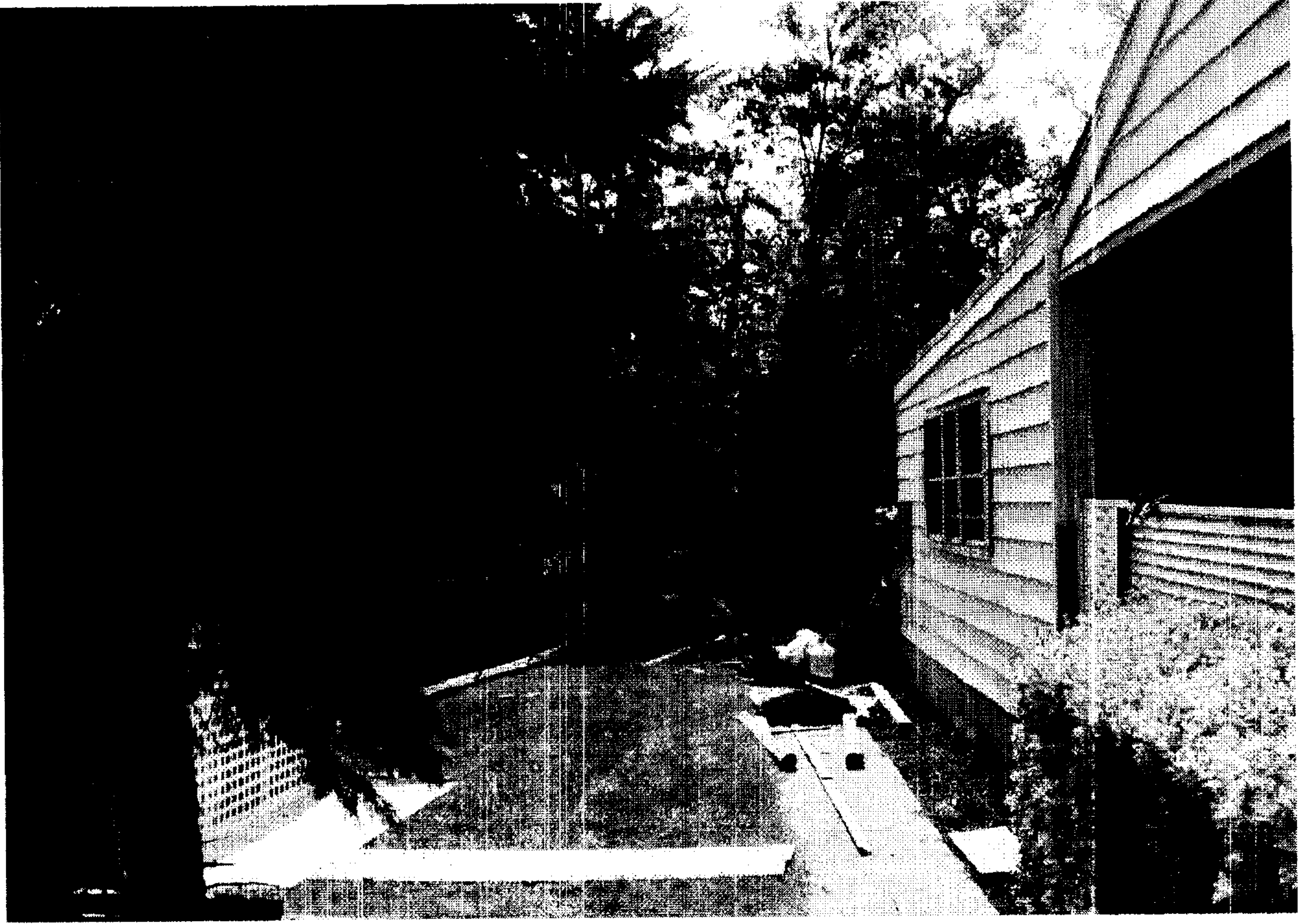
Q11 #12
A



2B

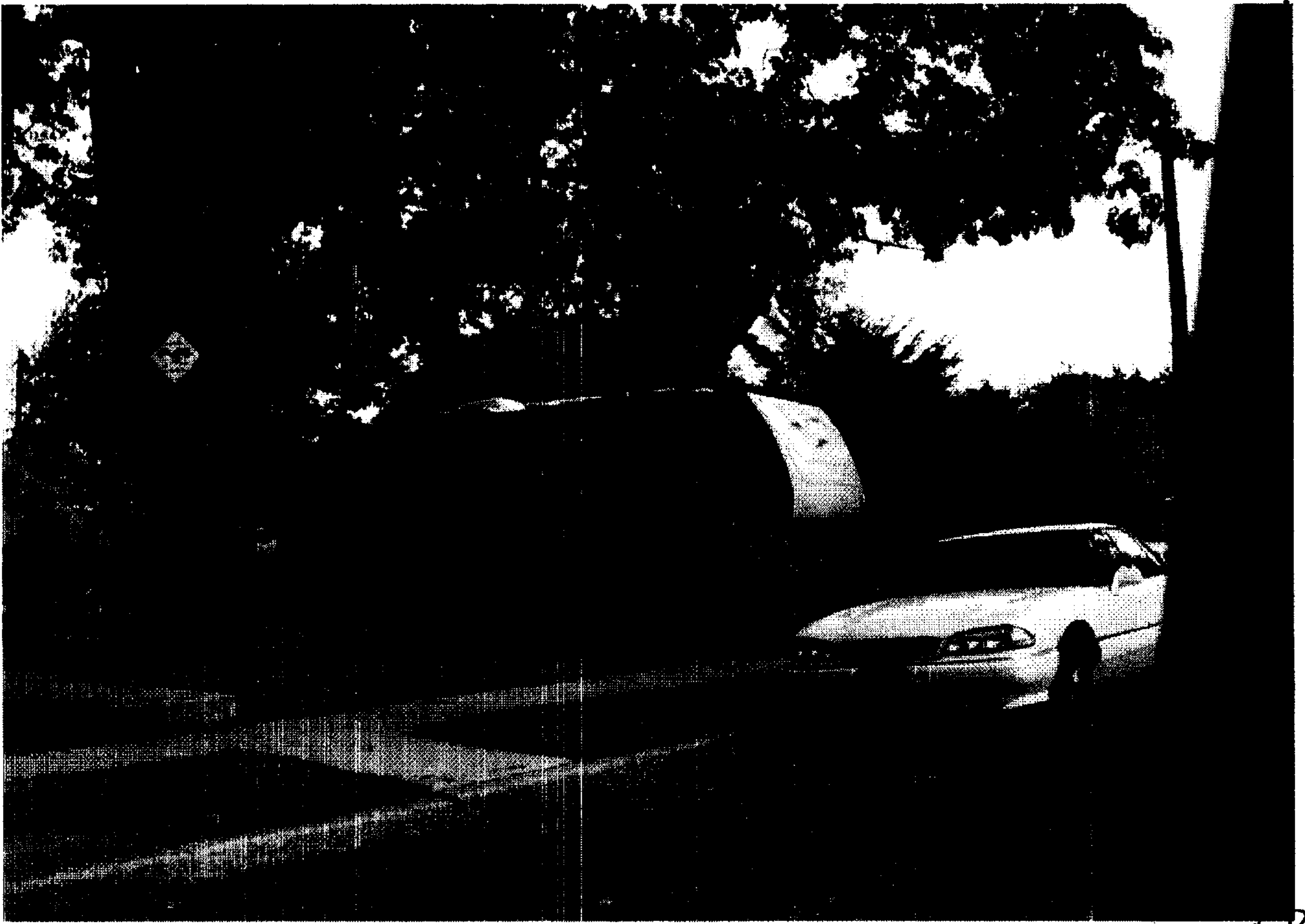


20



RD





4B



4c



4D