

IN RE: PETITION FOR ADMIN. VARIANCE
S/S of Hunt Pass Court, 325 ft. E
centerline of Pheasant View Place
6th Election District
6th Councilmanic District
(20005 Hunt Pass Court)

Debra A. & Gary R. Dayton
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-089-A

* * * * *

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, Debra A. and Gary R. Dayton. The administrative variance is requested for property located at 20005 Hunt Pass Court in the Parkton 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 an addition with a front yard setback of 37 ft. in lieu of the required 50 ft. and to amend the First Amended Partial Development Plan of "Middletown Ridge", Sections 2 and 3, Lot 39 only. 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 August 22, 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 9/10/04
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 10 day of September, 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 an addition with a front yard setback of 37 ft. in lieu of the required 50 ft. and to amend the First Amended Partial Development Plan of

RECEIVED FOR FILE
Date 9/10/04
By Ray

"Middletown Ridge", Sections 2 and 3, Lot 39 only, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions 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;
2. Compliance with any recommendations, if any, made by the Department of Environmental Protection & Resource Management (DEPRM).
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

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

WHEN RECEIVED FOR FILING
Date 9/10/09
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

September 10, 2004

Mr. & Mrs. Gary R. Dayton
20005 Hunt Pass Court
Parkton, Maryland 21120

Re: Petition for Administrative Variance
Case No. 05-089-A
Property: 20005 Hunt Pass Court

Dear Mr. & Mrs. Dayton:

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 dark 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



Printed on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 20005 HUNT PASS COURT
PARKTON, MARYLAND 21120
which is presently zoned RC5

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) 1A04.3.B.2 BCZR

TO PERMIT AN ADDITION WITH A FRONT YARD SETBACK OF 37'
IN LIEU OF THE REQUIRED 50' AND TO AMEND THE 1ST
AMENDED PARTIAL DEVELOPMENT PLAN OF MIDLETON RIDGE,
SECTIONS 2 & 3, LOT 39 ONLY

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

Name - Type or Print

Signature

Signature

Address

Telephone No.

Name - Type or Print

City

State

Zip Code

Signature

20005 HUNT PASS COURT 410-343-2001
Address Telephone No.

PARKTON, MARYLAND 21120
City State Zip Code

Representative to be Contacted: 410-895-4458

Attorney For Petitioner:

Name - Type or Print

Signature

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 9/10/04 day of September 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. 05-089-A

Reviewed By JF Date 8/10/04

Estimated Posting Date 8-22-04

REV 10/25/01

RECEIVED FOR FILING
9/10/04

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 20005 HUNT PASS 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):

SEE ATTACHED

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature
GARY R. DAYTON
Name - Type or Print

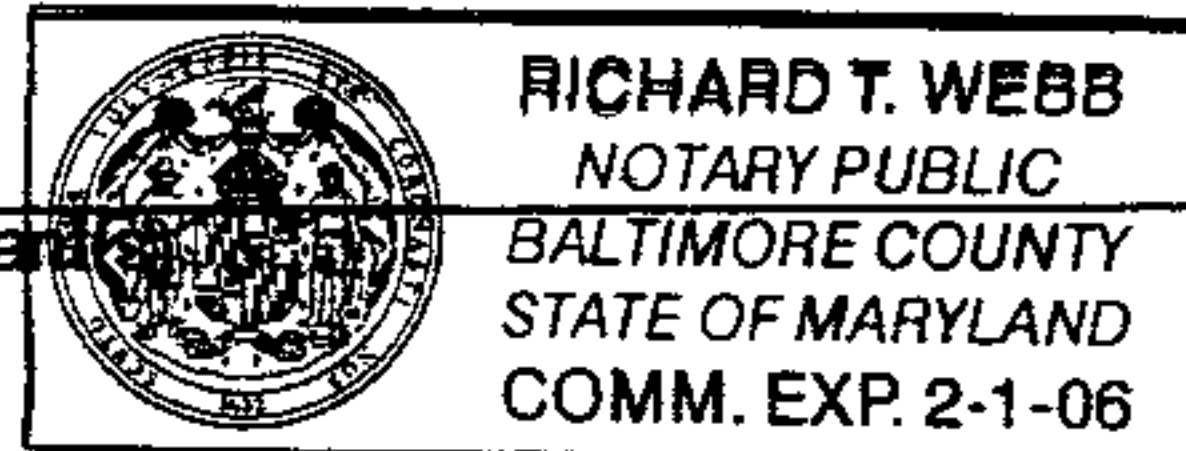
Debra A. Dayton
Signature
Debra A. DAYTON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13 day of August, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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

AS WITNESS my hand and Notarial Seal



Richard T. Webb
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 20005 HUNT PASS 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):

SEE ATTACHED

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

[Signature]
Signature
GARY R. DAYTON
Name - Type or Print

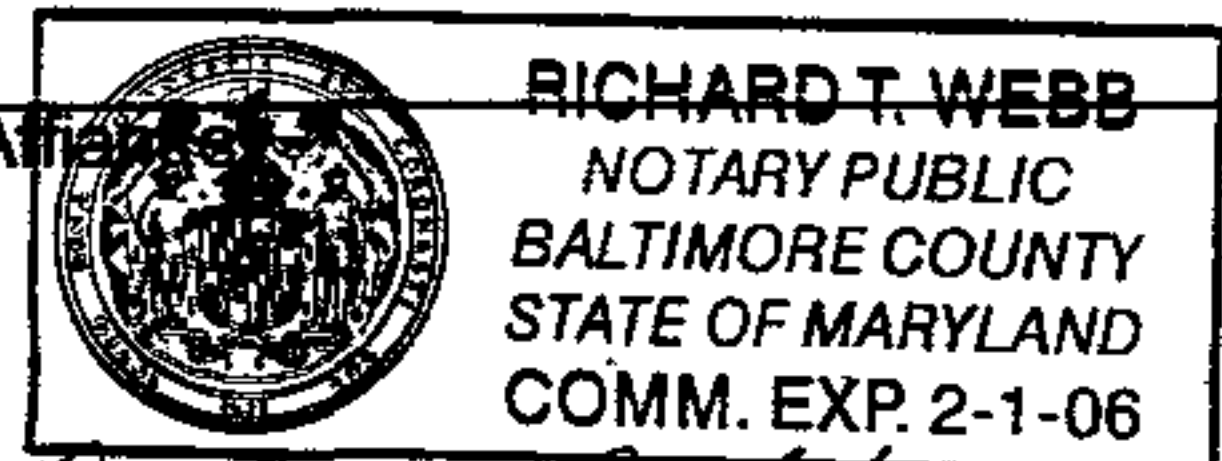
[Signature]
Signature
Debra A. DAYTON
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13 day of August, 2004, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

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 _____



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

20005 HUNT PASS COURT
for the property located at PARKTON, MARYLAND 21120
which is presently zoned RC3

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) 1A04.3.B.2 BCZR

TO PERMIT AN ADDITION WITH A FRONT YARD SETBACK OF
37' IN LIEU OF THE REQUIRED 50', AND TO AMEND THE
1ST AMENDED PARTIAL DEVELOPMENT PLAN OF MIDDLETOWN RIDGE
SECTIONS 2 & 3, LOT 39 ONLY.

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

GARY R. DAYTON
Name - Type or Print

Signature

Signature

Address

Telephone No.

City

State

Zip Code

Debra A. DAYTON
Name - Type or Print

Signature

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

20005 HUNT PASS COURT 410 343 2001
Address Telephone No

Parkton, Maryland 21120
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. 05-089-A

Reviewed By JF Date 8/13/04

REV 10/25/01

Estimated Posting Date 8-22-04

REASONS IN SUPPORT OF REQUESTED VARIANCE

20005 Hunt Pass Court

A variance is requested to the front yard setback requirement in order to construct an addition to the existing dwelling. The addition will accommodate living space in the basement and a larger bedroom on the first floor. By constructing this addition, the intent is to replicate the house module (garage) on the right side of the dwelling. This will create symmetry with the house structure and maintain a pleasing aesthetic appearance. Other locations were explored but the only functional location is the one that is being proposed.

Due to the orientation of the existing dwelling i.e. the dwelling is set at an angle to the property line rather than parallel to it, the front yard setback requirement is being reduced when the addition is constructed. To the left of this addition is over 100 feet of open space.

We respectfully request that the variance request be granted for the above reasons and submit that unreasonable hardship and practical difficulty would result if the request was denied.

VARIANCE DESCRIPTION

Located on the south side of Hunt Pass Court approximately 325' east of the centerline of Pheasant View Place and known as lot 39 as shown on the 2nd amended Plat B Section Three of Middletown Ridge, which lot is recorded in the land records of Baltimore County in book 57 page 53. Containing 1.469 acres of land and known as 20005 Hunt Pass Court.

089

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **39728**

DATE **8-13-04**

ACCOUNT **001-006-0150**

AMOUNT **\$ 110.00**

RECEIVED FROM: **Gary Dayton**

FOR: **20005 Misc Pass at THEM AORD**
Adm. Div.

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS DATE TIME

8/16/2004 8/13/2004 14:32:46

NO. 00000000000000000000

SHEET 11 OF 11

Dept: 5 520 ZONING VERIFICATION

EX. NO. 039723

Receipt for

\$110.00 to \$110.00

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE POSTING

RE: Case No.: 05-089-A

Petitioner/Developer: _____

GARY & DEBRA DAYTON

Date of Hearing/Closing: 9/6/04

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention:

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at _____

20005 HUNT PASS CT

The sign(s) were posted on _____

8/22/04

(Month, Day, Year)

CASE # 05-089-A

Sincerely,

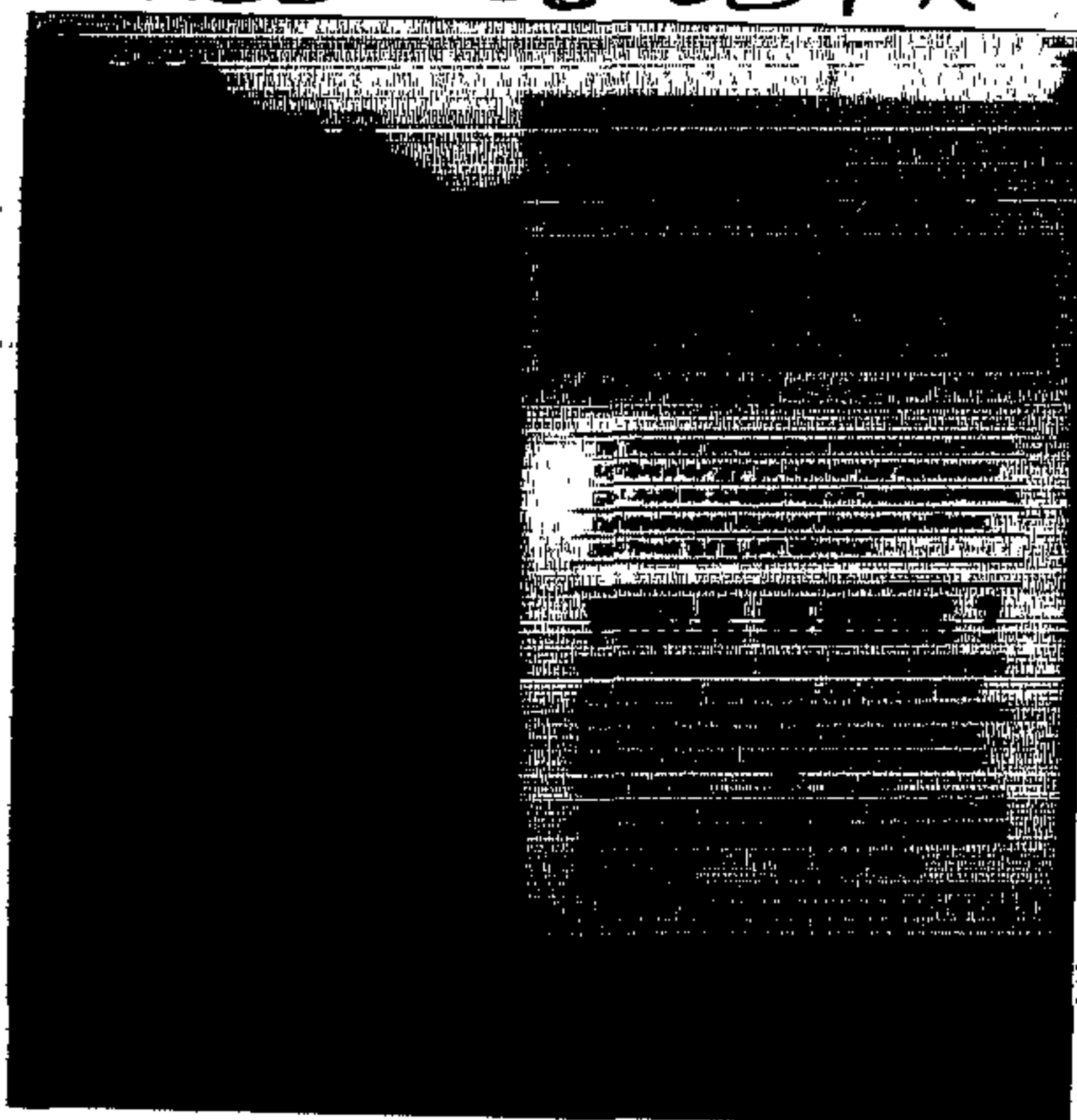
Richard E. Hoffman 8/22/04
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

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

(410) 879-3122
(Telephone Number)



20005 HUNT PASS CT

POSTED 8/22/04

Richard E. Hoffman 8/22/04

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 089 -A

Address 20005 HUNT PASS CT.

Contact Person: J. Fernando
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 8-13-04

Posting Date: 8-22-04

Closing Date: 9-6-04

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 05- 089 -A

Address 20005 HUNT PASS CT

Petitioner's Name Gary & Debra Dayton

Telephone 410-343-2000

Posting Date: 8-22-04

Closing Date: 9-6-04

Wording for Sign: To Permit an addition with a front yard setback of
37' in lieu of the required 50', and to amend the 1st amended
Partial Development Plan of Middletown Ridge, Sections 2 & 3,
Lot 39 only.

WCR - Revised 6/25/04

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (SCZR) 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 05-089-A

Petitioner GARY & DEBRA DAYTON

Address or Location 20005 HUNT PASS COURT
BALTO. MD. 21120

PLEASE FORWARD ADVERTISING BILL TO:

Name GARY DAYTON

Address 20005 HUNT PASS CT.
BALTO MD. 21120

Telephone Number: 410-343-2001

**Department of Permits
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*

September 7, 2004

Gary R. Dayton
Debra A. Dayton
20005 Hunt Pass Court
Parkton, Maryland 21120

Dear Mr. and Mrs. Dayton:

RE: Case Number:05-089-A, 20005 Hunt Pass Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on August 10, 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." The signature is written 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



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

August 24, 2004

ATTENTION: Zoning Review planners

Distribution Meeting of: August 23, 2004

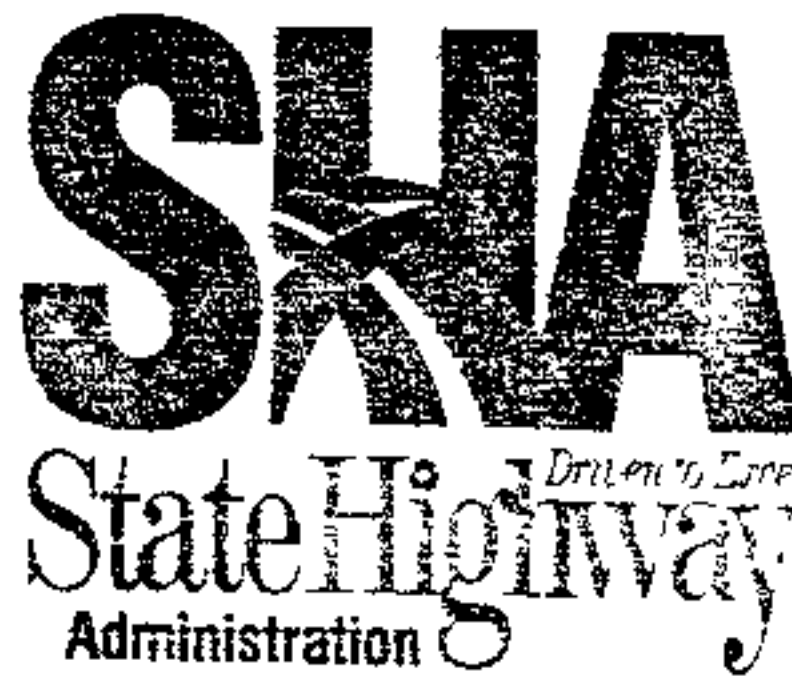
Item No.: 073, 078, 082-089

Pursuant to your request, the referenced plan(s) have been reviewed 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



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

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

Maryland Department of Transportation

Date: 8.20.04

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

RE: Baltimore County
Item No. 089 JRF

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,

A handwritten signature in black ink, appearing to read "S. D. Foster".

Steven D. Foster, Acting Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Tim Kotroco

FROM: John D. Oltman, Jr JPO

DATE: September 14, 2004

SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of August 23, 2004

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

05-073

04-082

04-083

04-084

04-085

04-087

04-089

Reviewers: Sue Farinetti, Dave Lykens

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: September 8, 2004

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

SUBJECT: Zoning Advisory Petition(s): Case(s) 5-089, 5-095 and 5-098
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

RECEIVED

SEP - 9 2004

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: September 10, 2004

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

SUBJECT: Zoning Advisory Committee Meeting
For August 30, 2004
Item Nos. 073, 078, 082, 083, 086,
087, and 089

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

RWB:CEN:jrb

cc: File

Ref: Gary & Debra Dayton, 20005 Hunt Pass Court, Parkton MD 21120, Plat 39

To Whom It May Concern:

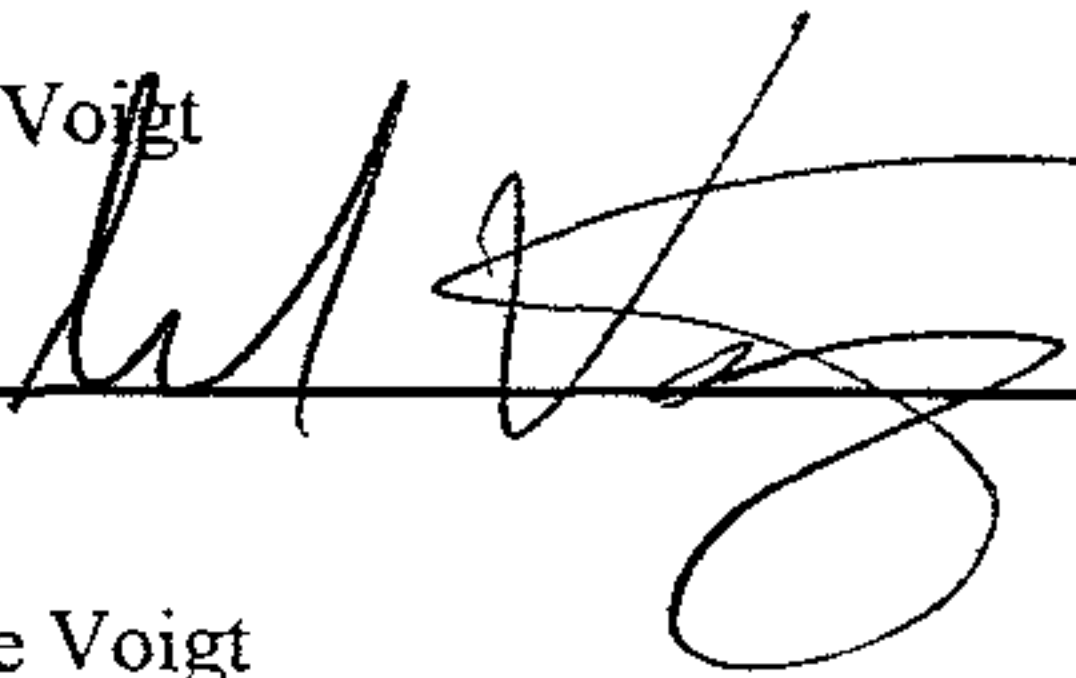
The homeowner at the address above has filed for a variance to the existing 50 foot setback to build an addition on their existing home. The plans have been shared with the homeowner of 20007 Hunt Pass Court since the addition will require a variance to the existing code.

Based on review of the plans, and a physical inspection, we have no concerns over this issue and understand this addition will go over the setback line by approximately 13 feet on the right corner of the house.

Signature of property owners, 20007 Hunt Pass Court, Parkton MD 21130, Plat 40.

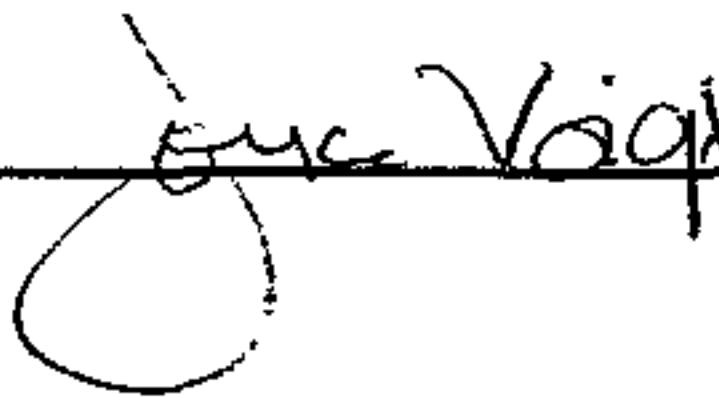
Carl Voigt

Date

 8/7/04

Joyce Voigt

Date

 8/7/04

#089

The map is a hand-drawn survey of Pleasant View Place, R.C. 5. It features a central road network with several branches. The main road is labeled "HUNT" and "PASS". A branch to the right is labeled "CT.". A shaded rectangular area is labeled "SITE". The map includes contour lines and a north arrow. Various survey points and elevations are marked, including "N-126,000", "N-125,000", and "N-124,000". A handwritten note "PLEASANT VIEW PLACE R.C. 5" is present. A handwritten note "NW 32C" is in the bottom right corner. A handwritten note "W32-D" is on the left side. A handwritten note "SITE" is near the shaded area. A handwritten note "# 089" is near the bottom right. A handwritten note "N-126,000" is near the top left. A handwritten note "N-125,000" is near the bottom left. A handwritten note "N-124,000" is near the bottom left. A handwritten note "W32-D" is on the left side. A handwritten note "SITE" is near the shaded area. A handwritten note "# 089" is near the bottom right. A handwritten note "NW 32C" is in the bottom right corner.

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[illegible][illegible]

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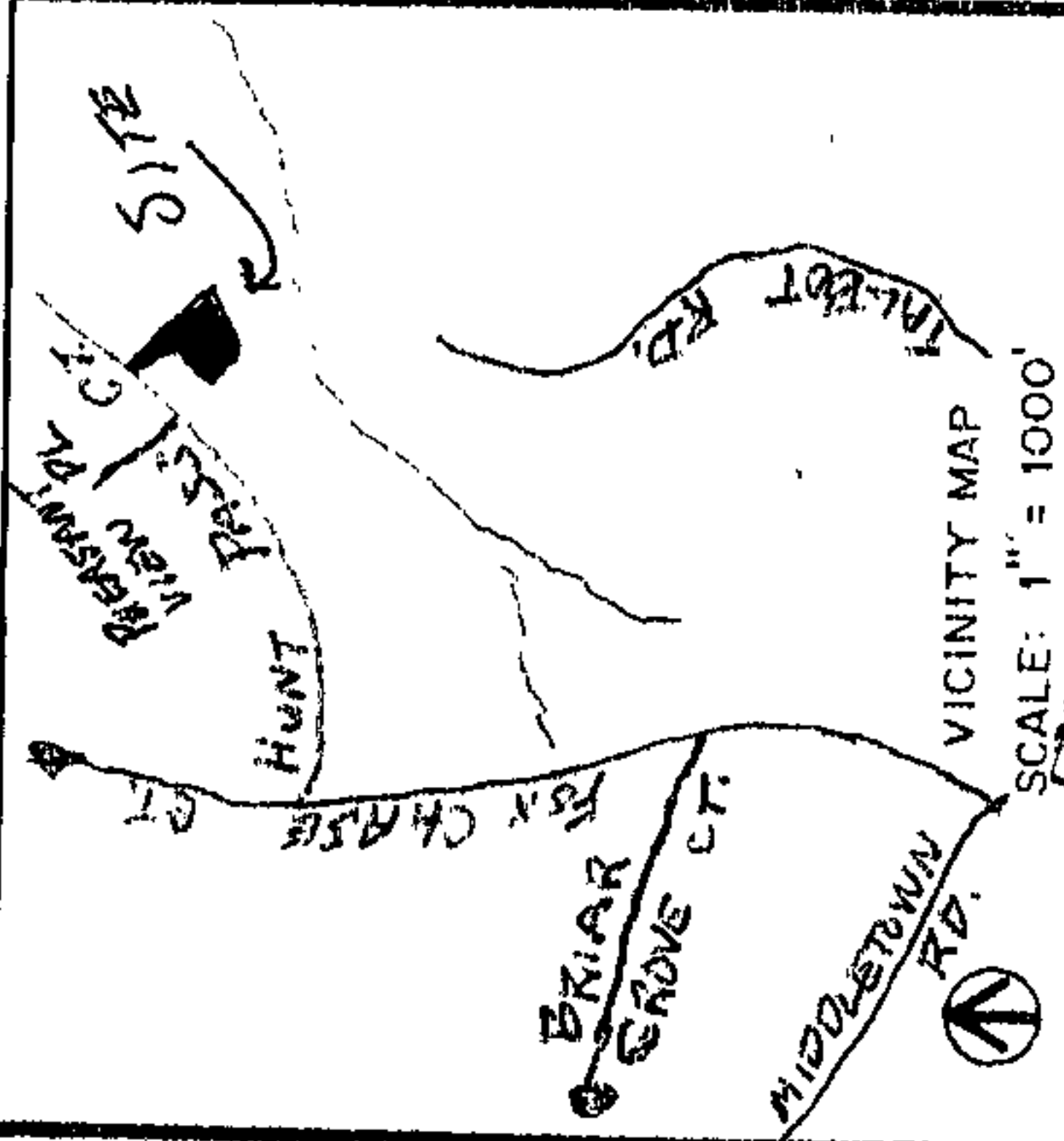
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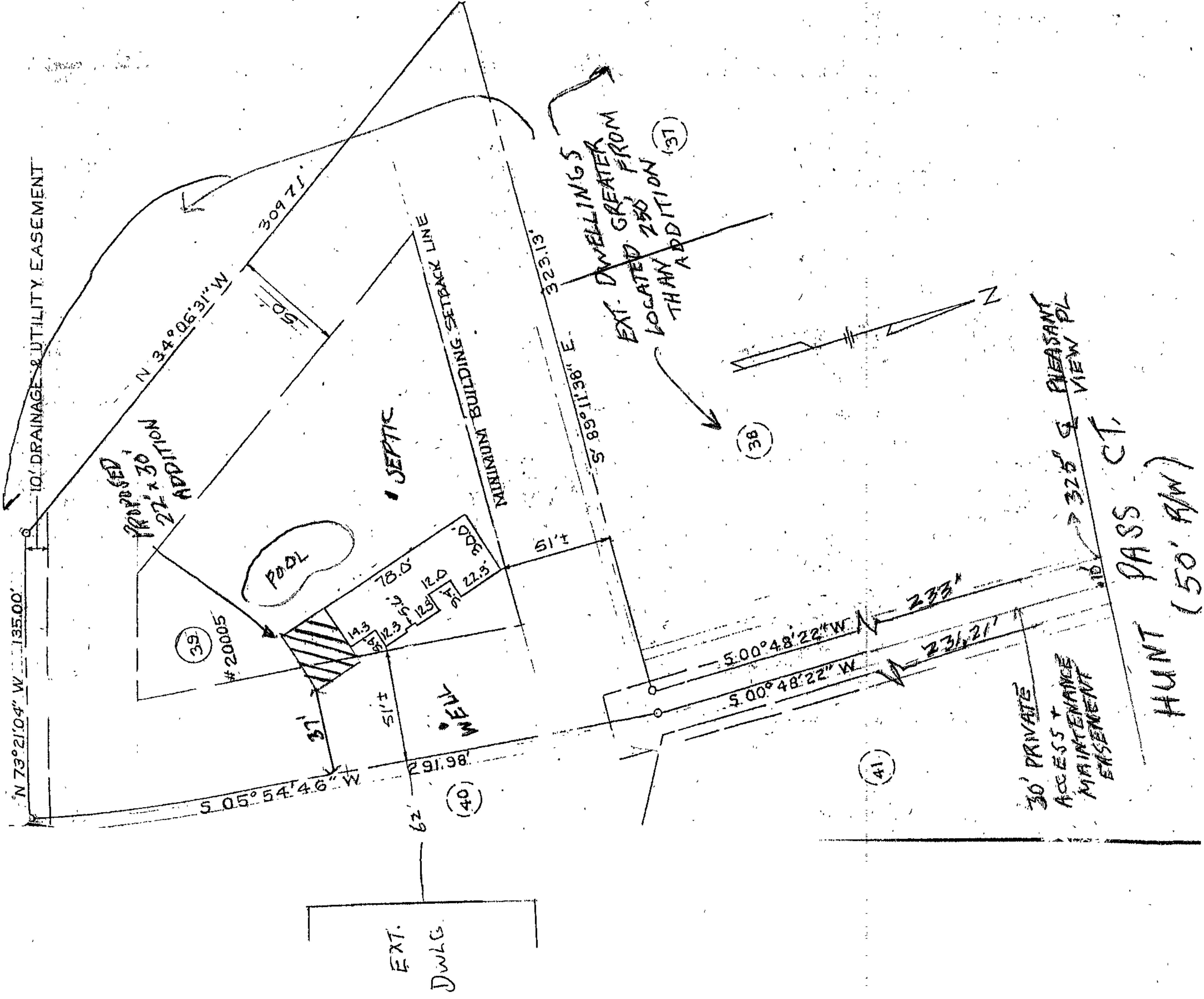
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PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

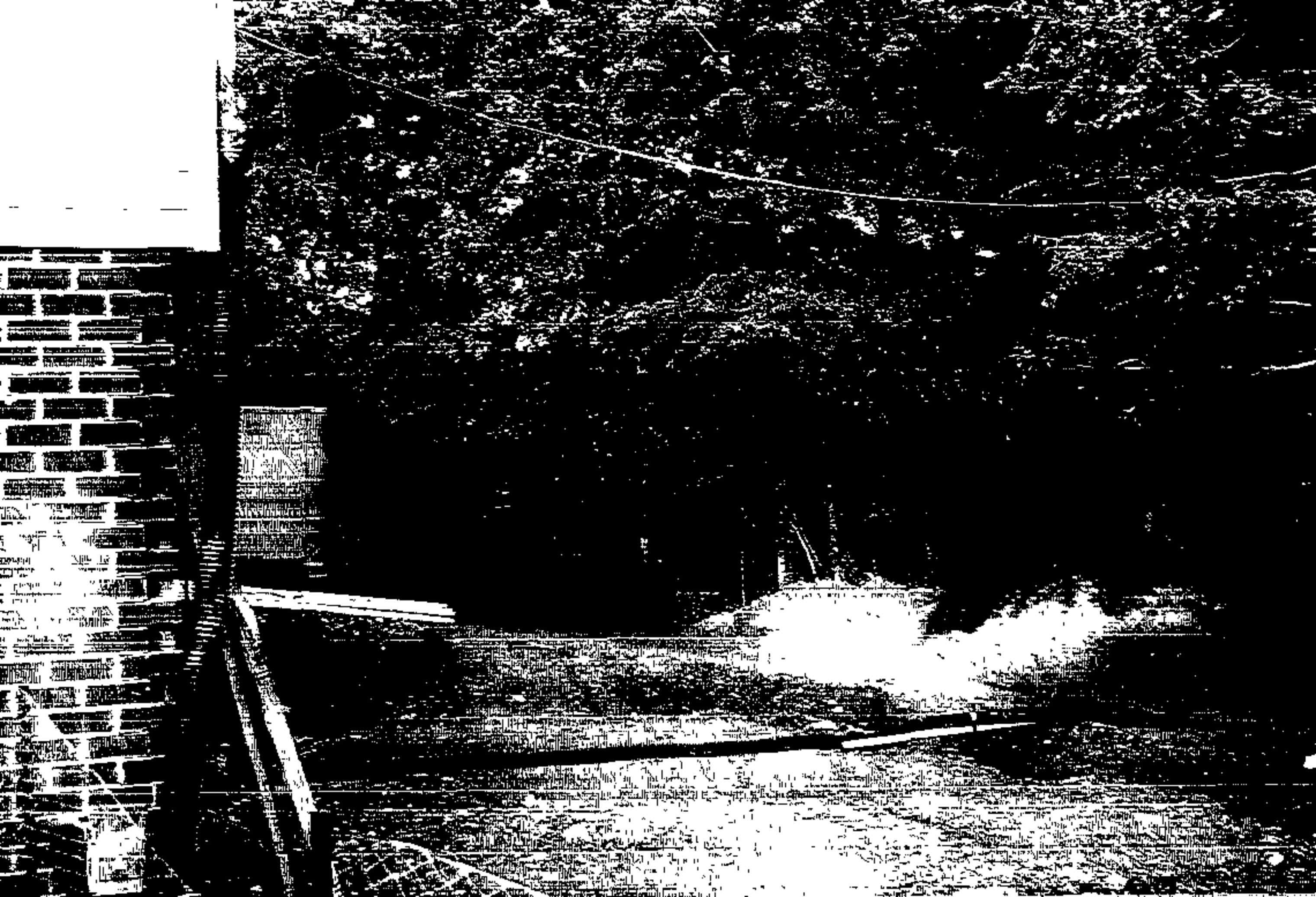
PROPERTY ADDRESS 20005 HUNT PASS CT
SUBDIVISION NAME MIDDLETOWN RIDGE
PLAT BOOK # 57 FOLIO # 53 LOT # 39 SECTION # 3
OWNER DAYTON, GARY + DEBRA

	
LOCATION INFORMATION	
ELECTION DISTRICT <u>6</u>	
COUNCILMANIC DISTRICT <u>6</u>	
1" = 200' SCALE MAP # <u>NW 32C</u>	
ZONING <u>RC 5</u>	
LOT SIZE <u>1.469</u>	
SQUARE FEET	
ACREAGE	PUBLIC ☐ PRIVATE ☒
SEWER ☐	WATER ☒
CHESAPEAKE BAY CRITICAL AREA	YES ☐ NO ☒
100 YEAR FLOOD PLAIN	☐
HISTORIC PROPERTY / BUILDING	☐
PRIOR ZONING HEARING	☒
ZONING OFFICE USE ONLY	CASE #
REVIEWED BY <u>JF</u>	ITEM # <u>089</u>





Looking
West



Looking
East



FRONT



Looking
South



Looking
North



Looking
West



Looking

North