

MEMORANDUM

DATE: July 24, 2019
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2019-0333-A - Appeal Period Expired

The appeal period for the above-referenced case expired on July 22, 2019. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlw

c: / Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(406 Worton Road)		
15 th Election District	*	OFFICE OF ADMINISTRATIVE
7 th Council District		
Peter M. & Ann B. Hobart	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2019-0333-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Peter M. and Ann B. Hobart (“Petitioners”). The Petitioners are requesting Variance relief from § 301.1.A of the Baltimore County Zoning Regulations (“BCZR”), to approve a deck on the left side of the house with a setback of 2 ft., 2 in. in lieu of the required 22.5 ft. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies. The property is located within the Chesapeake Bay Critical Area (“CBCA”) and is subject to Critical Area requirements as noted in the ZAC comment dated June 5, 2019 submitted by the Department of Environmental Protection and Sustainability (“DEPS”).

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on June 1, 2019, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

ORDER RECEIVED FOR FILING

Date 6-20-19

By [Signature]

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code ("BCC"). 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 Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

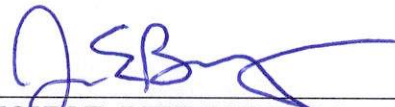
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 20th day of **June, 2019**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 301.1.A of the Baltimore County Zoning Regulations ("BCZR"), to approve a deck on the left side of the house with a setback of 2 ft., 2 in. in lieu of the required 22.5 ft., be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits 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, Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- Petitioners must comply with the DEPS ZAC comment, dated June 5, 2019; a copy of which is attached hereto and made a part hereof.

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



JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw

ORDER RECEIVED FOR FILING

Date 6-20-19

By law

2. Conserve fish, plant, and wildlife habitat;

This is a waterfront property with the required Critical Area buffer covering the majority of the property. Meeting the modified buffer area requirements, lot coverage requirements, tree requirements, and any mitigation requirements for buffer impacts will aid in the conservation of fish, plant, and wildlife habitat in the watershed.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

If the development of the property can meet all modified buffer area, lot coverage, tree, and mitigation requirements, the relief requested will be consistent with established land-use policies.

Reviewer: Paul Dennis

ORDER RECEIVED FOR FILING

Date 6-20-19

By lgw



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 406 Worton Road, Essex MD, 21221

Currently zoned ~~Residential~~ **DR 3.5**

Deed Reference 39855 **100267**

10 Digit Tax Account # 1 5 1 6 1 5 0 5 5 0

Owner(s) Printed Name(s) Peter Merrill Hobart & Ann Brooke Hobart

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the **Affidavit** on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

- X** **ADMINISTRATIVE VARIANCE** from Section(s) **301.1.A BC212** to **APPROVE a deck on the left side of house with a set back of 2'2" in lieu of the Required 22.5 FT**

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

- ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Peter Merrill Hobart

Ann Brooke Hobart

Name #1 - Type or Print

Name #2 - Type or Print

Signature #1

Signature #2

406 Worton Road

Essex

MD

Mailing Address

City

State

21221

410-780-5963

peter.hobart@gmail.com

Zip Code

Telephone #

Email Address

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

Representative to be contacted:

Name Type or Print

Signature

Mailing Address

City

State

Zip Code

Telephone #

Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER

2019-0333-A

Filing Date

5/21/19

Estimated Posting Date

6/2/19

Reviewer

CF

1. 1. 1.

1. The first part of the document is a list of names and addresses, which appears to be a directory or a list of contacts. The names are written in a cursive script, and the addresses are listed below them. The list includes names such as "J. H. Smith", "W. J. Jones", and "A. B. Brown", among others.

Affidavit in Support of Administrative Variance
(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 406 Worton Road Essex MD 21221
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

This request is for a residential lot variance to build an accessory deck structure. The deck will improve the site as it will enhance the water edge view from the residence's many south facing windows. Presently, the window view is marred by a flat roofed, unattractive shed build at an odd angle (relative to the lot) by a previous owner. Since the shed is in the flood plain, it cannot be modified to support the deck and mask its appearance. There is no interest in demolition of the shed since it is valued for storage and for a cellar type work space.

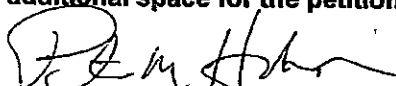
Therefore the deck is designed to be a supplemental, self-supporting structure. It will not connect to either the residence or the shed. It will bridge over much of the shed, increase the utility of the lot space, and enhance the view from the residence. However, the deck's southwest support pillar will encroach, by a few inches, on the setback of the western property line and thus requiring a variance. It should be noted that due to the shed's placement on the lot, this pillar is further from the property line than the southwest corner of the shed.

The deck will not significantly increase the density of the lot.

The deck's location will be in harmony with the spirit and intent of height restrictions as well as area, parking, or sign regulations.

The deck poses no threat to public health, safety, and general welfare.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)


Signature of Owner (Affiant)

Peter Merrill Hobart

Name- Print or Type


Signature of Owner (Affiant)

Ann Brooke Hobart

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

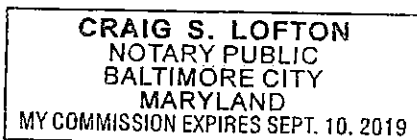
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 17th day of MARCH, 2019, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Peter Merrill Hobart

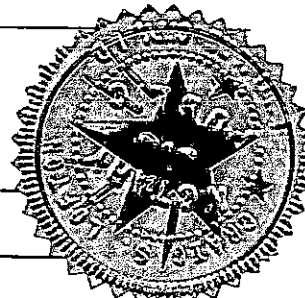
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal



Craig S. Lofton
Notary Public

Sept 10, 2019
My Commission Expires



Zoning Petition Property Description:

Part A

Zoning property description for 406 Worton Rd, Essex beginning on the west side of Worton Rd. which is 25' wide and which is 75' to the next closest intersecting street, Sassafras Rd. which is 25' wide.

Part B

All those three (3) lots of ground situate in the 15th Election District of Baltimore County, State of Maryland and being known and designated as Lots Nos 267A, 270A, and 272A, as shown on Plat "Middleborough" on middle River, which Plat is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 4, folio 191.

2019-0333-A

CERTIFICATE OF POSTING

Date: JUNE 1, 2019

RE: Project Name: 406 WORTON ROAD #1
Case Number /PAI Number: 2019-0333-A
Petitioner/Developer: HOBART
Date of Hearing/Closing: JUNE 17, 2019

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 406 WORTON ROAD

The sign(s) were posted on JUNE 1, 2019

(Month, Day, Year)

Jun 1, 2019 9:14:14 AM
ZONING NOTICE

ADMINISTRATIVE VARIANCE

**406 WORTON ROAD
CASE NO. 2019-0333-A**

REQUEST: TO PERMIT A DECK ON THE LEFT SIDE
OF THE HOUSE WITH A SIDE SETBACK OF 2 FEET 2 IN
IN LIEU OF THE REQUIRED 22.5 FEET

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 the request is received in the Zoning Review Commission before 5 P.M. on June 17, 2019.

Additional information is available at the Department of Permit Approvals and Inspections, Baltimore County Office Building, 111 Chesapeake Avenue, Towson, Md. 21204 (410) 887-3391.

UNDER PENALTY OF LAW, DO NOT REMOVE THIS SIGN UNTIL AFTER ABOVE DATE

(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)

CERTIFICATE OF POSTING

Date: JUNE 1, 2019

RE: Project Name: 406 WORTON ROAD # 2
Case Number /PAI Number: 2019-0333-A
Petitioner/Developer: HOBART
Date of Hearing/Closing: JUNE 17, 2019

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 406 WORTON ROAD

The sign(s) were posted on

JUNE 1, 2019

(Month, Day, Year)

(Signature of Sign Poster)

DAVID W. BILLINGSLEY

(Printed Name of Sign Poster)

601 CHARWOOD COURT

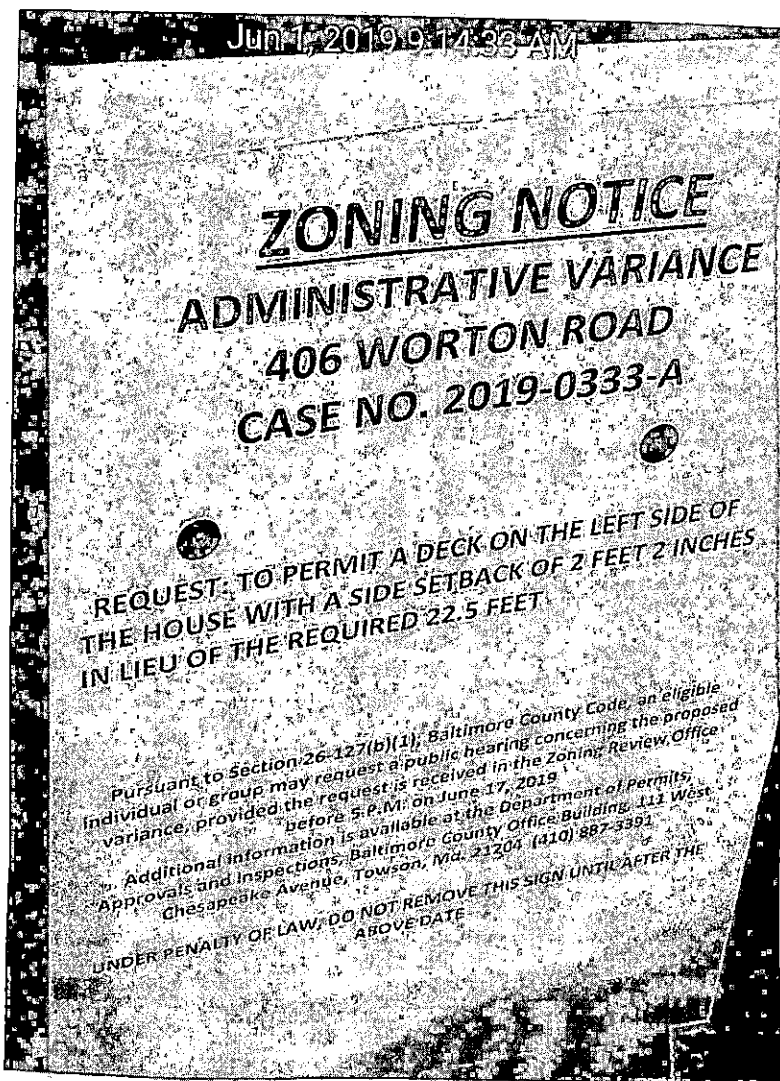
(Street Address of Sign Poster)

EDGEWOOD, MD. 21040

(City, State, Zip Code of Sign Poster)

(410) 679-8719

(Telephone Number of Sign Poster)



ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2019- 0333 -A Address 406 WORTON RD
Contact Person: CHRISTINE FRANK Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 5-21-19 Posting Date: 6-2-19 Closing Date: 6-17-19

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 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 a neighbor (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 Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written 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 Administrative Law Judge), 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 2019- 0333 -A Address 406 WORTON RD
Petitioner's Name PETER HOBART & ANN HOBART Telephone 410-780-5963
Posting Date: 6-2-19 Closing Date: 6-17-19
Wording for Sign: To Permit a deck on the left side of house with a
setback of 2' 2" in lieu of the Regu. Req. 22.5 FT setback

Revised 6/30/2019

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

No. **183791**

Date: **5-21-19**

PAID RECEIPT

BUSINESS ACTION TIME LHM

5/22/2019 5/21/2019 09:39:33 2

REG 9802 WALKIN JEL

>>RECEIPT # 001930 5/21/2019 DFLH

Dept 5 528 ZONING VERIFICATION

183791

Receipt Tot: \$ 75.00

75.00 CR .00 CR

Baltimore County, Maryland

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

Total: **75.00**

Rec

From:

Admin. Variance

2019-0333-A

For:

406 WORTON RD

PETER MARSH

Don Brooke Hobart

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

June 18, 2019

Peter Merrill Hobart
Ann Brooke Hobart
406 Worton Road
Essex, MD 21221

RE: Case Number: 2019-0333-A, 406 Worton Road

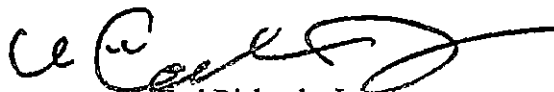
Dear Mr. & Mrs. Hobart:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspections (PAI) on May 21, 2019.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

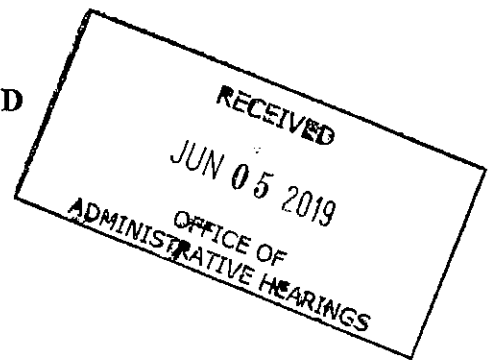

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: kl

C: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: June 5, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0333-A
Address 406 Worton Road
(Hobart Property)

Zoning Advisory Committee Meeting of June 3, 2019.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The Critical Area lot coverage on this property is limited to 25% of the property area above mean high water with an allowance for an additional 500 square feet with mitigation for the amount over 25%. Based on the plan, it appears that the property is and has been historically over this allowance. If the proposed deck can be constructed as a pervious deck (gapped board with no roof and no new lot coverage below) and the buffer impacts are mitigated, the relief requested can result in minimal adverse impacts to water quality. Critical Area Lot coverage is defined in State of Maryland Natural Resources Article §8-1802(a)(17).

ORDER RECEIVED FOR FILING

Date 6-20-19

By [Signature]

6-17

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: June 5, 2019

SUBJECT: DEPS Comment for Zoning Item # 2019-0333-A
Address 406 Worton Road
(Hobart Property)

Zoning Advisory Committee Meeting of June 3, 2019.

EPS has reviewed the subject zoning petition for compliance with the goals of the State-mandated Critical Area Law listed in the Baltimore County Zoning Regulations, Section 500.14. Based upon this review, we offer the following comments:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;

The subject property is located within a Limited Development Area (LDA) and a Modified Buffer Area (MBA) and is subject to Critical Area requirements. The Critical Area lot coverage on this property is limited to 25% of the property area above mean high water with an allowance for an additional 500 square feet with mitigation for the amount over 25%. Based on the plan, it appears that the property is and has been historically over this allowance. If the proposed deck can be constructed as a pervious deck (gapped board with no roof and no new lot coverage below) and the buffer impacts are mitigated, the relief requested can result in minimal adverse impacts to water quality. Critical Area Lot coverage is defined in State of Maryland Natural Resources Article §8-1802(a)(17).

2. Conserve fish, plant, and wildlife habitat;

This is a waterfront property with the required Critical Area buffer covering the majority of the property. Meeting the modified buffer area requirements, lot coverage requirements, tree requirements, and any mitigation requirements for buffer impacts will aid in the conservation of fish, plant, and wildlife habitat in the watershed.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area, which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement and activities of persons in that area can create adverse environmental impacts;

If the development of the property can meet all modified buffer area, lot coverage, tree, and mitigation requirements, the relief requested will be consistent with established land-use policies.

Reviewer: Paul Dennis

(Ar) 6-17-19

CASE NO. 2019- 0333-1A

C H E C K L I S T

<u>Comment Received</u>	<u>Department</u>	<u>Support/Oppose/ Conditions/ Comments/ No Comment</u>
_____	DEVELOPMENT PLANS REVIEW (if not received, date e-mail sent _____)	_____
<u>1.5</u> <u>CSA</u>	DEPS (if not received, date e-mail sent _____)	<u>C</u>
_____	FIRE DEPARTMENT	_____
_____	PLANNING (if not received, date e-mail sent _____)	_____
_____	STATE HIGHWAY ADMINISTRATION	_____
_____	TRAFFIC ENGINEERING	_____
_____	COMMUNITY ASSOCIATION	_____
_____	ADJACENT PROPERTY OWNERS	_____
ZONING VIOLATION	(Case No. _____)	
PRIOR ZONING	(Case No. _____)	
NEWSPAPER ADVERTISEMENT	Date: _____	
SIGN POSTING (1 st)	Date: <u>6-7-19</u>	by <u>Bienigley</u>
SIGN POSTING (2 nd)	Date: _____	by _____
PEOPLE'S COUNSEL APPEARANCE	Yes ☐ No ☐	
PEOPLE'S COUNSEL COMMENT LETTER	Yes ☐ No ☐	

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Account Identifier:		District - 15 Account Number - 1516150550			
Owner Information					
Owner Name:	HOBART PETER MERRILL HOBART ANN BROOKE			Use:	RESIDENTIAL
Mailing Address:	406 WORTON RD BALTIMORE MD 21221-3027			Principal Residence:	YES
				Deed Reference:	/39855/ 00267
Location & Structure Information					
Premises Address:	406 WORTON RD BALTIMORE 21221-3027 Waterfront			Legal Description:	LT 267A-270A-272A MIDDLEBOROUGH
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section: Block: Lot: Assessment Year: Plat No: Plat Ref: 0004/ 0191
0097	0012	0373		0000	267A 2018
Special Tax Areas:			Town: NONE		
			Ad Valorem:		
			Tax Class:		
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use	
1949	2,217 SF		4,960 SF	34	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage Last Major Renovation
2	NO	STANDARD UNIT	SIDING	1 full	
Value Information					
	Base Value	Value	Phase-in Assessments		
		As of 01/01/2018	As of 07/01/2018	As of 07/01/2019	
Land:	199,500	199,500			
Improvements	141,900	138,900			
Total:	341,400	338,400	338,400	338,400	
Preferential Land:	0			0	
Transfer Information					
Seller: PETERS JAMES THOMAS		Date: 01/17/2018		Price: \$475,000	
Type: ARMS LENGTH IMPROVED		Deed1: /39855/ 00267		Deed2:	
Seller: PETERS JAMES T		Date: 06/09/1987		Price: \$40,000	
Type: ARMS LENGTH IMPROVED		Deed1: /07563/ 00567		Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	
Exemption Information					
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019	
County:	000	0.00			
State:	000	0.00			
Municipal:	000	0.00 0.00		0.00 0.00	
Tax Exempt:		Special Tax Recapture:			
Exempt Class:		NONE			
Homestead Application Information					

Homestead Application Status: Approved 05/31/2018

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application

Date:

ZAC AGENDA

Case Number: 2019-0333-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Peter Merrill Hobart & Ann Brooke Hobart
Contract Purchaser: No Contract Purchaser was set.

Critical Area: Yes **Flood Plain:** Yes **Historic:** No **Election Dist:** 15 **Council Dist:** 7

Property Address: 406 WORTON RD
Location: West side of Worton Road 75' South of Sassafras Road.

Existing Zoning: DR 3.5 **Area:** 4,960 SQ FT

Proposed Zoning:

ADMINISTRATIVE VARIANCE:

To approve a deck on the left side of the house with a setback of 2'2' in lieu of the required 22.5 feet.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date: 06/17/2019

Miscellaneous Notes:

Case Number: 2019-0334-A **Reviewer:** Gary Hucik
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: VARIANCE
Legal Owner: Warren G. & Carole L. Grill
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

Property Address: 5902 HILLTOP AVE
Location: North East side of Hilltop Avenue North West 158 feet to centerline of Ingleside Ave.

Existing Zoning: DR 5.5 **Area:** 138 AC

Proposed Zoning:

VARIANCE:

To permit a lot width of 40 feet and side yard setbacks of 7 feet and 7 feet in lieu of the required 55 feet, 10 feet and 10 feet respectively for a new dwelling.

Attorney: Not Available

Prior Zoning Cases: None

Concurrent Cases: None

Violation Cases: None

Closing Date:

Miscellaneous Notes:



← EAST
NEIGHBOR

2019.0333-A



2019-0333-A

Doc # - D333-16

Untitled Map

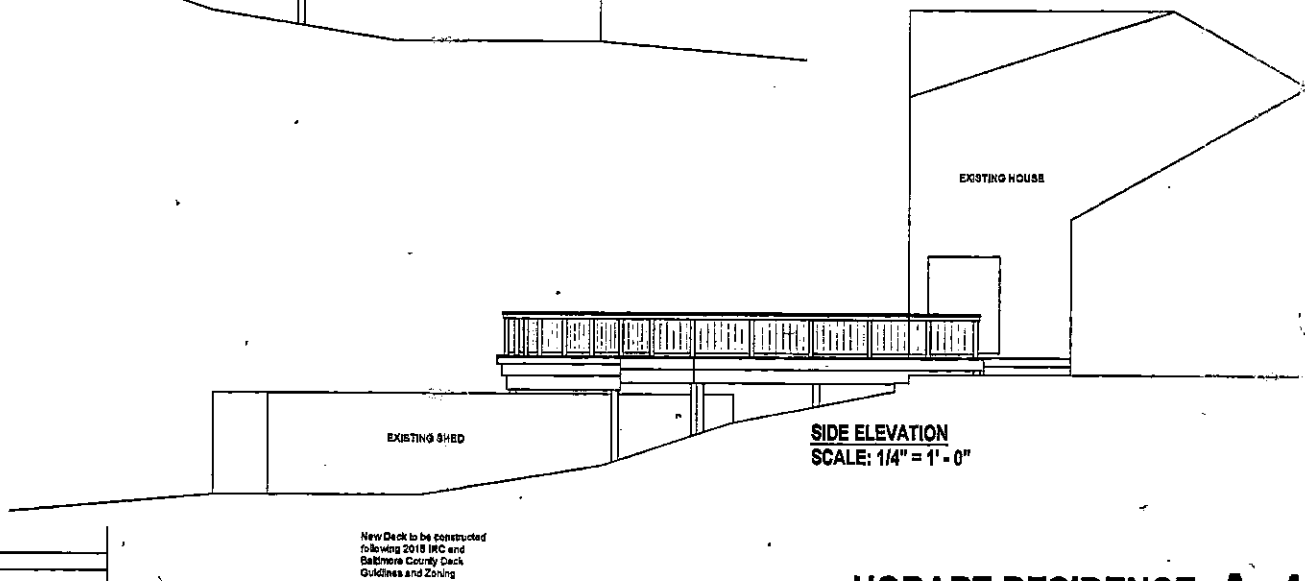
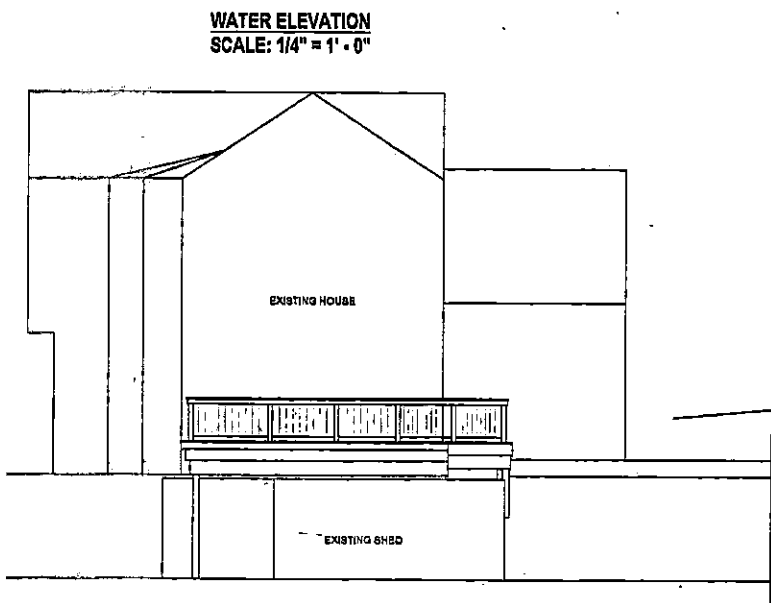
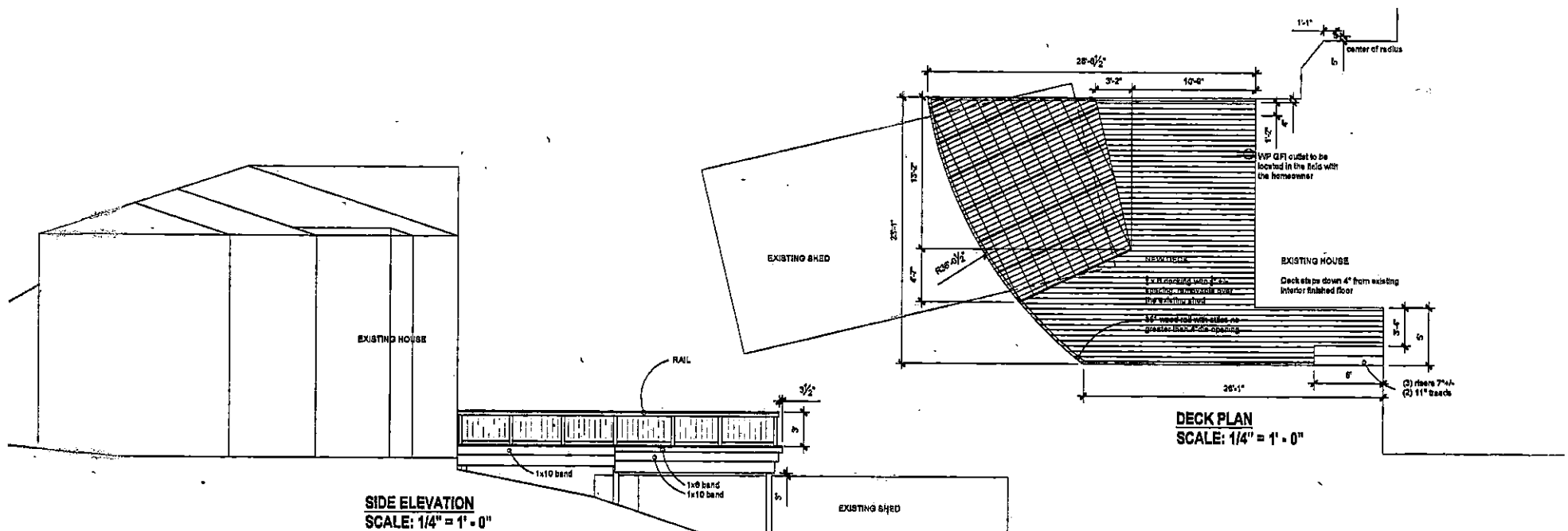
Write a description for your map.

Legend

 406 Worton Rd



5016-0333-17



HOBART RESIDENCE

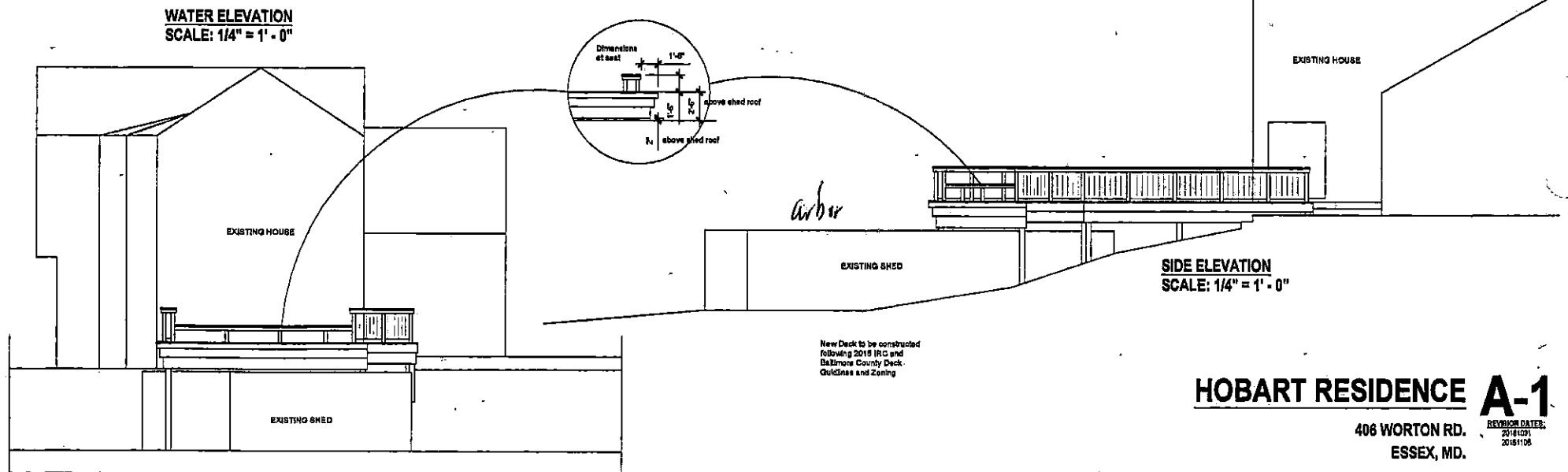
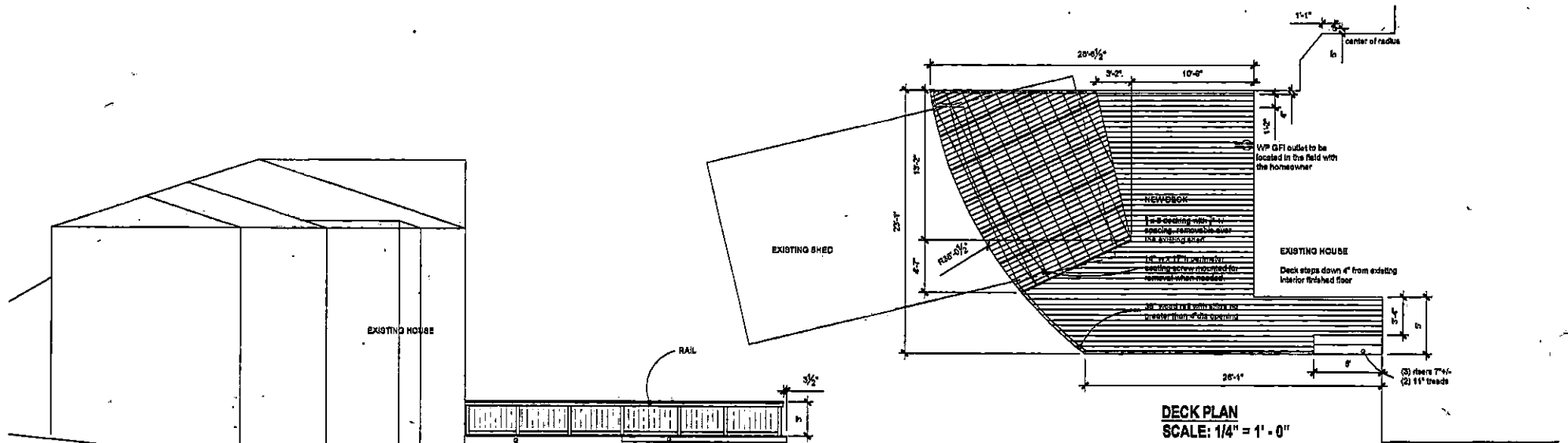
406 WORTON RD.

ESSEX, MD.

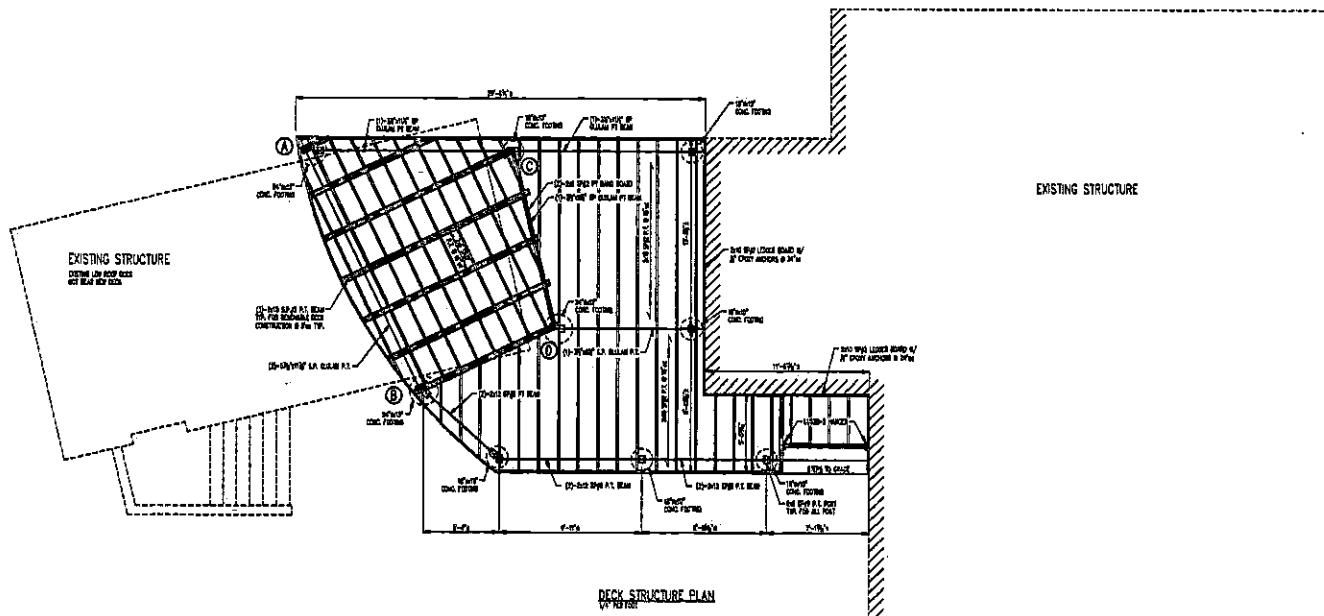
A-1

REMARKS: 2019-03-21

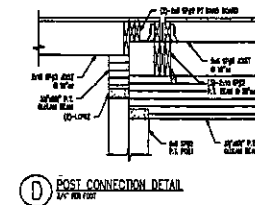
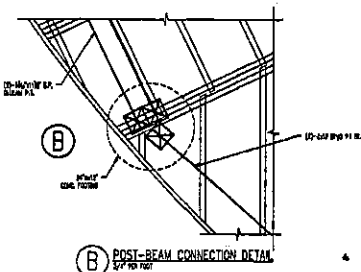
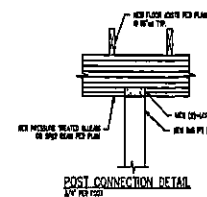
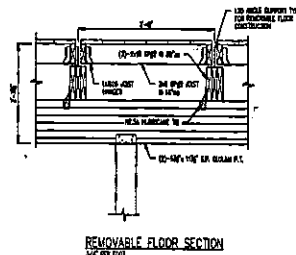
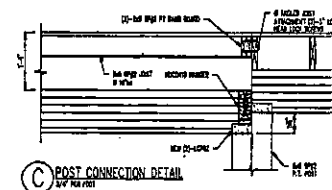
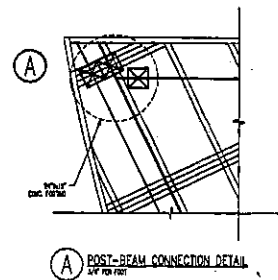
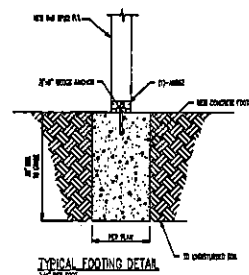
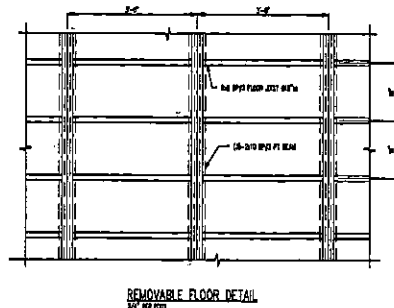
2019-0333-A



2019.0333-A



NOTE:
 DESIGNED PER 2015 IRC
 LIVE FLOOR LOAD - 40PSF
 PRESUMPTIVE SOIL PRESSURE - 2000PSF
 CONCRETE FOOTINGS - 2500PSI MIN.



**STRUCTURAL
ENGINEERING
RESOURCES, LLC**

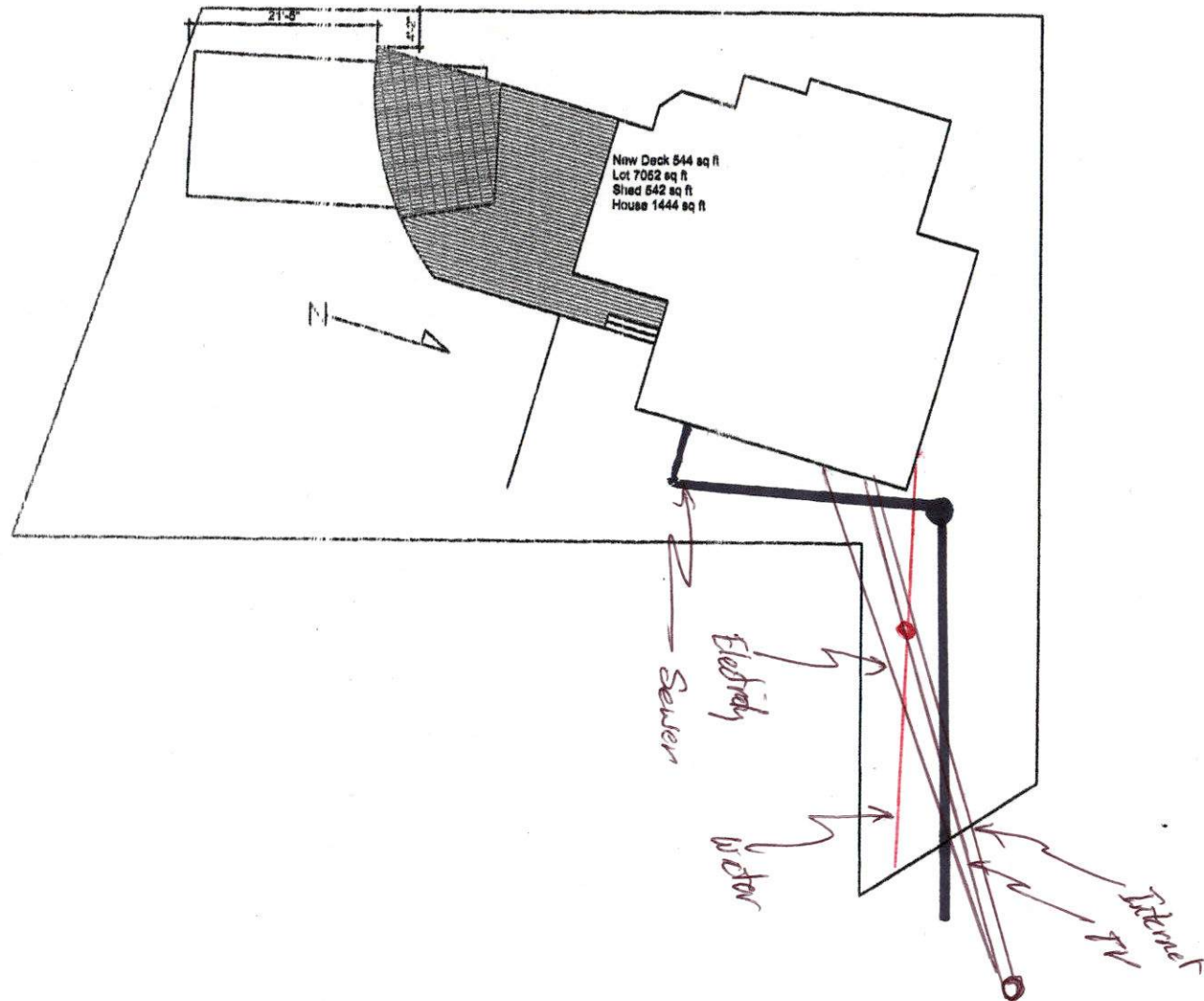
24 NORTH FOUNTAIN STREET
GETTYSBURG, PA 17325
(717) 321-1333
www.SRELIC.com

HOBART RESIDENCE
1850 VINTAGE RD.
ESSEX, MD 21221

10/10/2018
SL

2019-0333-A

2019-0333-A

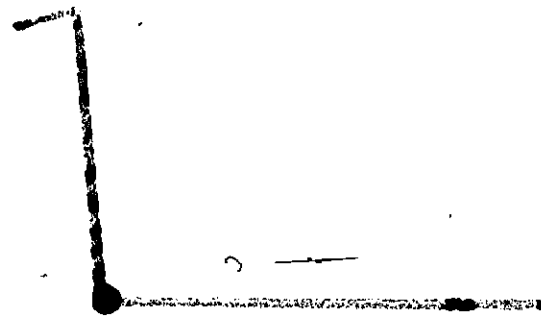


HOBART RESIDENCE

Sent to Lee Allen 1/8/12/29

406 WORTON RD.
ESSEX, MD.

1944



Pet. Ex. 1

406 Worton Road



Publication Date: 5/21/2019



Publication Agency: Permits, Approvals & Inspections
Projection/Datum: Maryland State Plane,
FIPS 1900, NAD 1983/91 HARN, US Foot

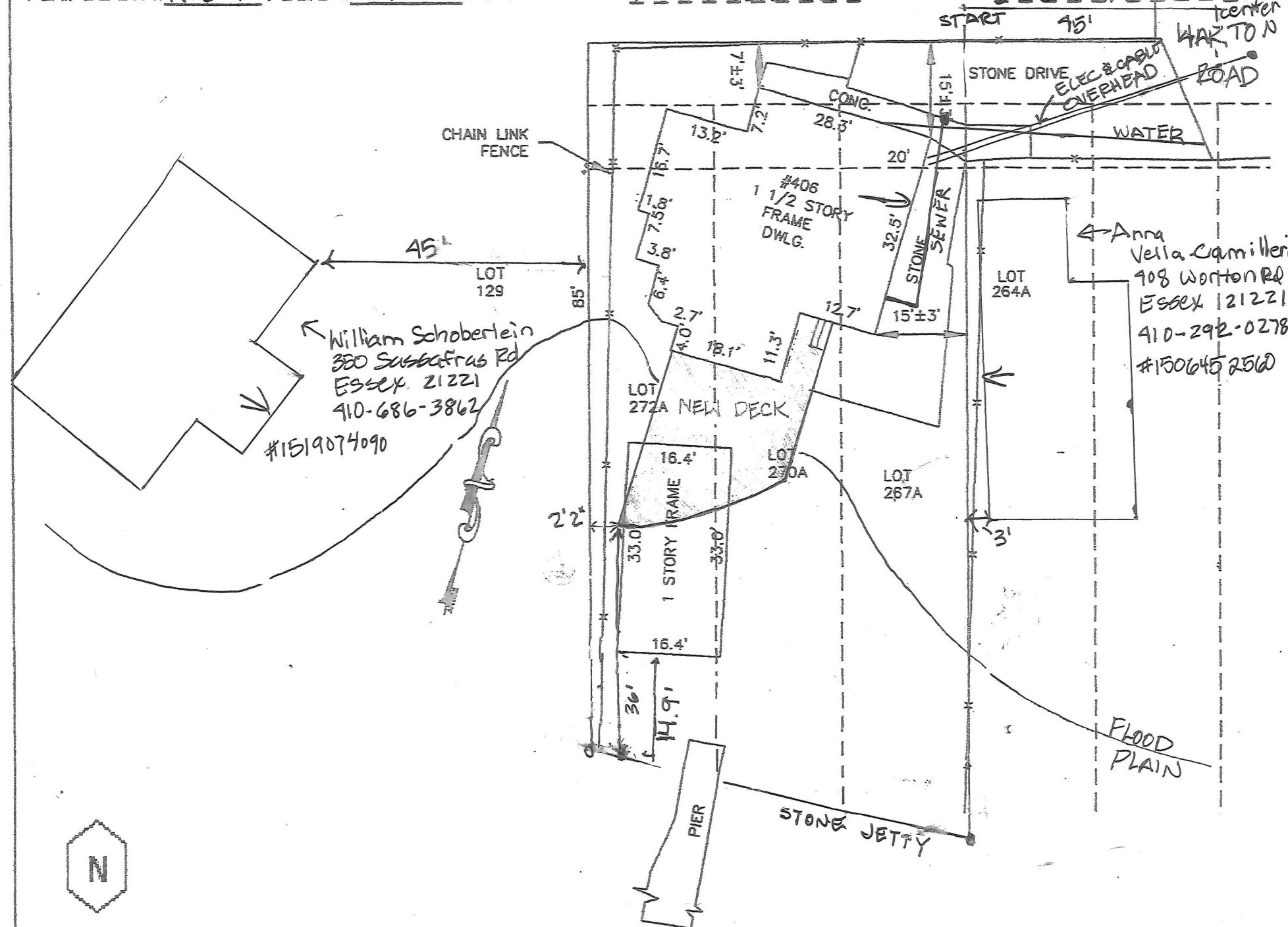


0 5 10 20 30 40 Feet

1 inch = 20 feet

2019-0333-A

PLAT BOOK # WPC 4 FOLIO # 191 10 DIGIT TAX # 1516150550 DEED REF. # 39855/00267



PLAN DRAWN BY L. Allen for Hobart

DATE 5-21-19 SCALE: 1 INCH = 20 FEET

SITE LOCATION MAP



14

MAP IS NOT TO SCALE

ZONING MAP# 0097c2

SITE ZONED DR 3.5

ELECTION DISTRICT 15

COUNCIL DISTRICT 7

LOT AREA ACREAGE -

PER SQUARE FEET 4960

HISTORIC? NO

IN CREDIT ~~NO~~ YES

IN FLOOD PLAIN? YES

ENTITIES? MARK WHITE

WATER IS:

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

RECEIVED

☒ **CONFIDENTIAL** ☐ **PRIVATE**

PRIOR HEARING? NO

IF SO, GIVE CASE NUMBER:

AND ORDER 952117 REL

AND OTHER RESULTS ARE

VIOLATION CASE INFO:

1. WILLIAM (1911) CASE NO. 10

2019-0333-A