

## **M E M O R A N D U M**

DATE: February 8, 2021  
TO: Zoning Review Office  
FROM: Office of Administrative Hearings  
RE: Case No. 2020-0295-A – Appeal Period Expired

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The appeal period for the above-referenced cases expired on February 5, 2021. 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** \*  
**(10912 Hunt Pass Court)**  
6th Election District \*  
3rd Council District \*  
Jason R. Navari and Amy R. Auerbach \*  
Petitioners \*

BEFORE THE  
OFFICE OF ADMINISTRATIVE  
HEARINGS FOR  
BALTIMORE COUNTY  
**CASE NO. 2020-0295-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, Jason R. Navari and Amy R. Auerbach (“Petitioners”). The Petitioners are requesting Variance relief from Baltimore County Zoning Regulations (“BCZR”) § 1A03.4 to approve an addition on the right side of the house with a 25.5 ft. setback in lieu of the required 50 ft. minimum setback.

The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioner’s Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on December 20, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has 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

ORDER RECEIVED FOR FILING

Date 11/6/21

By D. Magnan

requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

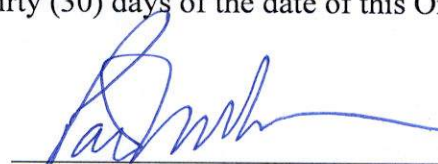
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this 6th day of **January, 2021**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from Baltimore County Zoning Regulations ("BCZR") § 1 A03.4 to approve an addition on right side of the house with a 25.5 ft. setback in lieu of the required 50 ft. minimum setback be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for the appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at her 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.

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

  
\_\_\_\_\_  
PAUL M. MAYHEW  
Managing Administrative Law Judge  
for Baltimore County

PMM:dlm

ORDER RECEIVED FOR FILING

Date 1/6/21  
By DMagnon





# 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 19012 HUNT PASS COURT, PARKTON, MD 21120

Currently zoned RC 4

Deed Reference / 43281 / 00201

10 Digit Tax Account # 2000003092

Owner(s) Printed Name(s) JASON R NAVARI & AMY R AUERBACH

(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:

1. **X** **ADMINISTRATIVE VARIANCE** from Section(s) 1.403.4 OF BCZR.

To approve an addition on right side of house with a 25.5 ft setback in lieu of the required 50 ft minimum setback

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

2. **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):

JASON R NAVARI

AMY R AUERBACH

Name #1 – Type or Print

Name #2 – Type or Print

*Jason R Navari*

*Amy Auerbach*

Signature #1

Signature #2

19012 HUNT PASS COURT, PARKTON, MARYLAND

Mailing Address

City

State

21120

410 608 8300

aauerba1@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:

CARL DYHRBERG

Name – Type or Print

*Carl Dyhrberg*

Signature

1619 MUSSULA ROAD

TOWSON

MARYLAND

Mailing Address

City

State

21286

443 465 6899

cddesignconsultants@yahoo.com

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 2020-0295-A

Filing Date 12/11/2020

Estimated Posting Date 12/29/2020

Reviewer B

Rev 5/5/2016



# Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

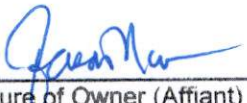
The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in 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.

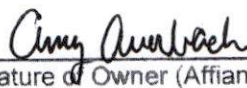
Address: 19012 HUNT PASS COURT, PARKTON, MARYLAND 21120  
Print or Type Address of property City State Zip Code

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)

THE PROPERTY IS CURRENTLY SOME 50 FEET FROM THE BOUNDARY AND WILL END BEING SOME 85 FEET FACE OF THE NEIGHBOR FROM THE SETBACK. THE OTHER SETBACK IS CURRENTLY SOME 50 FEET FROM COMPLIANCE. THE APPLICANTS MUST BE ABLE TO SECURE A REASONABLE RETURN FROM THEIR PROPERTY. TO PROVIDE PRACTICAL DIFFICULTY FOR AN AREA VARIANCE- THE FOLLOWING CRITERIA MUST BE MET: WHETHER STRICT COMPLIANCE WOULD UNREASONABLY PREVENT THE USE OF THE PROPERTY, AND WHETHER THE GRANT WOULD BE A SUBSTANTIAL INJUSTICE TO THE APPLICANTS AS WELL AS OTHER PROPERTY OWNERS IN THE DISTRICT. WHETHER RELIEF CAN BE GRANTED IN SUCH A FASHION THE THE SPIRIT OF THE ORDINANCE WILL BE OBSERVED AND PUBLIC SAFETY AND WELFARE SECURED.

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

  
Signature of Owner (Affiant)  
JASON R NAVARI  
Name- Print or Type

  
Signature of Owner (Affiant)  
AMY R AUERBACH  
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:

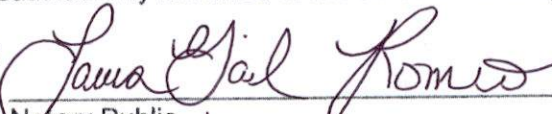
I HEREBY CERTIFY, this 3 day of December, 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Jason R. Navari and Amy R. Auerbach

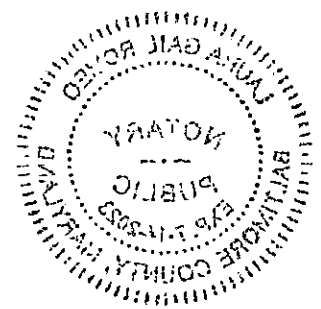
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESSED by my hand and Notaries Seal



  
Notary Public  
07/14/2023  
My Commission Expires

2020-0295-A





## **ZONING DESCRIPTION FOR 19012 HUNT PASS COURT**

Beginning at a point on the northwest side of Hunt Pass Court, which is 50 feet wide, 1200 feet, more or less, northeast of the centerline of Fox Chase Court, which is 50 feet wide, being Lot 70 in the subdivision of "Plat A, Section Three, Middletown Ridge", as recorded in Baltimore County Plat Book No. 53, folio 22, containing 1.304 Acres, more or less, located in the 6<sup>th</sup> Election District and 3<sup>rd</sup> Council District.

2020-0295-A



JOHN A. OLSZEWSKI, JR.  
County Executive

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



Background Photo 1<sup>st</sup> Sign @ 19012 Hunt Pass Court ~ 12/20/2020



Background Photo 2<sup>nd</sup> Sign @ 19012 Hunt Pass Court ~ 12/20/2020  
**CASE # 2020-0295-A**

BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
ZONING REVIEW OFFICE

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2020- 0295 -A Address 10912 HUNT PASS COURT

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

Filing Date: 12/11/2020 Posting Date: 12/20/2020 Closing Date: 1/4/2021

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 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 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.
3. **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.
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 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 2020- 0295 -A Address 10912 HUNT PASS COURT

Petitioner's Name JASON NAVARI & AMY RAYERBAH Telephone 443/465-6899

Posting Date: 12/20/2020 Closing Date: 1/4/2020

Wording for Sign: To Permit AN ADDITION IN THE SIDE YARD OF A  
RESIDENCE WITH A SIDE SETBACK OF 25.5 FT. IN LIEU  
OF THE REQUIRED 50 FT. MINIMUM SETBACK.

Revised 2/20/2020



**DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
ZONING REVIEW OFFICE**

**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 legal owner/petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least twenty (20) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the legal owner/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.**

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**For Newspaper Advertising:**

Case Number: 2020-0295-A

Property Address: 19012 HUNT PASS COURT

Property Description: Residence on north side of Hunt Pass Ct. east of Fox Chase Ct.

Legal Owners (Petitioners): JASON NAVARI & Amy AUERBACH

Contract Purchaser/Lessee: Ø

PLEASE FORWARD ADVERTISING BILL TO:

Name: Travis Boone

Company/Firm (if applicable): GTL Remodeling Inc

Address: 55 Molitor Road  
Elkton, MD 21921

Telephone Number: 410 615 8872

Revised 7/9/2015

# CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 12/20/2020

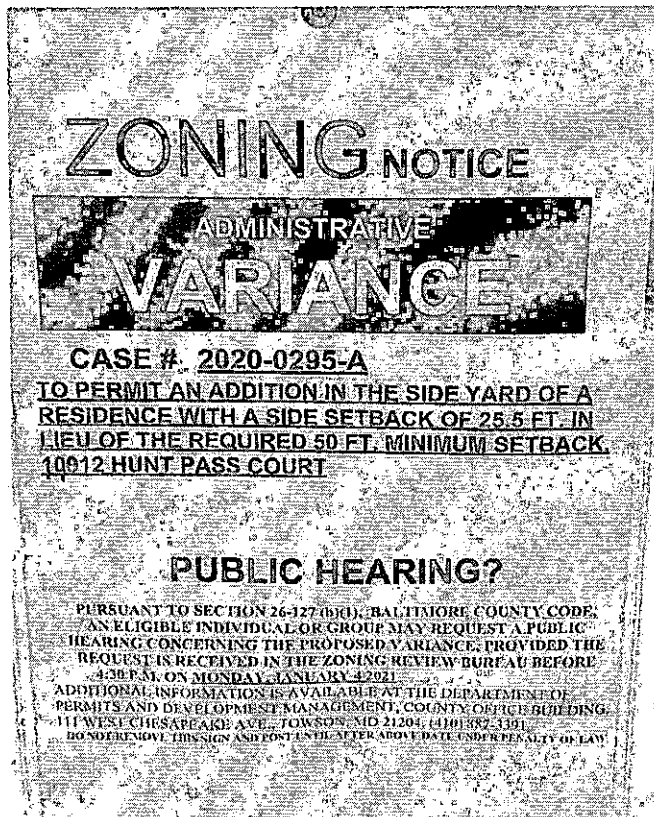
Case Number: 2020-0295-A

Petitioner / Developer: CARL DYHRBERG ~ JASON NAVARI & AMY  
RAVERBACH

Date of Closing: JANUARY 4, 2021

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:  
19012 HUNT PASS COURT

The sign(s) were posted on: DECEMBER 20, 2020



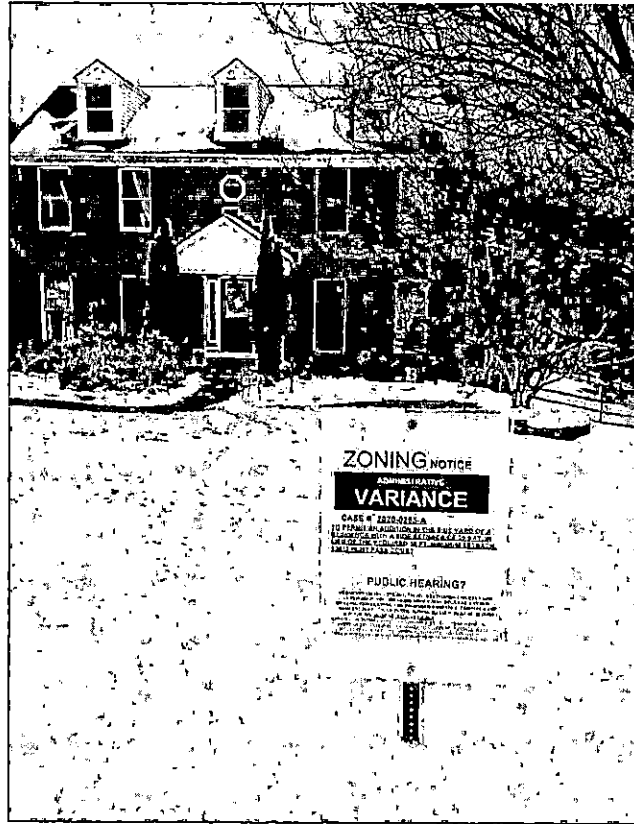
Linda O'Keefe  
(Signature of Sign Poster)

Linda O'Keefe  
(Printed Name of Sign Poster)

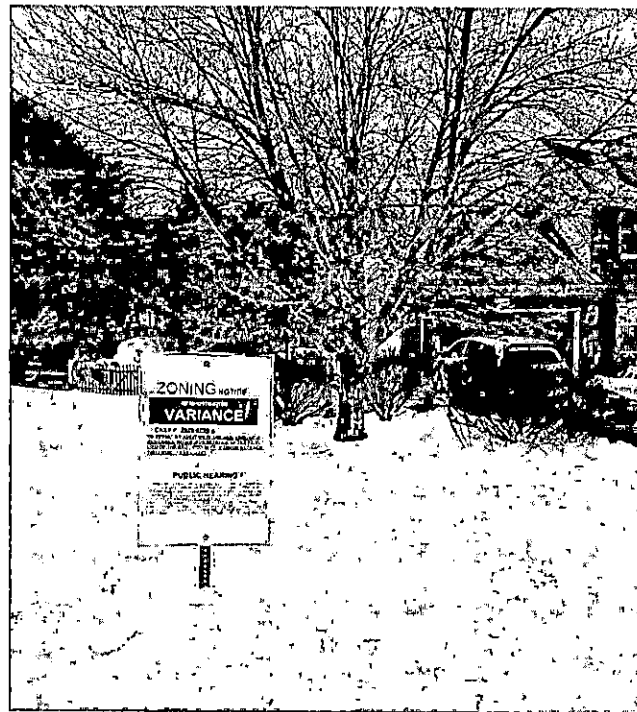
523 Penny Lane  
(Street Address of Sign Poster)

Hunt Valley, MD 21030  
(City, State, Zip of Sign Poster)

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



Background Photo 1<sup>st</sup> Sign @ 19012 Hunt Pass Court ~ 12/20/2020



Background Photo 2<sup>nd</sup> Sign @ 19012 Hunt Pass Court ~ 12/20/2020  
**CASE # 2020-0295-A**



# CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 12/20/2020

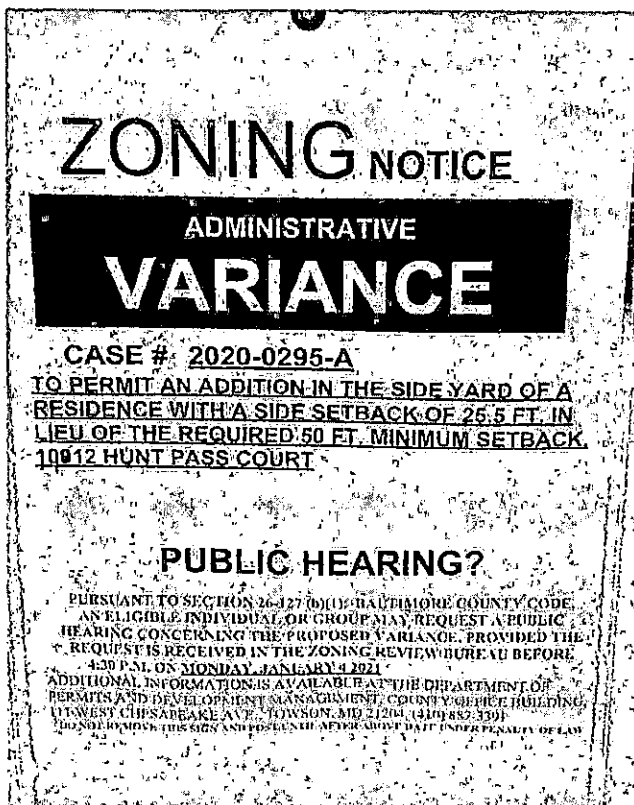
Case Number: 2020-0295-A

Petitioner / Developer: CARL DYHRBERG ~ JASON NAVARI & AMY  
RAVERBACH

Date of Closing: JANUARY 4, 2021

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:  
19012 HUNT PASS COURT

The sign(s) were posted on: DECEMBER 20, 2020



Linda O'Keefe  
(Signature of Sign Poster)

Linda O'Keefe  
(Printed Name of Sign Poster)

523 Penny Lane  
(Street Address of Sign Poster)

Hunt Valley, MD 21030  
(City, State, Zip of Sign Poster)

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



JOHN A. OLSZEWSKI, JR.  
County Executive

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

January 04, 2021

Carl Dyhrberg  
1619 Mussula Road  
Towson MD, 21286

RE: Case Number: 2021-0295-A

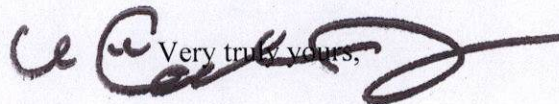
Dear: Carl Dyhrberg

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspections (PAI) on December 11, 2020.

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. You may verify any possible comments by contacting the agency directly at the numbers listed below:

|                                                                           |              |
|---------------------------------------------------------------------------|--------------|
| Development Plans Review (Traffic)                                        | 410-887-3751 |
| Fire Department                                                           | 410-887-4880 |
| State Highway Administration                                              | 410-545-5600 |
| Office of Planning                                                        | 410-887-3480 |
| Department of Environmental Protection<br>and Resource Management (DEPRM) | 410-887-5859 |
| Recreation and Parks                                                      | 410-887-3824 |
| Maryland Office of Planning - Chesapeake<br>Bay Critical Area (CBCA)      | 410-767-4489 |
| Department of Natural Resources - Floodplain                              | 410-631-3914 |

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:mcn

C: People's Counsel

20



CHECKLIST

| <u>Comment Received</u>         | <u>Department</u>                                                     | <u>Support/Oppose/ Conditions/ Comments/ No Comment</u> |
|---------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------|
| _____                           | DEVELOPMENT PLANS REVIEW<br>(if not received, date e-mail sent _____) | _____                                                   |
| _____                           | DEPS<br>(if not received, date e-mail sent _____)                     | _____                                                   |
| _____                           | FIRE DEPARTMENT                                                       | _____                                                   |
| _____                           | PLANNING<br>(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 <sup>st</sup> ) | Date: 12/20/20                                                        | by L O'Keefe                                            |
| SIGN POSTING (2 <sup>nd</sup> ) | Date: _____                                                           | by _____                                                |
| _____                           |                                                                       |                                                         |
| PEOPLE'S COUNSEL APPEARANCE     | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                         |
| PEOPLE'S COUNSEL COMMENT LETTER | Yes <input type="checkbox"/> No <input type="checkbox"/>              |                                                         |
| _____                           |                                                                       |                                                         |
| Comments, if any: _____         |                                                                       |                                                         |
| _____                           |                                                                       |                                                         |

# ZAC AGENDA

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**Case Number:** 2020-0294-A      **Reviewer:** Gary Hucik  
**Existing Use:** RESIDENTIAL    **Proposed Use:** RESIDENTIAL  
**Type:** ADMINISTRATIVE VARIANCE  
**Legal Owner:** Jamie & Richard Randelin  
**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No    **Flood Plain:** No    **Historic:** No    **Election Dist:** 8    **Council Dist:** 3

**Property Address:** 13203 BEAVER DAM RD  
**Location:** South East side of Beaver Dam Road West 465 feet to the center line of Ivy Hill Road.

**Existing Zoning:** RC 4      **Area:** 4.16 AC  
**Proposed Zoning:**  
ADMINISTRATIVE VARIANCE:  
Section 400.3 To permit a proposed accessory building (garage) with a height of 23.5 feet in lieu of the maximum height of 15 feet.  
**Attorney:** Not Available  
**Prior Zoning Cases:** None  
**Concurrent Cases:** None  
**Violation Cases:** None  
**Closing Date:** 01/11/2021

**Miscellaneous Notes:**

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**Case Number:** 2020-0295-A      **Reviewer:** Rosalie Johnson  
**Existing Use:** RESIDENTIAL    **Proposed Use:** RESIDENTIAL  
**Type:** ADMINISTRATIVE VARIANCE  
**Legal Owner:** Jason R Navari & Amy R Auerbach  
**Contract Purchaser:** No Contract Purchaser was set.

**Critical Area:** No    **Flood Plain:** No    **Historic:** No    **Election Dist:** 6    **Council Dist:** 3

**Property Address:** 19012 HUNT PASS CT  
**Location:** East of Fox Chase Court on North side of Hunt Pass Court.

**Existing Zoning:** RC 4      **Area:** 1.3 AC  
**Proposed Zoning:**  
ADMINISTRATIVE VARIANCE:  
Section A03.4 of BCZR To approve an dwelling addition on right side of the house with a 25.5 feet setback in lieu of the required 50 feet minimum setback.  
**Attorney:** Not Available  
**Prior Zoning Cases:** None  
**Concurrent Cases:** None  
**Violation Cases:** None  
**Closing Date:** 01/04/2021

**Miscellaneous Notes:**

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2020-0295-A





2020-0295-A



## Real Property Data Search ( w1)

Search Result for BALTIMORE COUNTY

| <a href="#">View Map</a>                                         | <a href="#">View GroundRent Redemption</a>  | <a href="#">View GroundRent Registration</a>                                 |
|------------------------------------------------------------------|---------------------------------------------|------------------------------------------------------------------------------|
| <b>Special Tax Recapture: None</b>                               |                                             |                                                                              |
| <b>Account Identifier:</b>                                       |                                             | <b>District - 06 Account Number - 2000003092</b>                             |
| Owner Information                                                |                                             |                                                                              |
| <b>Owner Name:</b>                                               | NAVARI JASON R<br>AVERBACH AMY R            | <b>Use:</b> RESIDENTIAL                                                      |
| <b>Mailing Address:</b>                                          | 19012 HUNT PASS CT<br>PARKTON MD 21120-9057 | <b>Principal Residence:</b> YES                                              |
|                                                                  |                                             | <b>Deed Reference:</b> /43281/ 00201                                         |
| Location & Structure Information                                 |                                             |                                                                              |
| <b>Premises Address:</b>                                         | 19012 HUNT PASS CT<br>PARTON 21120-9057     | <b>Legal Description:</b> 1.304 AC<br>19012 HUNT PASS CT<br>MIDDLETOWN RIDGE |
| <b>Map:</b>                                                      | <b>Grid:</b>                                | <b>Parcel:</b>                                                               |
| 0016                                                             | 0006                                        | 0164                                                                         |
| <b>Neighborhood:</b>                                             | <b>Subdivision:</b>                         | <b>Section:</b>                                                              |
| 6030017.04                                                       | 0000                                        | 3                                                                            |
| <b>Block:</b>                                                    | <b>Lot:</b>                                 | <b>Assessment Year:</b>                                                      |
|                                                                  | 70                                          | 2020                                                                         |
| <b>Plat No:</b>                                                  | A                                           |                                                                              |
| <b>Plat Ref:</b>                                                 | 0053/<br>0022                               |                                                                              |
| <b>Town:</b>                                                     | None                                        |                                                                              |
| <b>Primary Structure Built</b>                                   | <b>Above Grade Living Area</b>              | <b>Finished Basement Area</b>                                                |
| 1988                                                             | 2,846 SF                                    | 1200 SF                                                                      |
| <b>Property Land Area</b>                                        | <b>County Use</b>                           |                                                                              |
| 1.3000 AC                                                        | 04                                          |                                                                              |
| <b>Stories</b>                                                   | <b>Basement</b>                             | <b>Type</b>                                                                  |
| 2                                                                | YES                                         | STANDARD UNIT                                                                |
| <b>Exterior</b>                                                  | <b>Quality</b>                              | <b>Full/Half Bath</b>                                                        |
| SIDING/                                                          | 5                                           | 3 full/ 1 half                                                               |
| <b>Garage</b>                                                    | <b>Last Notice of Major Improvements</b>    |                                                                              |
| 1 Attached                                                       |                                             |                                                                              |
| Value Information                                                |                                             |                                                                              |
|                                                                  | <b>Base Value</b>                           | <b>Value</b>                                                                 |
|                                                                  |                                             | As of 01/01/2020                                                             |
| <b>Land:</b>                                                     | 136,900                                     | 136,900                                                                      |
| <b>Improvements</b>                                              | 318,100                                     | 425,800                                                                      |
| <b>Total:</b>                                                    | 455,000                                     | 562,700                                                                      |
| <b>Preferential Land:</b>                                        | 0                                           | 0                                                                            |
|                                                                  |                                             | <b>Phase-in Assessments</b>                                                  |
|                                                                  |                                             | As of 07/01/2020                                                             |
|                                                                  |                                             | As of 07/01/2021                                                             |
|                                                                  |                                             | 490,900                                                                      |
|                                                                  |                                             | 526,800                                                                      |
| Transfer Information                                             |                                             |                                                                              |
| <b>Seller:</b> WANNLUND JON C                                    | <b>Date:</b> 08/25/2020                     | <b>Price:</b> \$585,000                                                      |
| <b>Type:</b> ARMS LENGTH IMPROVED                                | <b>Deed1:</b> /43281/ 00201                 | <b>Deed2:</b>                                                                |
| <b>Seller:</b> WHITON FRED, JR                                   | <b>Date:</b> 12/04/1997                     | <b>Price:</b> \$282,400                                                      |
| <b>Type:</b> ARMS LENGTH IMPROVED                                | <b>Deed1:</b> /12530/ 00727                 | <b>Deed2:</b>                                                                |
| <b>Seller:</b> CHESAPEAKE HOMES INC                              | <b>Date:</b> 09/15/1988                     | <b>Price:</b> \$250,100                                                      |
| <b>Type:</b> ARMS LENGTH IMPROVED                                | <b>Deed1:</b> /07972/ 00388                 | <b>Deed2:</b>                                                                |
| Exemption Information                                            |                                             |                                                                              |
| <b>Partial Exempt Assessments:</b>                               | <b>Class</b>                                | <b>07/01/2020</b>                                                            |
| <b>County:</b>                                                   | 000                                         | 0.00                                                                         |
| <b>State:</b>                                                    | 000                                         | 0.00                                                                         |
| <b>Municipal:</b>                                                | 000                                         | 0.00 0.00                                                                    |
| <b>Special Tax Recapture: None</b>                               |                                             |                                                                              |
| Homestead Application Information                                |                                             |                                                                              |
| <b>Homestead Application Status:</b> No Application              |                                             |                                                                              |
| Homeowners' Tax Credit Application Information                   |                                             |                                                                              |
| <b>Homeowners' Tax Credit Application Status:</b> No Application |                                             |                                                                              |
| <b>Date:</b>                                                     |                                             |                                                                              |

2020-0295-A



2020-0292-71

Lot # 65  
2000003125

Lot # 66  
2000003126  
Pt. Bk. 0000058, Folio 0056  
Pt. Bk./Folio # 058056

Lot # 67  
2000003127

Lot # 71  
2000003093  
Pt. Bk. 0000053, Folio 0022

2000003090  
Lot # 68

Lot # 69  
2000003091

3 CD NW 32-D  
RC 4  
6 ED 016C1

Lot # 70  
2000003092  
GROWTH TIER 4  
(No New Subdivisions of 4  
or More Additional Lots)  
PAI # 060080  
Pt. Bk./Folio # 053022

19014  
PAI # 060080  
PAI # 060080

Lot # 72  
2000003094

2000003088  
Lot # 35

19008

19019

Lot # 34  
2000003087

Lot # 73  
2000003095  
19006

HUNT PASS CT

2000003117

Lot # 33  
2000003086

017A1

Lot # 74  
2000003009  
Pt. Bk./Folio # 053021  
Pt. Bk. 0000053, Folio 0021

Lot # 57

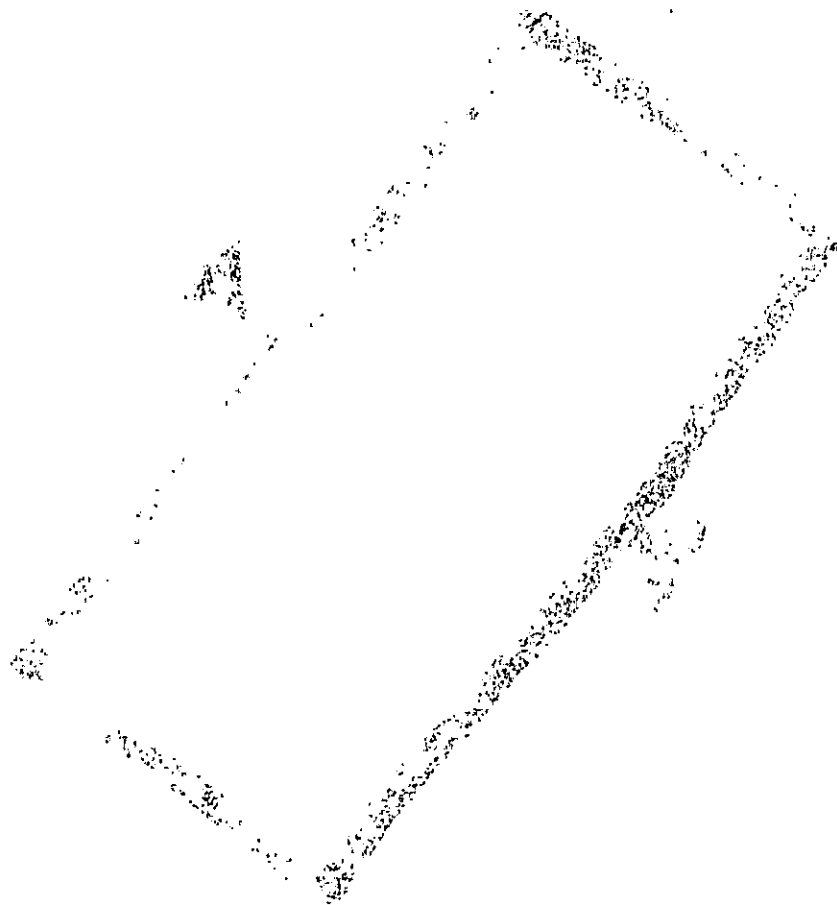
2000003083  
Lot # 30

2000003085  
Lot # 32

19017



2011







PROJECT AREA

2020-09-24



§ 1A03.4. - Height and area regulations.

- A. Height. No structure hereafter erected in an R.C.4 Zone shall exceed a height of 35 feet, except as otherwise provided under Section 300.
- B. Area regulations.

[Bill Nos. 178-1979; 113-1992]

1. Lot density.

- a. A tract to be developed in an R.C.4 Zone with a gross area of less than six acres may not be subdivided, and a tract to be developed with a gross area of at least six acres but not more than ten acres may not be subdivided into more than two lots (total), each of which must be at least three acres, except as otherwise provided in Section 103.3 or in Paragraph 4 below.
- b. The maximum gross density of a tract to be developed with a gross area of more than ten acres is 0.2 lot per acre. Any lots created hereafter, except as provided in Paragraph 4 below, shall be in accordance with the following standards for rural cluster development:
  - (1) A minimum of 70 percent of the gross area of the tract to be developed shall be designated as the conservancy area. Only one of the permitted dwelling units, including any existing dwellings, may be located in the conservancy area. The conservancy area is subject to the standards contained in Section 1A03.5.
  - (2) All of the remaining permitted density shall be located in the building area on lots with a minimum lot size of one acre.
  - (3) Subject to the conditions of the performance standards of Section 1A03.5.G, any building or structure officially included on the preliminary or final list of the Landmarks Preservation Commission or the National Register of Historic Areas, and included in the conservancy area, need not be included in the calculation of the total permitted density, subject to the following requirements:
    - (a) There is an area of sufficient size surrounding the building, structure or landmark to preserve the integrity of its historic setting;
    - (b) An overall photographic and written description of the building, structure or landmark identified for preservation has been submitted; and
    - (c) Documentation of the preservation, restoration and protection for the building, structure or landmark has been submitted and approved by the Director of Planning prior to issuance of any building permit for the development.

2. Building setbacks. Except for agricultural buildings, any nonresidential principal building hereafter constructed in an R.C.4 Zone shall be situated at least 100 feet from the center line of any street and at least 50 feet from any lot line other than a street line, except as otherwise provided in Paragraph 4, below. Any residential principal building shall be set back according to the following minimum setback requirements:

- a. Twenty-five feet from any building face to a public street right-of-way or property line.
- b. Thirty-five feet from a front building face to the edge of paving of a private road.
- c. Setbacks for buildings located adjacent to arterial roadways shall be increased by 20 feet.
- d. One hundred feet between a building face and an adjacent R.C.2 Zone line.
- e. One hundred feet between a building face and a reservoir property line.
- f. Fifty feet between a building face and an adjacent conservancy area which will be used for agricultural purposes.

3. Coverage. Except for a rural cluster development, which is subject to the performance standards contained in Section 1A03.5, no more than ten percent of any lot in an R.C.4 Zone may be covered by impermeable surfaces (such as structures or pavement). No more than 25 percent of the natural vegetation may be removed from any lot in an R.C.4 Zone.
4. Exceptions for certain record lots. Any existing lot or parcel of land with boundaries duly recorded among the land records of Baltimore County with the approval of the Baltimore County Department of Planning <sup>11</sup> on or before December 22, 1975, and not part of an approved subdivision that cannot meet the minimum standards as provided within the zone, may be approved for residential development in accordance with the standards prescribed and in force at the time of the lot recordation.

[Bill No. 55-2011]

5. Dwelling units per lot. No more than one dwelling unit shall be located on any lot in an R.C.4 Zone, except that tenant dwellings may be approved if the Land Preservation Advisory Board certifies that:
  - a. Any such proposed dwelling is required for the operation of the farm for the use of bona fide tenant farmers; and
  - b. That any such dwelling, in the location proposed, will not interfere with the operation of the farm.

Footnotes:

--- (1) ---

1. Editor's Note—Formerly the "Office of Planning," this Department was renamed by Bill No. 55-2011, effective 10-16-2011.

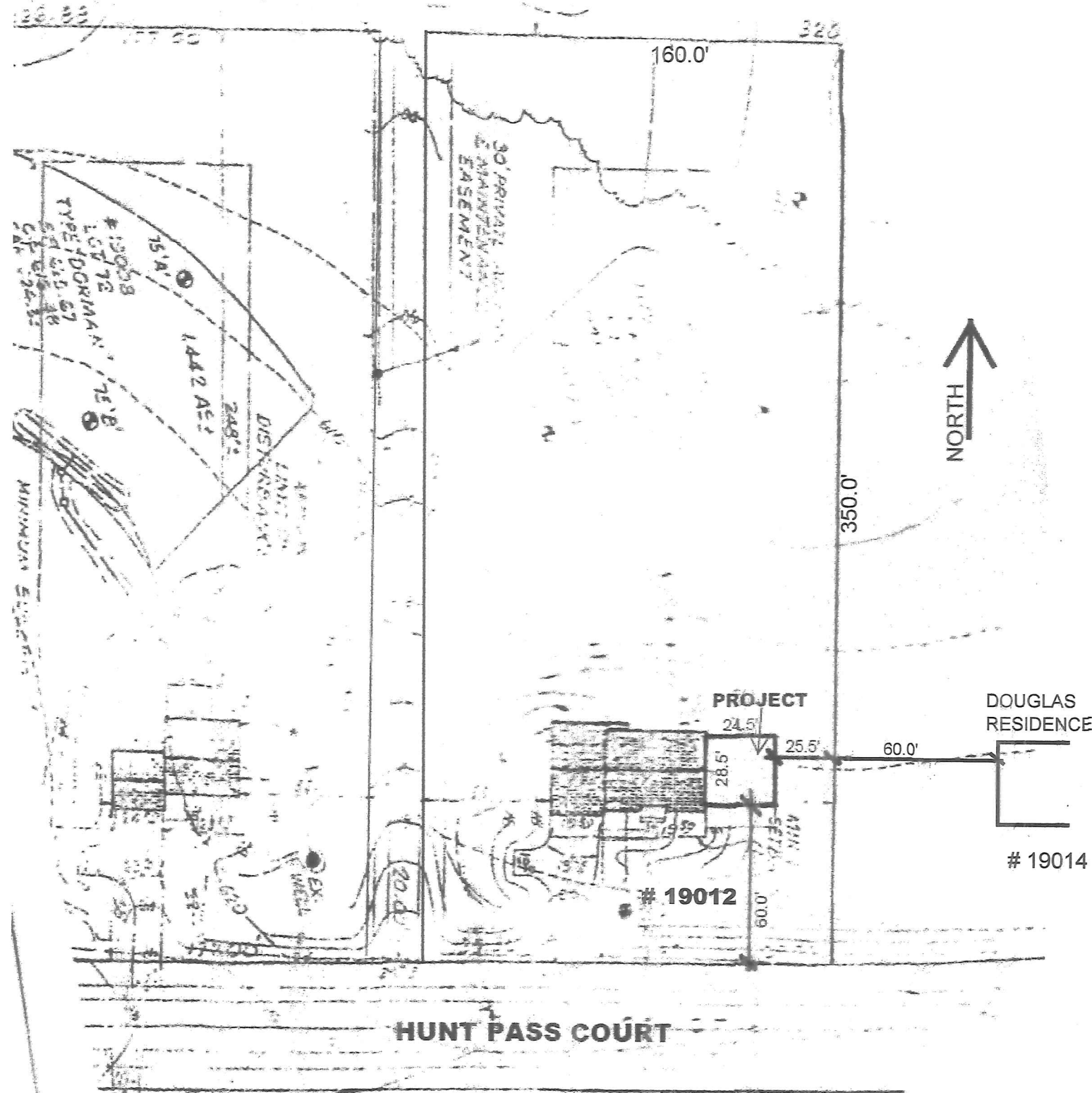


**ZONING HEARING PLAN FOR A VARIANCE AT 19012 HUNT PASS COURT, PARKTON MD 21120**

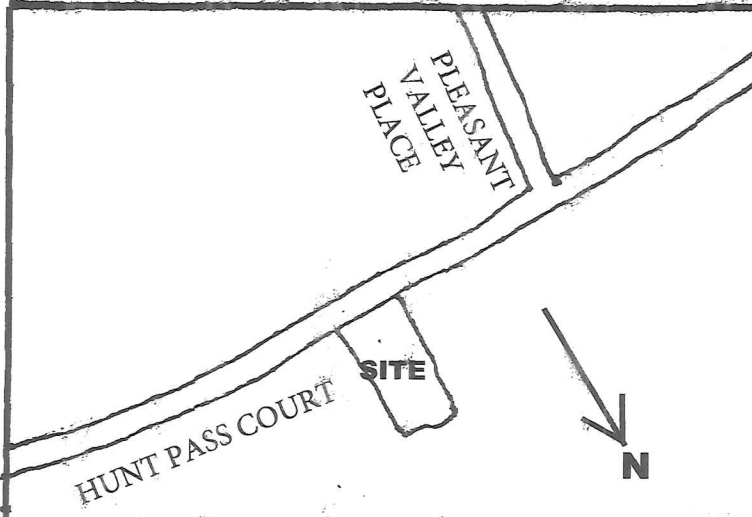
**OWNER(S) NAME (S)** JASON R NAVARI & AMY R AVERBACH

**SUBDIVISON NAME :** MIDDLETOWN RIDGE, LOTS # 70, BLOCK # N/A, SECTION # 3, PLAT BOOK # A 0053/0022 MAP # 0016, GRID # 0006

**PARCEL #** 0164, **NEIGHBORHOOD #** 6030017.04, **SUBDIVISON #** 0000, **10 DIGIT TAX #** 2000003092 **DEED REF #** /43281 / 00201



**SITE VICINITY MAP**



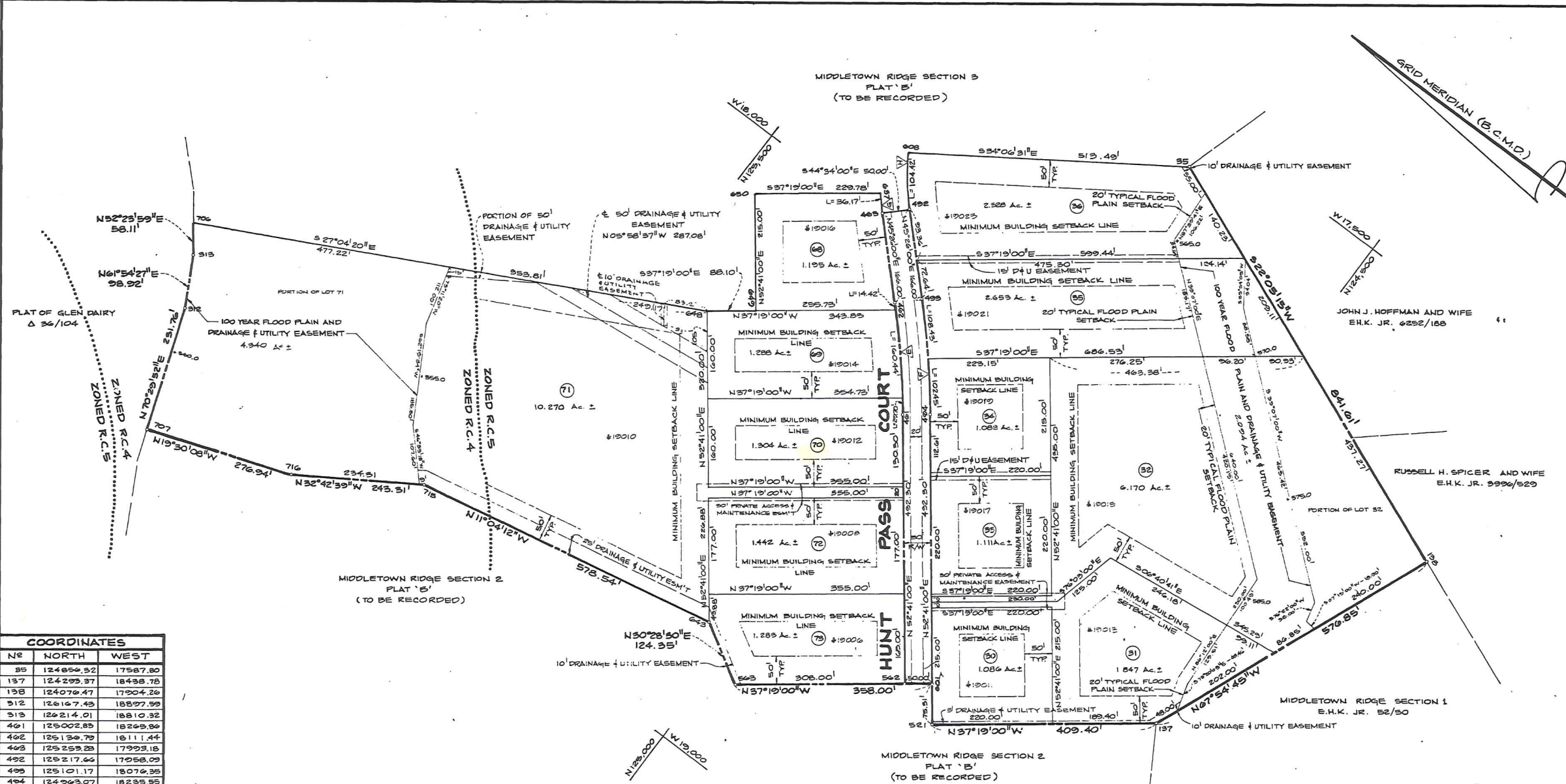
MAP IS NOT TO SCALE

|                    |                                              |
|--------------------|----------------------------------------------|
| ZONING MAP:        | 01601                                        |
| SITE ZONED:        | RC 4                                         |
| ELECTION DISTRICT: | 6th                                          |
| COUNCIL DISTRICT:  | 3rd                                          |
| LOT AREA ACREAGE:  | 1.300 AC                                     |
| OR                 | 56,000 SF                                    |
| HISTORIC:          | NO                                           |
| IN CBCA:           | NO                                           |
| IN FLOOD PLAIN:    | NO                                           |
| UTILITIES          |                                              |
| WATER IS:          | PRIVATE                                      |
| SEWER IS:          | PRIVATE                                      |
| PRIOR HEARING:     | NONE GRANTED<br>OR DENIED AND<br>NONE LISTED |

**VIOLATION CASE INFO:**

|  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |
|  |  |  |





COORDINATES

| NE  | NORTH     | WEST     |
|-----|-----------|----------|
| 85  | 124856.52 | 17587.80 |
| 137 | 124293.37 | 18438.78 |
| 138 | 124076.47 | 17204.26 |
| 312 | 126167.43 | 18897.99 |
| 313 | 126214.01 | 18810.32 |
| 461 | 125002.83 | 18298.84 |
| 462 | 125136.73 | 18111.44 |
| 463 | 125253.23 | 17993.18 |
| 492 | 125217.64 | 17958.09 |
| 493 | 125101.17 | 18076.35 |
| 494 | 124263.07 | 18235.55 |
| 521 | 124618.97 | 18686.97 |
| 562 | 124704.39 | 18657.38 |
| 563 | 124342.34 | 18844.10 |
| 601 | 124664.63 | 18627.07 |
| 608 | 125281.47 | 17875.74 |
| 637 | 125277.69 | 17966.30 |
| 643 | 125056.51 | 18781.03 |
| 648 | 125400.16 | 18330.19 |
| 649 | 125330.09 | 18276.78 |
| 650 | 125460.43 | 18103.80 |
| 706 | 126249.47 | 18764.29 |
| 707 | 126090.06 | 19116.05 |
| 715 | 125624.29 | 18892.12 |
| 716 | 125829.31 | 19023.60 |

CURVE DATA TABLE

| CURVE | FROM | TO  | RADIUS   | LENGTH  | Δ         | TAN.    | CHORD               |
|-------|------|-----|----------|---------|-----------|---------|---------------------|
| E     | 461  | 462 | 1515.60' | 224.50' | 07°18'00" | 102.42' | 149°09'30"E 204.42' |
| F     | 424  | 423 | 1660.60' | 210.89' | 07°18'00" | 109.58' | 149°09'30"E 210.79' |
| G     | 437  | 423 | 430.47'  | 26.17'  | 04°19'31" | 15.09'  | 347°32'48"W 32.12'  |
| H     | 432  | 603 | 440.47'  | 104.48' | 13°39'01" | 52.40'  | N52°13'30"E 104.18' |

APPROVED: BALTIMORE COUNTY OFFICE OF PLANNING (ZONING)

BY: *[Signature]* DIRECTOR

DATE: 5/15/85

APPROVED: BALTIMORE CO. DEPT. OF PUBLIC WORKS

BY: *[Signature]* DIRECTOR

DATE: 5/15/85

APPROVED: BALTIMORE COUNTY HEALTH DEPARTMENT

BY: *[Signature]* DEPUTY STATE AND COUNTY HEALTH OFFICER

DATE: 5/15/85

THE STREETS AND/OR ROADS AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS, ARE FOR THE PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

THE COURSES AND COORDINATES SHOWN HEREON ARE REFERRED TO THE COORDINATE SYSTEM AS ESTABLISHED BY THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE REFERRED TO THE FOLLOWING TRAVERSE STATIONS.

X-10076 N 123361.63 W 19221.14  
X-10037 N 122931.68 W 18503.41

## SURVEYOR'S CERTIFICATE

I, GERALD W. WAGGONER, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN COMPLIANCE WITH SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974), AS ENACTED PERTAINING TO THE PREPARATION OF RECORD PLATS, AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THERETO.

## OWNER'S CERTIFICATE

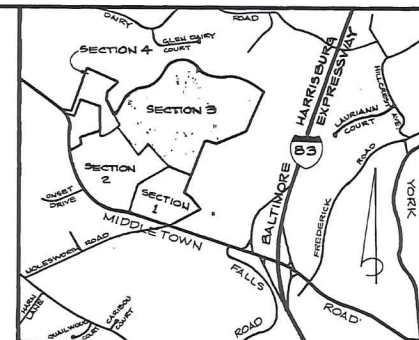
I (WE) OWNER(S) OF THE PROPERTY SHOWN HEREON CERTIFY THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND (1974) AS ENACTED PERTAINING TO THE PREPARATION OF RECORD PLATS AND THE SETTING OF MARKERS, AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THERETO HAVE BEEN COMPLIED WITH.



## KIDDE CONSULTANTS, INC.

CONSULTING ENGINEERS  
1020 CROMWELL BRIDGE ROAD  
BALTIMORE, MARYLAND 21204

*[Signature]*  
DATE: 5/15/85 SCALE: 1"=100'

LOCATION MAP  
SCALE: 1"=2000'GENERAL NOTES  
(TOTAL TRACT)

- AREA OF TRACT: 237.755 AC ± PARCEL A (8.95 AC) = 238.775 AC ±
- EXISTING ZONING: R.C.4-66.00 AC ± PARCEL W (3.28 AC) = 62.02 AC ±
- PRESENT USE: AGRICULTURE R.C.5-171.755 AC ±
- PROPOSED USE: SINGLE FAMILY DETACHED UNITS
- NUMBER OF DENSITY UNITS ALLOWED: 113  
R.C.4-66.02 AC ± × 0.2 Dw.U./Ac = 12 Dw.U.  
R.C.5-171.75 AC ± × 0.667 Dw.U./Ac = 114 Dw.U.
- NUMBER OF DW.U. PROPOSED = 108 LOTS
- MINIMUM AREA OF LOTS: R.C.4-3 AC, R.C.5-1 AC
- ALL DWELLING UNITS WILL BE SOLD
- NUMBER OF PARKING SPACES REQUIRED  
108 Dw.U. × 2 SPACES/Dw.U. = 216 SPACES
- NUMBER OF PARKING SPACES PROPOSED: 216 SPACES  
(MINIMUM SIZE 9'×18')
- OPEN SPACE REQUIRED: NONE
- OPEN SPACE PROPOSED: NONE
- ALL DRIVEWAYS AND PARKING AREAS TO BE PAVED WITH A DURABLE DUSTLESS SURFACE (TAR & CHIP PAVING)
- WATERSHED NO. 14
- PUBLIC SEWER AND WATER NOT AVAILABLE
- DRAINAGE AREA: OWL BRANCH
- THE FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE
- PAVING DRIVES WILL BE MAINTAINED BY THE OWNERS OF THE PROPERTIES SERVED
- TOTAL AREA OF ROAD DEDICATION: 1.165 AC ±
- WATER APPROPRIATION PERMIT # SA 84-6030
- S.W.M. EXEMPTION HAS BEEN APPROVED BY BALTO. CO.
- PROPOSED GRADING WILL BE LIMITED TO THE HOUSE AND DRIVEWAY LOCATIONS AND SUCH AREAS IMMEDIATELY ADJACENT AS REQUIRED TO PROVIDE POSITIVE DRAINAGE.
- THE DEVELOPER IS TO MAKE EVERY REASONABLE EFFORT TO PROVIDE MAIL AND REFUSE SERVICES ALONG PAVING DRIVES. IF EFFORT FAILS, TRASH AND MAIL PAD AREAS WILL BE PROVIDED. REFUSE TO BE COLLECTED BY BALTO. CO.
- ALL RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, FLOOD PLAINS, ETC. TO BE DEDICATED TO BALTO. CO.
- HIGHWAY AND HIGHWAY WIDENING, SLOPE, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR THE DEDICATION TO BALTO. CO., MD. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTO. CO., MD. AT NO COST.
- RECORDING OF THE PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
- THE PLAT MAY EXPIRE IN ACCORDANCE WITH PROVISIONS OF SECTION 22-68 - BILL #56-82.
- THE RECORDING OF THE PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTO. CO.
- THE INFORMATION SHOWN MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
- ADDITIONAL INFORMATION CONCERNING THE PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPT. OF PUBLIC WORKS
- DATE OF C.R.G. APPROVAL: JAN 16, 1985
- OWNERSHIP DEED REFERENCES: MAP 10, PARCEL-55: E.H.K. JR. 6355/620 # 5560/360; ACCT. N°s: 1600000678, 1600000679, 1600000728

## THIS PLAT

- TOTAL GROSS AREA: 34.058 AC ± NET AREA: 33.064 AC ±
- EXISTING ZONING - R.C.-4 & R.C.-5
- NUMBER DW.U. ALLOWED = 0.667 Dw.U./Ac. × 34.058 AC = 33 Dw.U.
- TOTAL NO. OF DWELLING UNITS PROPOSED = 13 Dw.U.
- MINIMUM AREA OF LOTS: R.C.4-3 AC, R.C.5-1 AC
- NUMBER OF PARKING SPACES REQUIRED: 2 SPACES/Dw.U. × 13 = 26
- NUMBER OF PARKING SPACES PROPOSED: 26 SPACES  
(MINIMUM SIZE 9'×18')

PLAT 'A'  
SECTION THREE  
MIDDLETOWN RIDGE  
6TH ELECTION DISTRICT BALTIMORE CO., MD.

FOR  
OWNER/DEVELOPER  
RICHARD A. MOORE  
GAYLORD BROOKS REALTY CO.  
P.O. BOX 193  
PHOENIX, MARYLAND 21151

E.H.K. JR. 93 FOLD 22

Filed for record

Date MAY 15 1985

Test

*[Signature]*  
GAYLORD BROOKS REALTY CO.

2020-0295-A

MSA33WJ236-3091-1

53.22



OWNER(S) NAME (S) JASON R NAVARI & AMY R AVERBACH

SUBDIVISION NAME : MIDDLETOWN RIDGE, LOTS # 70, BLOCK # N/A, SECTION # 3, PLAT BOOK # A 0053/0022 MAP # 0016, GRID # 0006  
PARCEL # 0164, NEIGHBORHOOD # 6030017.04, SUBDIVISION # 0000, 10 DIGIT TAX # 2000003092 DEED REF # /43281 / 00201



MAP IS NOT TO SCALE

|                    |                                              |
|--------------------|----------------------------------------------|
| ZONING MAP:        | 01621                                        |
| SITE ZONED:        | RC 4                                         |
| ELECTION DISTRICT: | 6th                                          |
| COUNCIL DISTRICT:  | 3rd                                          |
| LOT AREA ACREAGE:  | 1.300 AC                                     |
| OR                 | 56,000 SF                                    |
| HISTORIC:          | NO                                           |
| IN CBCA:           | NO                                           |
| IN FLOOD PLAIN:    | NO                                           |
| UTILITIES          |                                              |
| WATER IS:          | PRIVATE                                      |
| SEWER IS:          | PRIVATE                                      |
| PRIOR HEARING:     | NONE GRANTED<br>OR DENIED AND<br>NONE LISTED |

**VIOLATION CASE INFO:**

2020-0295-A