

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will not adversely affect the health, safety, and general welfare of the community, the variance(s) should ~~should not~~ be granted.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County, this 12th day of July, 1983, that the herein Petition for Variance(s) to permit an accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard, in accordance with the site plan filed herein, is hereby GRANTED, from and after the date of this Order, subject, however, to the approval of said plan by the Department of Public Works and the Office of Planning and Zoning.

Jean M.H. Jung
Deputy Zoning Commissioner of
Baltimore County

Zoning Item # 219
Page 2

- () Any existing underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- () Soil percolation tests have been conducted.
{ } The results are valid until
{ } Revised plans must be submitted prior to approval of the percolation tests.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
{ } shall be valid until
{ } is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- (X) No health hazards are anticipated.
- (X) Others The existing dwelling is served by a drilled well and septic system, both of which appear to be functioning properly. The proposed pool will not interfere with the location of the well or septic system.

Jan J. Forrest
Jan J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Nicholas Commodari
TO: Zoning Department
Charles Burnham
FROM: Plans Review *CSB*
Zoning Advisory Committee
SUBJECT: Meeting of April 26, 1983
Date: May 17, 1983

Item #213	See Comments
Item #214	See Comments
Item #215	See Comments
Item #216	No Comments
Item #217	See Comments
Item #218	Standard Comments
Item #219	No Comments
Item #220	See Comments
Item #221	No Comments
Item #222	See Comments

431

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: April 25, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: April 26, 1983

RE: Item No: 213, 214, 215, 216, 217, 218, 219, 220, 221, 222
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

July 12, 1983

Mr. and Mrs. Adolph Koman
8615 Keller Avenue
Stevenson, Maryland 21153

RE: Petition for Variance
N/S of Keller Ave., 1,530' S of Hillside
Rd. - 3rd Election District
Adolph Koman, et ux - Petitioners
CO. 83-290-A (Item No. 219)

Dear Mr. and Mrs. Koman:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Counsel

BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204-2586
494-4500

PAUL H. REINCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Adolph Koman, et ux

Location: N/S Keller Avenue 1400' E. Hillside Road

Item No.: 219

Zoning Agenda: Meeting of April 26, 1983

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road, in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- (X) 7. The Fire Prevention Bureau has no comments, at this time.

REVISOR: *Paul H. Reincke* 4-14-83
Planning Group
Special Inspection Division
Fire Prevention Bureau

JK/mb/cm

DESCRIPTION

Located on the north side of Keller Avenue, 1530 feet south of Hillside Road being known and designated as Lot No. 2, as shown on the Plat entitled "Rockcrest", which Plat is recorded among the Land Records of Baltimore County in Plat Book No. E.H.K.Jr. No. 57, Folio 86. The improvements thereon being known as No. 8615 Keller Avenue in the 3rd Election District.

PETITION FOR VARIANCE

3rd Election District

ZONING: Petition for Variance
LOCATION: North side of Keller Avenue, 1,530 ft. South of Hillside Road
DATE & TIME: Tuesday, June 28, 1983 at 10:00 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variance to permit an accessory structure (swimming pool) to be located in the side yard instead of the required rear yard

The Zoning Regulation to be excepted as follows:
Section 400.1 - location of accessory structure

All that parcel of land in the Third District of Baltimore County

Being the property of Adolph Koman, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Tuesday, June 28, 1983 at 10:00 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY

REVISED PLANS
MAY 9 RECD

Item #219

"PLAT AND GENERAL VICINITY"

The following is placed
on the 321 section of the
map & is not to be used as
a basis for any other
purpose.



BUYER:

TO DETERMINE APPROXIMATE ELEVATION
OF POOL ON DAY OF EXCAVATION.

BUYER:

POOL AREA TO BE FENCED PER COUNTY
OR CITY ORDINANCE. GATES TO BE SELF
CLOSING AND SELF LATCHING.

BUYER:

NET DOWN CONCRETE SHELL AT LEAST
TWICE DAILY FOR 7 DAYS.
DO NOT TURN ON POOL LIGHT WHEN POOL
IS EMPTY.
DO NOT USE RUBBER HOSE WHEN FILLING
POOL AS IT WILL MARK PLASTER.

NOTE

SCALE 1/8" = 1'-0"

PERMIT OFFICE

NO. _____

SALES OFFICE

PHONE NO. _____

JOB NO. _____

MAP BOOK NO. _____

LEGAL DESCRIPTION

TRACT NO. _____

TRACT NO. _____

BOOK _____

PAGE _____

BLOCK _____

MAILING ADDRESS

SWIMMING POOL

NAME ADOLPH CLARE KONN

ADDRESS 8015 KELLER AVE

CROSS STREETS STEVENSON MD 21153

RES. PHONE _____

BUS. PHONE _____

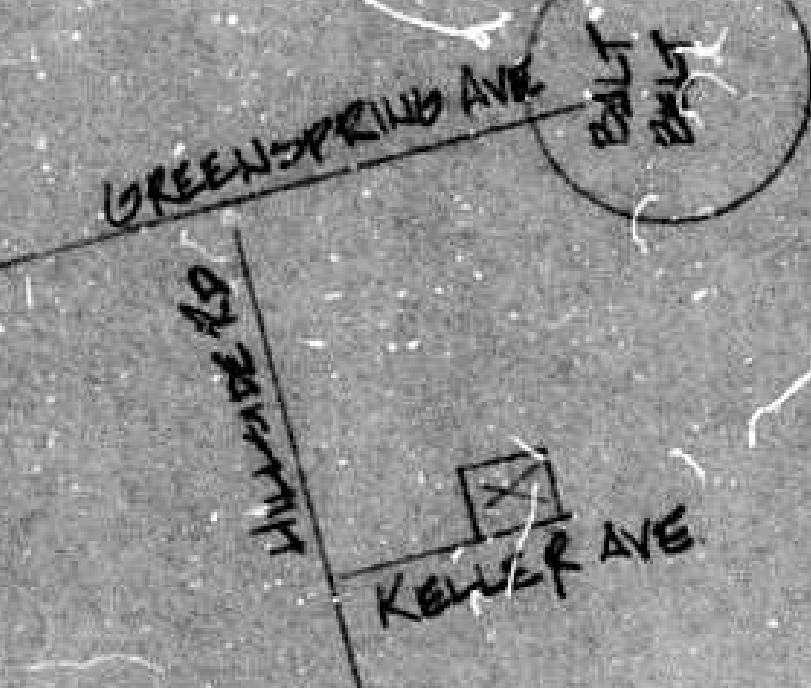
ANTHONY POOLS

a Division of Anthony Industries, Inc.

GENERAL SPECIFICATIONS	
SIZE	AREA
SHAPE	PERIMETER
TEMPLATE NO.	CUSTOM
TILE SIZE	
TILE COLOR	
COATING	
COPING COLOR	
POOL CAPACITY	GALL.
PUMP CAPACITY	G.P.M.
MOTOR H.P.	
FILTER	SO. FT.
FILTER RATE	G.P.M.
TURNING	
VACUUM LINE & SUMMER	
RETURN LINE	
MAIN DRAIN	
SUMMER - MODEL	
BACKWASH TO	
OF 1/2" FILL LINE	
ANTI-SYPHON VALVE	
HEATER	SIZE
VEHICLE BY	
LIGHT	
CLOCK	
ELECTRIC BY	
ELECTRICAL BONDING BY	
POOL CLEANER	
CHROMIUM	
SAVING SIZE	COLOR
BOARD SUPPORTS	
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DECK BY	
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