

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1969.50' setbacks R-40 to permit a minimum side yard setback of 10 feet in lieu of the required 20 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Can't meet existing requirements. Logical place for garage and kitchen to adjoin existing kitchen and driveway.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name) Signature Address City and State Attorney for Petitioner: (Type or Print Name) Signature Address City and State Attorney's Telephone No.: Address Phone No.

MAP NE 123 E. D. 10 DATE 7/5/87 200 1000 DP

87-346-A # 227 W. Cary deRussy, et ux NE/S Shanneybrook Ct., 295' W of the c/l of Summer Hill Dr. (10 Shanneybrook Ct.)

RE: PETITION FOR VARIANCE : BEFORE THE ZONING COMMISSIONER NE/S of Shanneybrook Ct., 295' W of C/l of Summer Hill Dr. (10 Shanneybrook Ct.), 19th District : OF BALTIMORE COUNTY W. CARY deRUSSY, et ux, : Case No. 87-346-A Petitioners

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 29th day of January, 1987, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. W. Cary deRussy, 10 Shanneybrook Ct., Phoenix, MD 21131, Petitioners.

Peter Max Zimmerman Peter Max Zimmerman

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

ARNOLD JARLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

February 17, 1987

Mr. W. Cary deRussy Mrs. Linda W. deRussy 10 Shanneybrook Court Phoenix, Maryland 21131

RE: PETITION FOR ZONING VARIANCE NE/S Shanneybrook Ct., 295' W of the c/l of Summer Hill Dr. (10 Shanneybrook Ct.) 10th Election District - 3rd Councilmanic District W. Cary deRussy, et ux - Petitioners Case No. 87-346-A

Dear Mr. and Mrs. deRussy:

This is to advise you that \$91.93 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Do not remove sign from property from the time it is placed by this office until the day of the hearing itself.

Please make the check payable to Baltimore County, Maryland, and remit to Zoning Office, Room 112, County Office Building, Towson, Maryland

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION MISCELLANEOUS CASH RECEIPT No. 33042 DATE 2/27/87 ACCOUNT R-01-615-000 SIGN & POST RETURNED AMOUNT \$ 91.93 Mrs. Linda deRussy, 10 Shanneybrook, Phoenix, Maryland 21131 ADVERTISING & POSTING COSTS RE CASE #87-346-A FOR B 8084*****919348 0276F

Mr. W. Cary deRussy Mrs. Linda W. deRussy 10 Shanneybrook Court Phoenix, Maryland 21131 February 23, 1987

REVISED NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE NE/S Shanneybrook Ct., 295' W of the c/l of Summer Hill Dr. (10 Shanneybrook Ct.) 10th Election District - 3rd Councilmanic District W. Cary deRussy, et ux - Petitioners Case No. 87-346-A

TIME: 11:30 a.m. DATE: Friday, February 27, 1987 PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Zoning Commissioner of Baltimore County

AJ:med

ORDERED By The Zoning Commissioner of Baltimore County, this 14th day of January, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 23rd day of February, 1987, at 10:30 o'clock A.M.

Zoning Commissioner of Baltimore County

W. Cary deRussy 10 Shanneybrook Ct. Phoenix, Md. 21131 678-1891

1969 50' setbacks R-40 103.3 (202.3) to permit a minimum side yard setback of 10 feet in lieu of the required 20 feet.

Beginning at a point on the northeast side of Shanneybrook Court (50 feet wide) at a distance of 294.15 feet northwest of Summer Hill Drive and being Lot no 17, Block F, as shown on the plat of Section Five, "Summer Hill", which is recorder among the Land records of Baltimore County in Plat book 33, Folio 97.

Known as 10 Shanneybrook Court in the 10th Election District.

PETITION FOR ZONING VARIANCE 10th Election District Case No. 87-346-A

LOCATION: Northeast Side of Shanneybrook Court, 295 feet West of the Centerline of Summer Hill Drive (10 Shanneybrook Court)

DATE AND TIME: Monday, February 23, 1987, at 10:30 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 Zoning Variance to permit a minimum side yard setback of 10 feet in lieu of the required 20 feet

Being the property of W. Cary deRussy, et ux, as shown on plat plan filed with the Zoning Office.

In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF ARNOLD JARLON ZONING COMMISSIONER OF BALTIMORE COUNTY

Mr. & Mrs. Wilson C. deRussy 10 Shanneybrook Ct. Phoenix, Md. 21131

June 23, 1986 Mr. Thomas Ernst Dept. of Environmental Services Baltimore County Towson, Md. 21204

Dear Mr. Ernst, As per our conversation of June 20, 1986 I am writing to confirm our agreement as to my well situation. As you will recall I have a 15 year old house with a well in my drive way. It is my desire to put a garage over the well and to still use the well, as it is a very good one for Summerhill. I have spoken with Bruce Gallop and he assures me that this would be ok from the standpoint of pulling the pump should the need arise. I am writing this letter to state that should for some reason the well become contaminated and or have any other trouble I will not in any way ask the county for assistance other than to test the well to make sure of the contamination. I am also in the process of filling for a variance to the zoning commission so that I may build within 50 feet of the property line. I am sure the well will come up and trust that per our conversation and this letter you will be favorable in your reply.

Thank you for your consideration. Sincerely, Linda W. de Russy (Mrs. W. Cary)

P.S. If the need should arise from contamination I will at my expense drill another well on the property under the existing county code.

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 4, 1987

THIS IS TO CERTIFY, that the annexed advertisement was published in the TOWSON TIMES, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 4, 1987.

TOWSON TIMES.

Publisher

44.76

PETITION FOR ZONING VARIANCE 10th Election District Case No. 87-346-A LOCATION Northeast Side of Shanneybrook Court, 295 feet West of the Centerline of Summer Hill Drive (10 Shanneybrook Court) DATE AND TIME: Monday, February 23, 1987, at 10:30 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 Zoning Variance to permit a minimum side yard setback of 10 feet in lieu of the required 20 feet. Being the property of W. Cary deRussy, et ux, as shown on plat plan filed with the Zoning Office. In the event that this Petition(s) is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing. BY ORDER OF ARNOLD JARLON ZONING COMMISSIONER OF BALTIMORE COUNTY 30227 LAMBA FEB. 4

ORDER RECEIVED FEBRUARY 23 1987 State of Maryland

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon
TO: Zoning Commissioner Date: February 10, 1987
FROM: Norman E. Gerber, AICP Planning & Zoning
SUBJECT: Zoning Petitions Nos. 87-342-A, 87-343-A, 87-344-A, 87-345-A, 87-346-A, 87-347-Sph, 87-348-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber, AICP
Office of Planning & Zoning

JGH:NEG:eds

CPS-008

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211
NORMAN E. GERBER
DIRECTOR

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

JANUARY 28, 1987

Re: Zoning Advisory Meeting of DECEMBER 16, 1986
Item # 227
Property Owner: W. Cary de Russey et al
Location: NE/S SHANNYBROOK CT, 295' W. SUMMER HILL DRIVE

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- There are no site planning factors requiring comment.
A County Review Group Meeting is required.
A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
A record plat will be required and must be recorded prior to issuance of a building permit.
The access is not satisfactory.
The circulation on this site is not satisfactory.
The parking arrangement is not satisfactory.
Parking calculations must be shown on the plan.
This property contains soils which are defined as wetlands, and development on these soils is prohibited.
Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.
Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
The amended Development Plan was approved by the Planning Board on
Landscaping: Must comply with Baltimore County Landscape Manual.
The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
Additional comments:

David Fields, Acting Chief
Current Planning and Development

cc: James Hoswell

PROPERTY OWNERS
EXHIBIT

February 23, 1987

Zoning Commission of
Baltimore County
Towson, MD 21204

Re: Petition No. 87-346-A
Property: 10 Shanneybrook Court
Phoenix, MD 21131
Owners: Cary & Lynn deRussy

Gentlemen:

This will advise you that we are the owners and residents of the property known as 8 Shanneybrook Court, Phoenix, Maryland, which is situate next to the above-referenced property, and that we will file no objections to the deRussy's petition for a 10-foot side-yard setback in lieu of the minimum 20 feet required by law.

Very truly yours,

Allen F. Schwender

Kathy P. Schwender

STEPHEN E. COLLINS
DIRECTOR

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for items number 217, 218, 219, 222, 225, 227, 228, 229, 230, and 231.

Very truly yours,

Michael S. Flannan
Traffic Engineer Associate II

MSF:lt

RECEIVED
FEB 3 1987
ZONING OFFICE

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 12, 1987

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Mr. W. Cary deRussy
10 Shanneybrook Ct.
Phoenix, Maryland 21131

RE: Item No. 227 - Case No. 87-346-A
Petitioner: W. Cary deRussy, et ux
Petition for Zoning Variance

Dear Mr. deRussy:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer, Chair
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:kbb

Enclosures

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

PAUL H. REINCKE
CHIEF

December 18, 1986

Mr. Arnold Jablon
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: W. Cary deRussy, et ux

Location: NE/S Shanneybrook Court, 295' W. centerline Summer Hill Drive

Item No.: 227 Zoning Agenda: Meeting of 12/16/86

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 or 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.
7. The Fire Prevention Bureau has no comments, at this time.

REVIEWED: Planning Group Special Inspection Division
Noted and Approved: James E. Dyer, Fire Prevention Bureau

/mb

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/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance requested will/will not adversely affect the health, safety, and general welfare of the community, the variance should/would not be granted.
Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 2nd day of March, 1987, that the Petition for Zoning Variance to permit a minimum side yard setback of 10 feet in lieu of the required 20 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

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

Arnold Jablon
Zoning Commissioner of Baltimore County

AJ/orl
cc: Mr. & Mrs. W. Cary deRussy
People's Counsel

ORDER RECEIVED FOR FILING
March 2, 1987
By: [Signature]

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Your petition has been received and accepted for filing this 12th day of January, 1987.
Arnold Jablon
Zoning Commissioner
Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee
Petitioner: W. Cary deRussy, et ux
Petitioner's Attorney

2/3

Mr. W. Cary deRussy
Mrs. Linda W. deRussy
10 Shanneybrook Court
Phoenix, Maryland 21131

January 19, 1987

NOTICE OF HEARING

RE: PETITION FOR ZONING VARIANCE
NE/S Shanneybrook Ct., 295' W of the c/l of
Summer Hill Dr. (10 Shanneybrook Ct.)
10th Election District
W. Cary deRussy, et ux - Petitioners
Case No. 87-346-A

TIME: 10:30 a.m.
DATE: Monday, February 23, 1987
PLACE: Room 106, County Office Building, 111 West Chesapeake
Avenue, Towson, Maryland

[Signature]
Zoning Commissioner
of Baltimore County

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 29833
DATE Dec. 4, 1986 ACCOUNT 615
AMOUNT \$ 35.00
RECEIVED FROM W. Cary deRussy
FOR fee for zoning variance 227
B 8119*****350018 00528
VALIDATION OR SIGNATURE OF CASHIER

87-346 A

deRussy 2/23/87 2/23/87
Mr + Mrs deRussy
No. 106

prop located @ Shanneybrook Ct - level terrain 10 years -
addition kitchen + 2 car garage - 24 X 34 -
new pool setback of 10' instead of 5'
water for line -

great variance - short for
(1' ~~to~~ ~~all~~ ~~short~~)



BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204

DECEMBER 16, 1986

TED ZALESKI, JR.
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner
Office of Planning and Zoning
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 227 Zoning Advisory Committee Meeting are as follows:

Property Owner: **W. CARY DERUSSY, ET UX**
Location: **NE/S SHANNEYBROOK COURT, 295 FEET W. CENTERLINE SUMMER HILL DRIVE**
District: **10TH**

APPLICABLE ITEMS ARE CIRCLED:

- A** All structures shall conform to the Baltimore County Building Code as adopted by Council Bill #11-85, the Maryland Code for the Handicapped and Aged (A.N.S.I. #117-1 - 1960) and other applicable Codes and Standards.
- B** A building and other miscellaneous permits shall be required before the start of any construction.
- C** Residential: Two sets of construction drawings are required to file a permit application. The seal of a registered in Maryland Architect or Engineer is/is not required on plans and technical data.
D. Commercial: Three sets of construction drawings sealed and signed by a registered in Maryland Architect or Engineer shall be required to file with a permit application. Reproduced seals are not acceptable.
- E** All Use Groups except B-4 Single Family Detached Dwellings require a minimum of 1 hour fire rating for exterior walls closer than 6'-0" to an interior lot line. B-4 Use Groups require a one hour wall if closer than 3'-0" to an interior lot line. Any wall built on an interior lot line shall require a fire or party wall. See Table 401, Section 1407, Section 1406, and Table 1402. No openings are permitted in an exterior wall within 3'-0" of an interior lot line.
- F** The structure does not appear to comply with Table 505 for permissible height/area. Reply to the requested variance by this office cannot be considered until the necessary data pertaining to height/area and construction type is provided. See Table 401 and 505 and have your Architect/Engineer contact this department.
- G** The requested variance appears to conflict with Section(s) _____, _____, of the Baltimore County Building Code.
- H** When filing for a required Change of Use/Occupancy Permit, an alteration permit application shall also be filed along with three sets of acceptable construction plans indicating how the existing structure is to be altered in order to comply with the Code requirements for the new Use. Maryland Architectural or Engineer seals are usually required. The change of Use Groups are from Use _____ to Use _____, or to Mixed Use _____. See Section 117 of the Building Code.
- I** The proposed project appears to be located in a Flood Plain, Tidal/Riverine. Please see the attached copy of Section 516.0 of the Building Code as adopted by Bill #17-85. Site plans shall show the correct elevations above sea level for the lot and the finish floor levels including basement.
- J** Comments:
- K** These abbreviated comments reflect only on the information provided by the drawings submitted to the Office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired the applicant may obtain additional information by visiting Room 122 of the County Office Building at 111 W. Chesapeake Avenue, Towson, Maryland 21204.

[Signature]
C. E. Burnham, Chief
Building Plans Review

L/27/86

CERTIFICATE OF PUBLICATION

TOWSON, MD., February 5, 1987.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on February 5, 1987.

THE JEFFERSONIAN,

Susan Studer Obrist
Publisher

Cost of Advertising

32.17

PETITION FOR ZONING VARIANCE
10th Election District
Case No. 87-346-A

LOCATION: Northeast Side of Shanneybrook Court, 295 feet West of the Centerline of Summer Hill Drive (10 Shanneybrook Court)

DATE AND TIME: Monday, February 23, 1987, at 10:30 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 Zoning Variance to permit a minimum side yard setback of 10 feet in lieu of the required 20 feet.

Being the property of W. Cary deRussy, et ux, as shown on plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the 180 day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period if good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

By Order of:
ARNOLD JABLON
Zoning Commissioner
of Baltimore County
2008 Feb. 5

11/13/87
Date

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 227, Zoning Advisory Committee Meeting of 12/16/86

Property Owner: W. Cary deRussy, et ux

Location: NEB Shanneybrook Ct, 295' W Centerline Summer Hill Dr District 10

Water Supply private Sewage Disposal private

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 494-3175, to obtain requirements for such installation/s before work begins.
- () A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

WWQ 1 4/86

Zoning Item # 227 Zoning Advisory Committee Meeting of 12/16/86
Page 2

- () Prior to razing of existing structure/s, petitioner must contact the Division of Water Quality and Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes.
- () Any abandoned 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. Prior to removal or abandonment, owner must contact the Division of Water Quality and Waste Management at 494-3768.
- () Soil percolation tests (have been/must be) conducted.
 - { } The results are valid until _____
 - { } Soil percolation test results have expired. Petitioner should contact the Division of Environmental Support Services to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () 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 and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others Petitioner should consider alternate site for location of garage as garage may not be constructed over and enclose existing water well

Recommend disapproval as proposed

[Signature]
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

WWQ 2 4/86

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 10th Date of Posting 2/16/87

Posted for: Various

Petitioner: W. Cary deRussy, et ux

Location of property: NEB Shanneybrook Ct, 295' W Centerline Summer Hill Dr, 10 Shanneybrook Ct

Location of Signs: Along Shanneybrook Ct, across E. Broadway, on property of Petitioner

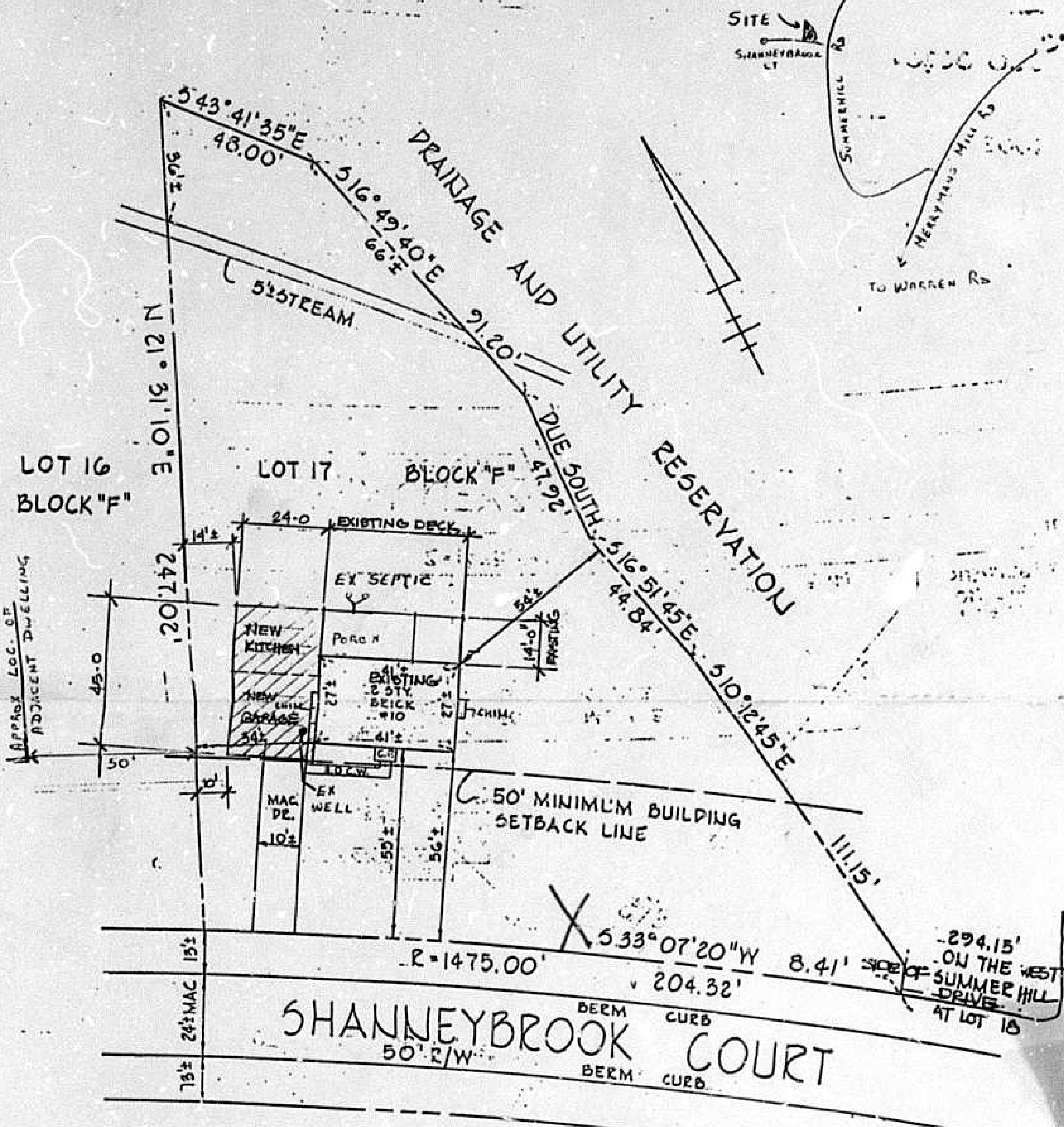
Remarks: _____

Posted by: [Signature] Date of return: 2/13/87

Number of Signs: 1

WWQ 1 4/86
2/23 87-346-A

AT SHOWING PROPERTY KNOWN AS #10 SHANNEYBROOK COURT BALTIMORE COUNTY, MARYLAND, SO KNOWN AS LOT 17, BLOCK "F", AS SHOWN ON THE RESUBDIVISION OF PARCELS A & B OF SECTION 4 & PLAT OF SECTION FIVE "SUMMER HILL", WHICH PLAT IS RECORD AMONG THE MAPS AND RECORDS OF BALTIMORE COUNTY IN PLAT BOOK 33, FOLIO 97.



LOT 16
BLOCK "F"

APPROX LOC. OF ADJACENT DWELLING

ZONED RC4
APPROVED AS R.40.

PETITIONER'S EXHIBIT

DE RUSSEY RESIDENCE
10 SHANNEYBROOK COURT
PHOENIX MD 21131
6-6-86 1'E 30'-0"
10TH DISTRICT

628-1891

Handwritten notes:
87-346-A
OFFICE COPY