

**IN RE: PETITION FOR ADMIN. VARIANCE \***

N side Hilltop Acres Road, 100 feet E  
c/l Silver Knoll Drive  
11<sup>th</sup> Election District  
5<sup>th</sup> Councilmanic District  
**(5002 Hilltop Acres Road)**

Thomas and Marsha Brett  
*Petitioners*

BEFORE THE

DEPUTY ZONING

COMMISSIONER

FOR BALTIMORE COUNTY

**Case No. 2009-0089-A**

\* \* \* \* \*

**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, Thomas and Marsha Brett for property located at 5002 Hilltop Acres Road. The variance request is from Sections 1B02.3.B and 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition (sunroom) to have a window to property line setback of 11 feet in lieu of the required 15 feet, and to amend the Final Development Plan of Hilltop Acres, Lot 4. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The Petitioners wish to construct a new sunroom (10 feet x 13 feet) on rear of present dwelling to replace an existing sunroom (12 feet x 10 feet). According to the site plan and Petitioners, the newly constructed sunroom will be supported by the existing deck (approximately 13 feet x 16 feet) that will be reinforced to support both the sunroom and a future hot tub.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on October 12, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

RECEIVED FOR FILING

Date 10-30-08

By 193

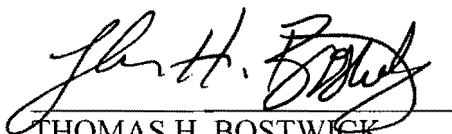
The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and 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 compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

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 30<sup>th</sup> day of October, 2008 that a Variance from Sections 1B02.3.B and 504.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a proposed addition (sunroom) to have a window to property line setback of 11 feet in lieu of the required 15 feet, and to amend the Final Development Plan of Hilltop Acres, Lot 4, be and is hereby GRANTED, subject to the following:

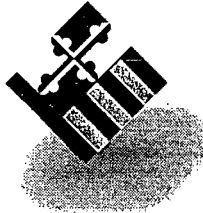
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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

  
THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:dlw

RECEIVED FOR FILING  
Date 10-30-08  
By [Signature]



**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
*County Executive*

THOMAS H. BOSTWICK  
*Deputy Zoning Commissioner*

October 30, 2008

Thomas and Marsha Brett  
5002 Hilltop Road  
Baltimore, Maryland 21128

Re: **PETITION FOR ADMIN. VARIANCE**  
N side Hilltop Acres Road, 100 feet E c/l Silver Knoll Drive  
11<sup>th</sup> Election District - 5<sup>th</sup> Councilmanic District  
(5002 Hilltop Acres Road)  
Thomas and Marsha Brett - *Petitioners*  
**Case No. 2009-0089-A**

Dear Mr. and Mrs. Brett:

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 "Thomas H. Bostwick".

THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:dlw  
Enclosure

c: David McMahan, 7110 Golden Ring Road, Baltimore, MD 21221  
People's Counsel; File



# Petition for Administrative Variance

TO AMEND THE FDP OF HILLTOP ACRES,  
to the Zoning Commissioner of Baltimore County

for the property located at 5002 Hilltop Acres Rdwhich is presently zoned DR 5.5

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)

1B02, 3, B & 504.2 (BC2R) TO

PERMIT A WINDOW TO PROPERTY-LINE SETBACK OF 11ft.  
FOR A SUNROOM IN LIEU OF THE REQUIRED 15ft. AND  
TO AMEND THE FDP OF "HILLTOP ACRES".

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):Thomas Brett

Name - Type or Print

Signature

Marsha Brett

Name - Type or Print

Signature

5002 Hilltop Acres Rd(410) 931-1261

Address

Telephone No.

BaltimoreMD21128

City

State

Zip Code

Representative to be Contacted:David McMahan

Name

7110 Golden Ring Rd(410) 780-0062

Address

Telephone No.

BaltimoreMD21221

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 10 day of October 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. 2009-0089-AReviewed By Jim Date 9/29/08

REV 10/25/01

Estimated Posting Date 10/12/08

RECEIVED FOR FILING

Date 10-30-08By 19W

# 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 5002 Hilltop Acres Rd  
Address  
Baltimore MD 21128  
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):

We would like to construct a new patio room (10'x13') on the rear of our house. Our problem is we cannot meet the required 15ft window to property line, We will only have 11ft. We do have 45ft to next house which is more then required for the 40' window to window setback, This hardship is caused by the shape and width of our lot, even though we have 9,805 sq ft. our lot is only 55ft wide in the front and with a unique 6 sided lot with the north side being 184ft and the rear property line only being 9', This proposed location for the room is the only practical place we could build. As there is an existing 13'x16' deck and an existing 12'x10' sunroom with a sliding glass door leading into the house at this location. The old room is in need to be replaced. We would like to go the full 13ft to the side of our house to cover the full width of the deck so we may place a future hot tub within the patio room and not obstruct the existing sliding glass door.

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.

Thomas Brett  
Signature  
Thomas Brett  
Name - Type or Print

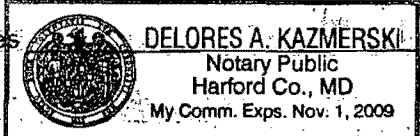
Marsha Brett  
Signature  
Marsha Brett  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 21 day of Sept, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Thomas & Marsha Brett  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Delores A. Kazmerski  
Notary Public  
My Commission Expires  
DELORES A. KAZMERSKI  
Notary Public  
Harford Co., MD  
My Comm. Exps. Nov. 1, 2009

# 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 5002 Hilltop Acres Rd  
Address  
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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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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.

Thomas A Brett  
Signature

Thomas Brett  
Name - Type or Print

Marsha Brett  
Signature

Marsha Brett  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

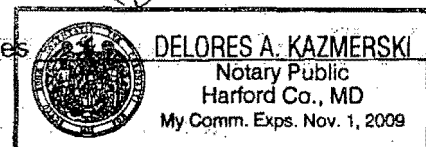
I HEREBY CERTIFY, this 21 day of Sept, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Thomas & Marsha Brett  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Delores A Kazmerski  
Notary Public

My Commission Expires



Zoning Description for 5002 Hilltop Acres Rd.

Beginning at a point on the north side of Hilltop Acres Rd. which is 50 ft. right of way wide at the distance of 100 ft. East of the centerline of the nearest improved intersecting street Silver knoll Dr. which is 50 ft. right of way wide. \*Being lot #4, Block# D , in the subdivision of Hilltop Acres as recorded in the Baltimore county Plat Book #46, Folio #131, containing 9,805.00 SF. Also known as 5002 Hilltop Acres Rd. and located in the 11<sup>th</sup> election district, 5<sup>th</sup> Councilmanic District.

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

No. **22816**

Date **9/29/08**

**PAID RECEIPT**

EXPECTED ACTUAL TIME  
 9/30/2008 9/29/2008 09:15:32

Rev Sub  
 Source/ Rev/

| Fund | Dept | Unit | Sub Unit | Obj  | Sub Obj | Dept Obj | BS Acct | Amount |
|------|------|------|----------|------|---------|----------|---------|--------|
| 001  | 800  | 0000 |          | 6150 |         |          |         | 110.00 |
|      |      |      |          |      |         |          |         |        |
|      |      |      |          |      |         |          |         |        |
|      |      |      |          |      |         |          |         |        |
|      |      |      |          |      |         |          |         |        |
|      |      |      |          |      |         |          |         |        |
|      |      |      |          |      |         |          |         |        |

REC 0001 BALNTH JRIC JNY  
 RECEIPT # 394316 9/29/2008 OFLN  
 5 528 FUNDING VERIFICATION  
 022016

Recpt Tot 1110.00  
 1110.00 CR 4.00 CA  
 Baltimore County, Maryland

Total: **110.00**

Rec From: **T. BRETT**

For: **2009-0089-A**

**DISTRIBUTION**

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

PLEASE PRESS HARD!!!!

**CASHIER'S  
 VALIDATION**

# ZONING NOTICE

## ADMINISTRATIVE VARIANCE

CASE # 2009-0089-A

A VARIANCE TO PERMIT A WINDOW TO PROPERTY LINE  
SETBACK OF 11 FT. IN LIEU OF THE REQUIRED 15 FT AND TO AMEND  
THE FINAL DEVELOPMENT PLAN OF HILTOP ACRES.

## PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY  
REQUEST A PUBLIC HEARING CONCERNING  
THE PROPOSED VARIANCE, PROVIDED IT  
IS DONE IN THE ZONING OFFICE BEFORE  
4:30 p.m. ON 10-27-08

ADDITIONAL INFORMATION IS AVAILABLE AT  
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT  
111 W. CHESAPEAKE AVE.  
TOWSON, MD. 21204 TEL. 897-3391

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE. UNDER PENALTY OF LAW. RETURN BOTH TO ZADM, RM. 104

MEETING IS HANDICAP ACCESSIBLE

# CERTIFICATE OF POSTING

RE: Case No.: 2009-0089-A \_\_\_\_\_

Petitioner/Developer: \_\_\_\_\_

T. Brett

Date of Hearing/Closing: Oct 27, 08

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

ATTN: Kristen Matthews

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: \_\_\_\_\_

5002 Hilltop Acres Road

The sign(s) were posted on Oct 12, 08  
(Month, Day, Year)

Sincerely,

Robert Black Oct 13, 08  
(Signature of Sign Poster) (Date)

SSG Robert Black

\_\_\_\_\_  
(Print Name)

1508 Leslie Road

\_\_\_\_\_  
(Address)

Dundalk, Maryland 21222

\_\_\_\_\_  
(City, State, Zip Code)

(410) 282-7940

\_\_\_\_\_  
(Telephone Number)

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2009- 0089 -A Address 5002 Hilltop Acres Rd.

Contact Person: J. Meppen Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 9/29/09 Posting Date: 10/12 Closing Date: 10/27

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

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification, usually within 10 days of the closing date if all County agencies' comments are received, as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner); notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

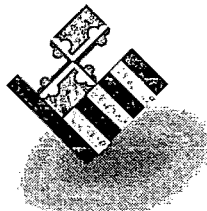
Case Number 2009- 0089 -A Address 5002 Hilltop Acres Rd.

Petitioner's Name T. BRETT Telephone 410-931-1261

Posting Date: 10/12/08 Closing Date: 10/27/08

Wording for Sign: A VARIANCE  
To Permit A WINDOW TO PROPERTY - LINE  
SETBACK of 11ft. IN LIEU OF THE REQUIRED  
15ft AND TO AMEND THE FINAL DEVELOPMENT  
PLAN of HILLTOP ACRES.

WCR - Revised 7/7/08



**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
*County Executive*

TIMOTHY M. KOTROCO, *Director*  
*Department of Permits and*  
*Development Management*  
October 27, 2008

Thomas & Marsha Brett  
5002 Hilltop Acres Rd.  
Baltimore, MD 21128

Dear: Thomas & Marsha Brett

RE: Case Number 2009-0089-A, 5002 Hilltop Acres Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on September 29, 2008. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

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

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:lnw

Enclosures

c: People's Counsel  
David McMahan, 7110 Golden Ring Rd., Baltimore, MD 21221

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** October 23, 2008

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

RECEIVED  
OCT 24 2008

BY: \_\_\_\_\_

**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 09-089- 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 Donnell Zeigler in the Office of Planning at 410-887-3480.

Prepared By:  
CM/LL

*Curtis Murray*

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

**DATE:** October 7, 2008

**FROM:** <sup>DAK</sup>Dennis A. Kennedy, Supervisor  
Bureau of Development Plans  
Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For October 13, 2008  
Item Nos. 09-0077-A, 0081, 0085-A, 0086-A,  
0088-A and 0089-A

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

DAK:CEN:lrk  
cc: File  
ZAC-10072008 -NO COMMENTS



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

State Highway  
Administration

John D. Porcari, Secretary  
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 10/10/2008

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

RE: Baltimore County  
Item No. ~~2009-0089-A~~  
5062 HILLTOP ACRES RD  
BRETT PROPERTY  
ADMIN. VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. ~~2009-0089-A~~

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

<sup>FDF</sup> Steven D. Foster, Chief  
Engineering Access Permits  
Division

SDF/MB

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



# PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

PROPERTY ADDRESS 5002 Hilltop Acres Rd

SUBDIVISION NAME Hilltop Acres

PLAT BOOK # 46 FOLIO # 131 LOT # 4 SECTION #     

OWNER Thomas & Marsha Brett

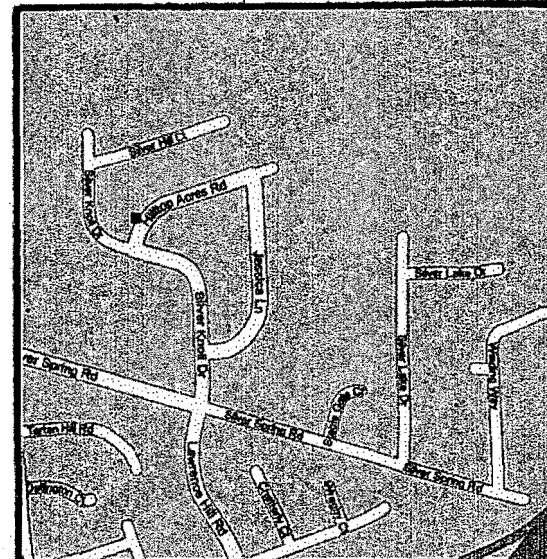
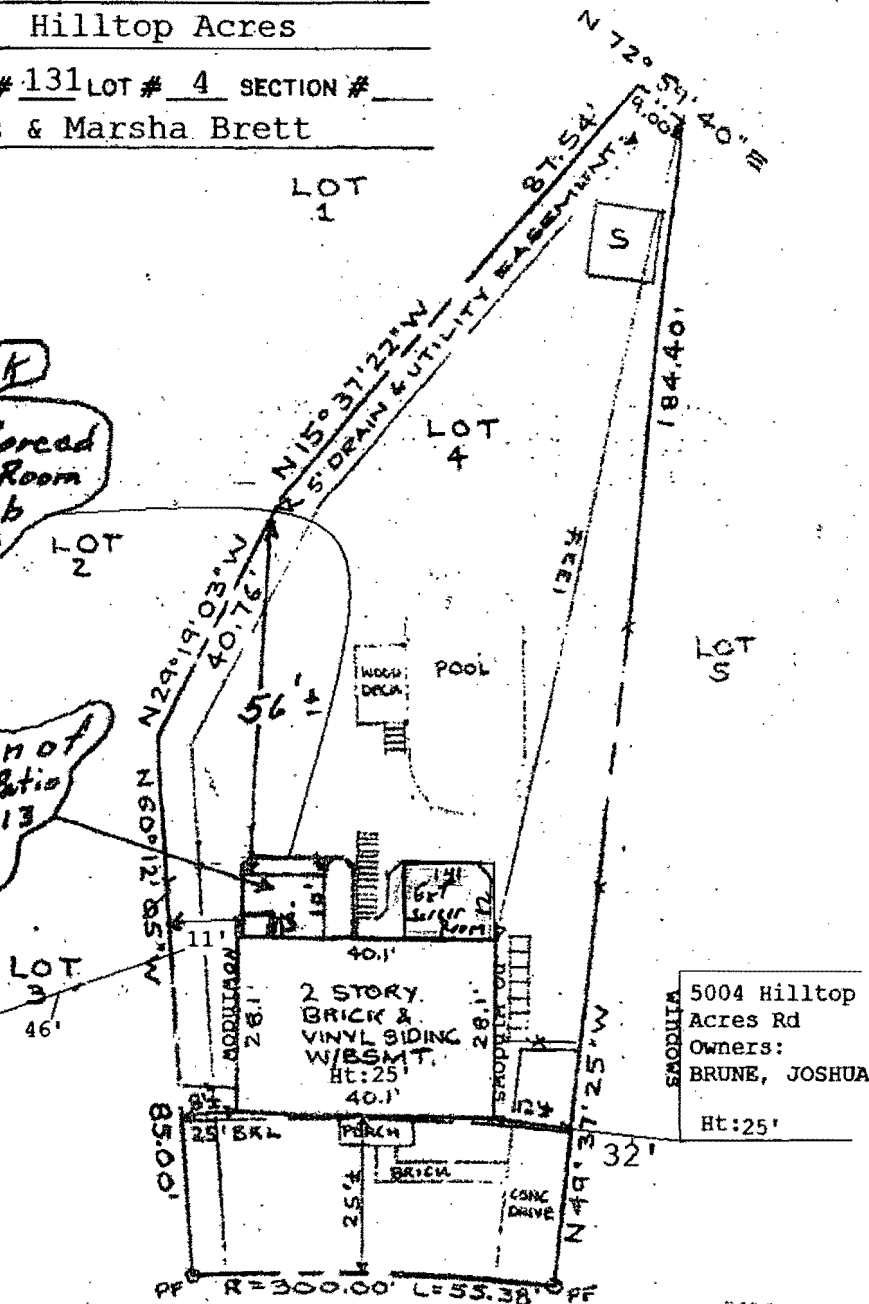
Existing deck  
12'6" x 16'  
To be reinforced  
To support Room  
and Hot Tub  
as To Code

Location of  
Proposed Patio  
Room. 10' x 13'  
on Existing  
12'6" x 16'  
deck

5000 Hilltop Acres rd  
Owners: KUEHN, VERNON  
KAHL, YVONNE  
Ht: 25'



NORTH



## LOCATION INFORMATION

|                              |                                     |                                        |
|------------------------------|-------------------------------------|----------------------------------------|
| ELECTION DISTRICT            | 11th                                |                                        |
| COUNCILMANIC DISTRICT        | 15th                                |                                        |
| 1"=200' SCALE MAP #          | 072B3                               |                                        |
| ZONING                       | DR 5.5                              |                                        |
| LOT SIZE                     | 9,805                               |                                        |
|                              | ACREAGE                             | SQUARE FEET                            |
|                              | PUBLIC                              | PRIVATE                                |
| SEWER                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>               |
| WATER                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>               |
| CHESAPEAKE BAY CRITICAL AREA | YES <input type="checkbox"/>        | NO <input checked="" type="checkbox"/> |
| 100 YEAR FLOOD PLAIN         | <input type="checkbox"/>            | <input checked="" type="checkbox"/>    |
| HISTORIC PROPERTY/BUILDING   | <input type="checkbox"/>            | <input checked="" type="checkbox"/>    |
| PRIOR ZONING HEARING         |                                     |                                        |

## ZONING OFFICE USE ONLY

REVIEWED BY      ITEM #      CASE #     

PREPARED BY Gerard Andersen

SCALE OF DRAWING: 1" = 30'

DR 1

Pt. Bk. 52 Folio 65 2000000217

SILVER WOODS (PDM File/Project # )

2200004499

1800011436

DR 5.5

CASE # 1964-0309

072B3

Flood Zone X

NE 9-H

1900000575

Pt. Bk. 46 Folio 131

DR 3.5

1111047600

SILVER HILL CT

HILLTOP ACRES RD

SILVER KNOLL DR

SILVER KNOLL DR

SILVER KNOLL DR

TROVATO, JAMES THOMAS (PDM File/Project # )

1123075971

11 ED  
5 CD



Front View of 5002 Hilltop Acres Rd.



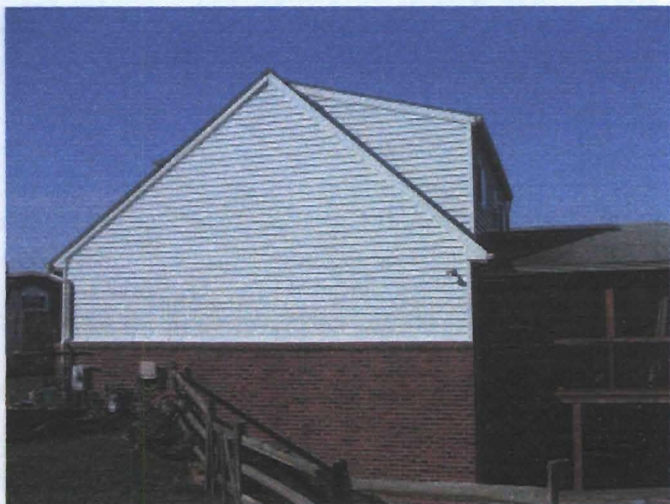
Rear View and location of proposed patio room.



View of 5004 Hilltop Acres Rd.  
Facing our property



View of north side of our home  
Facing 5004 Hilltop Acres Rd.



View of 5000 Hilltop Acres Rd.  
Facing our property



View of south side of our home  
facing 5000 Hilltop Acres Rd.