

IN RE: PETITION FOR ZONING VARIANCE
 3/5 Deep Run Court, 40' W
 of c/l of Falls Road
 1 Deep Run Court
 8th Election District
 3rd Councilmanic District
 Stuart Rombo, et ux
 Petitioners

- BEFORE THE
- ZONING COMMISSIONER
- OF BALTIMORE COUNTY
- Case No. 90-370-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Sections 400.1 to allow an accessory structure (pool) on a corner lot to be located in the rear yard, as more particularly described on Petitioners' Exhibit 1.

The Petitioner, Stuart Rombo, appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 1 Deep Run Court consists of 1.530 acres +/-, zoned R.C. 5 and is currently improved with a single family dwelling.

Mr. Rombo testified that he is desirous of constructing an inground pool in the rear yard of his subject property as indicated on Petitioners' Exhibit 1. He testified that locating the pool in the required 1/3 of the rear yard farthest removed from the side street will cause the pool to encroach upon the septic reserve area and also require the removal of 50 feet mature pine trees. Mr. Rombo indicated that the proposed location will be well buffered from his adjacent neighbor by existing pine trees and shrubbery. Mr. Rombo also stated that his adjacent neighbor to the south indicated that he has no objection to the proposed location of the subject pool.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3rd day of April, 1990 that the Petition for a Zoning Variance to allow an accessory structure (pool) on a corner lot to be located in the rear yard, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

- The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appeal 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.

J. Robert Haines
 Zoning Commissioner
 for Baltimore County

ORDER RECEIVED FOR FILING
 Date 4/13/90
 By [Signature]

JRH/mm
 cc: Peoples Council

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-370-A

The undersigned, legal owner(s) of the property situated 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 400.1 To allow an accessory structure (pool) on a corner lot to be located in the rear yard in an area not in the 1/3 of rear yard farthest removed from the side street.

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

Pool will be located on opposite end of property from House almost 200' from House location and it would be located on a hillside in a very densely wooded area. We would like to have a more convenient access to the pool area as shown on Blue print (SEE ATTACHED COPIES)

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: _____

Legal Owner(s):
 Mr. Stuart Rombo
 (Type or Print Name)
 Signature: _____
 Address: 1 Deep Run Ct, 358-9646
 Cockeysville, MD 21093
 City and State: _____

Attorney for Petitioner:
 Mr. Stuart Rombo
 (Type or Print Name)
 Signature: _____
 Address: 210 N. CHARLES ST
 BALTO, MD 21201
 City and State: _____

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
 Name: _____
 Address: _____
 Phone No.: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 7th day of Feb 1990, 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 26th day of March, 1990, at 11:30 o'clock A.M.

ORDER RECEIVED FOR FILING
 Date 2/12/90
 By [Signature]

REQUIRED LENGTH OF HEARING 15 MIN
 DATE 2/12/90

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY 90-370-A
 Towson, Maryland

District: 8th
 Posted for: Variance
 Date of Posting: March 7, 1990
 Petitioner: Stuart Rombo, et ux
 Location of property: 1 Deep Run Court, 40' W of c/l of Falls Road
 Location of sign: In front of 1 Deep Run Court
 Remarks:
 Posted by: S. J. Haines
 Number of Signs: 1
 Date of return: March 9, 1990

CERTIFICATE OF PUBLICATION

TOWSON, MD, March 1, 1990
 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., once in each of 1 successive weeks, the first publication appearing on March 1, 1990.

TOWSON TIMES,
 S. Zabe Olson
 Publisher

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
 Petition for Zoning Variance Case Number: 90-370-A
 5/5 Deep Run Court, 40' W of c/l of Falls Road
 1 Deep Run Court
 8th Election District
 Petitioner(s): Stuart Rombo, et ux
 Hearing Date: Monday, March 26, 1990 at 11:30 a.m.
 Variance: to allow an accessory structure (pool) on a corner lot to be located in the rear yard in an area not in the 1/3 of rear yard farthest removed from the side street.
 In the event that this Petition 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 in writing and received in the office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
 Zoning Commissioner of Baltimore County
 TJS3011 Mar 1

CERTIFICATE OF PUBLICATION

TOWSON, MD, March 1, 1990
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 1, 1990.

THE JEFFERSONIAN,
 S. Zabe Olson
 Publisher

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
 Petition for Zoning Variance Case Number: 90-370-A
 5/5 Deep Run Court, 40' W of c/l of Falls Road
 1 Deep Run Court
 8th Election District
 Petitioner(s): Stuart Rombo, et ux
 Hearing Date: Monday, March 26, 1990 at 11:30 a.m.
 Variance: to allow an accessory structure (pool) on a corner lot to be located in the rear yard in an area not in the 1/3 of rear yard farthest removed from the side street.
 In the event that this Petition 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 in writing and received in the office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
 Zoning Commissioner of Baltimore County
 TJS3011 Mar 1

90-370-A

ZONING DESCRIPTION

Beginning at a point on the South side of Deep Run Court which is 50' wide at the distance of 40' West of the centerline of the nearest improved intersecting street being Falls Road (Rte. 25), which is 80' wide. Being lot #12 in the subdivision of "The Resubdivision of Lot 10 - The Pines at Deep Run" as recorded in the Baltimore County Plat Book #60 Folio 49 containing 1.530± acres. Also known as #1 Deep Run Court, Cockeysville, Maryland 21093 and located in the 8th Election District.

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21284
 (301) 837-3353

J. Robert Haines
 Zoning Commissioner

DATE 3/12/90

Mr. & Mrs. Stuart Rombo
 1 Deep Run Court
 Cockeysville, Maryland 21093

Re: Petition for Zoning Variance
 CASE NUMBER: 90-370-A
 5/5 Deep Run Court, 40' W of c/l of Falls Road
 1 Deep Run Court
 8th Election District - 3rd Councilmanic
 Petitioner(s): Stuart Rombo, et ux
 HEARING: MONDAY, MARCH 26, 1990 at 11:30 a.m.

Dear Petitioners:

Please be advised that \$127.41 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.
 Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,
 J. Robert Haines
 ZONING COMMISSIONER

JRH:qs
 cc: File

Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21284
 (301) 837-3353

J. Robert Haines
 Zoning Commissioner

February 12, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
 CASE NUMBER: 90-370-A
 5/5 Deep Run Court, 40' W of c/l of Falls Road
 1 Deep Run Court
 8th Election District - 3rd Councilmanic
 Petitioner(s): Stuart Rombo, et ux
 HEARING: MONDAY, MARCH 26, 1990 at 11:30 a.m.

Variance to allow an accessory structure (pool) on a corner lot to be located in the rear yard in an area not in the 1/3 of rear yard farthest removed from the side street.

In the event that this Petition 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 in writing and received in the office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
 ZONING COMMISSIONER
 BALTIMORE COUNTY, MARYLAND

cc: Mr. & Mrs. Rombo

Baltimore County
 Zoning Commissioner
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21284

receipt

Account: R-001-6150
 Number: No 1863

Date: 3/26/90

DESCRIPTION	QTY	PRICE
PUBLIC HEARING FEES		
000-POSTING SIGNS / ADVERTISING 1	1	\$127.41
TOTAL:		\$127.41
LAST NAME OF OWNER: D.P. PROPERTIES		

B 105*****12741:3 027:F
 Please make checks payable to: Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

March 13, 1990



Dennis F. Reams
County Executive

Stuart Rombro, Esquire
210 W. Charles Street
Baltimore, MD 21201

RE: Item No. 234, Case No. 90-370-A
Petitioner: Stuart Rombro, et ux
Petition for Zoning Variance

Dear Mr. Rombro:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate that all parties are made aware of plans or requested, but to assure the appropriateness of the zoning action on this case. 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner



Dennis F. Reams
County Executive

Your petition has been received and accepted for filing this 7th day of February, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

Petitioner: Stuart Rombro, et ux
Petitioner's Attorney: Stuart Rombro



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

February 12, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Townson, Maryland 21204

Attn: Mr. James Dyer

Re: Baltimore County
Stuart Rombro Property
Zoning Meeting of 2-6-90
3/3 Deep Run Court
40' East of Falls Road
(MD 25)
(Item #234)

Dear Mr. Haines:

After reviewing the submittal for a variance to allow an accessory structure (pool, on a corner lot to be located in the rear yard in an area not in the 1/3 of rear yard farthest removed from the side street, we find the plan acceptable.

If you have any questions, please contact Larry Brocato at 333-1350.

Very truly yours,

Charles Rose
Charles Rose, Acting Chief
Engineering Access Permits
Division

LB:maw

cc: Mr. J. Ogle

My telephone number is (301) 333-1350 (Fax #333-1041)
Teleoperator for Impaired Hearing or Speech
383-7555 Baltimore Metro - 555-0481 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

2/1/90
Date

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

FEB 1 5 1990

Zoning Item # 234, Zoning Advisory Committee Meeting of February 6, 1990

Property Owner: Stuart Rombro, et ux District: 8

Location: Deep Run Court

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, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3375, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Quality Management 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 Bureau of Air Quality Management is required for any charbroiler generation 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 amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
- () 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 the State Department of the Environment.
- () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- () 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 Water and Sewer 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. For more information contact the Division of Environmental Management at 887-3980.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.

Others Proposed pool must be located at least twenty feet (20') from any component of sewage disposal system and sewage disposal area.

VA E. O'Connell
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Townson, Maryland 21204-5000
(301) 887-4500

Paul H. Reincke
Chief

FEBRUARY 1, 1990



Dennis F. Reams
County Executive

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Townson, MD 21204

RE: Property Owner: STUART ROMBRO

Location: #1 DEEP RUN COURT

Item No.: 234 Zoning Agenda: FEBRUARY 6, 1990

Gentlemen:

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

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

REVIEWER: *John Kelly* Noted and Approved *Capt. Tom Buehler*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

FEB 6 1990

Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

February 12, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Townson, Maryland 21204

Attn: Mr. James Dyer

Re: Baltimore County
Stuart Rombro Property
Zoning Meeting of 2-6-90
3/3 Deep Run Court
40' East of Falls Road
(MD 25)
(Item #234)

Dear Mr. Haines:

After reviewing the submittal for a variance to allow an accessory structure (pool, on a corner lot to be located in the rear yard in an area not in the 1/3 of rear yard farthest removed from the side street, we find the plan acceptable.

If you have any questions, please contact Larry Brocato at 333-1350.

Very truly yours,

Charles Rose
Charles Rose, Acting Chief
Engineering Access Permits
Division

LB:maw

cc: Mr. J. Ogle

My telephone number is (301) 333-1350 (Fax #333-1041)
Teleoperator for Impaired Hearing or Speech
383-7555 Baltimore Metro - 555-0481 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: March 5, 1990

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for February 6, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 157, 219, 223, 226, 227, 228, 230, 232, 233 and 234. In addition, we have no comments for Item 176-Perry Hall Square, and Item 162-Kelso Research Park.

89-471-SHXA - Exxon Service Center is subject to County Review Group comments previously submitted on December 20, 1989.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

MAR 6 1990

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: February 15, 1990

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Stuart Rombro, Item 234

The Petitioner requests a location Variance for an accessory structure.

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

FEB 21 1990

WARREN SIELSKI
3406 Garrison Farms Road
Baltimore, Maryland 21208

90-370

RECEIVED
MAR 29 1990
ZONING OFFICE

Hon. J. Robert Haines
Zoning Commissioner for
Baltimore County
111 West Chesapeake Avenue
Room 113
Townson, Maryland 21204

Dear Mr. Haines:

I am the owner of 3 Deep Run Court in the subdivision known as the Pines at Deep Run. I own the lot next to lot 12.

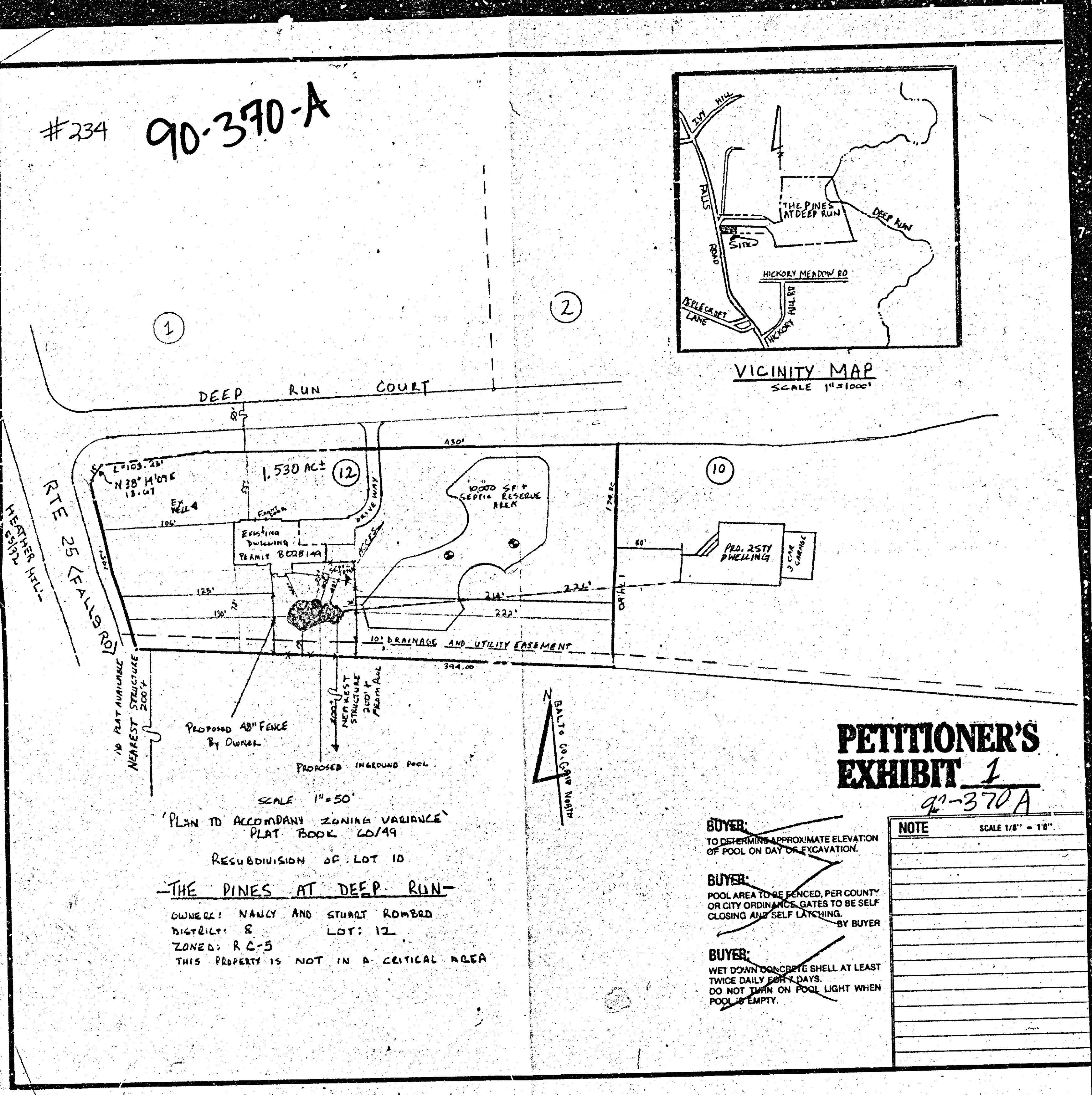
The owners of Lot 12, known as 1 Deep Run Court, Stuart and Nancy Rombro, have applied for a variance to build a swimming pool behind the house they are building on 1 Deep Run Court.

The purpose of this letter is to notify you that I have no objection to the granting of said variance and in fact am in favor of said variance being granted to allow the construction of the pool behind the Rombro's house. Thank you for taking into consideration this letter.

Very truly yours,

Warren Sielski

#234 90-370-A



PETITIONER'S EXHIBIT 1
90-370A

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. BY BUYER

BUYER:
WET DOWN CONCRETE SHELL AT LEAST TWICE DAILY FOR 3-DAYS. DO NOT TURN ON POOL LIGHT WHEN POOL IS EMPTY.

NOTE SCALE 1/8" = 1'

SCALE 1" = 50'
PLAN TO ACCOMPANY ZONING VARIANCE PLAT BOOK 60/49
RESUBDIVISION OF LOT 10
THE PINES AT DEEP RUN
OWNER: NANCY AND STUART ROMBRO
DISTRICT: 8 LOT: 12
ZONED: R.C-5
THIS PROPERTY IS NOT IN A CRITICAL AREA

The Southern Land Company, Inc.

March 8, 1990

Hon. J. Robert Haines
Zoning Commissioner for Baltimore County
111 West Chesapeake Avenue, Room 113
Towson, Maryland 21204

RE: 1 Deep Run Court, Item 234

Dear Mr. Haines:

I am the owner of 6 lots in the subdivision known as the Pines at Deep Run.

The owner of Lot 12, known as 1 Deep Run Court, Stuart and Nancy Rombro, have applied for a variance to build a swimming pool behind the house they are building on 1 Deep Run Court.

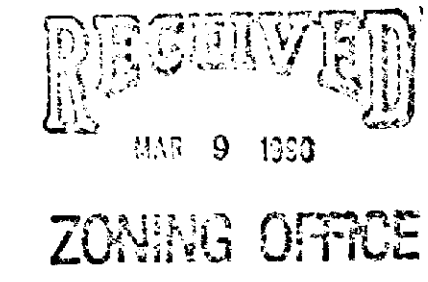
The purpose of this letter is to notify you that I have no objection to the granting of said variance and in fact am in favor of said variance being granted to allow the construction of the pool behind the Rombro's house. Thank you for taking into consideration this letter.

Very truly yours,

Ronald O. Schaftel

Ronald O. Schaftel

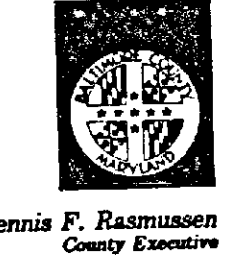
ROS:mlk



The Southern Land Company, Inc.
22 West Allegheny Avenue • Suite 300 • Towson, Maryland 21284
(301) 621-1160 • Fax (301) 621-1096

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

March 28, 1990



Dennis F. Rasmussen
County Executive

Stuart Rombro, Esquire
Tydings and Rosenberg
201 North Charles Street
Baltimore, Maryland 21201

RE: Petition for Zoning Variance
Case No. 90-370-A

Dear Mr. Rombro:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mn
encl
cc: Peoples Counsel

LAW OFFICES
TYDINGS & ROSENBERG
201 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201
(301) 752-6100

February 14, 1990

Robert Hines
Zoning Commissioner
for Baltimore County
111 W. Chesapeake Avenue
Room 113
Towson, Maryland 21204

Re: Item 234

Dear Mr. Hines:

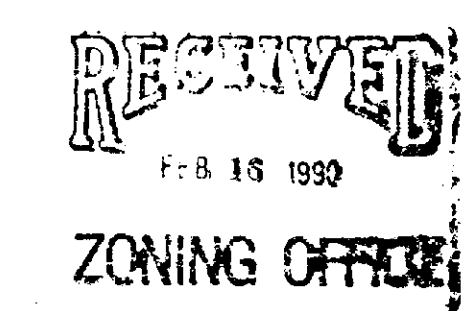
I am writing to request an early hearing on my application for variance to build a swimming pool in my backyard. I would appreciate it if you could have the hearing on this matter scheduled at the earliest date possible. Thank you for your anticipated cooperation.

Very truly yours,

Stuart R. Rombro

Stuart R. Rombro

SRR:sal



IN RE: PETITION FOR ZONING VARIANCE
 3/5 Deep Run Court, 40' W
 of c/l of Falls Road
 1 Deep Run Court
 8th Election District
 3rd Councilmanic District
 Stuart Rombo, et ux
 Petitioners

BEFORE THE
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY
 Case No. 90-370-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Sections 400.1 to allow an accessory structure (pool) on a corner lot to be located in the rear yard, as more particularly described on Petitioners' Exhibit 1.

The Petitioner, Stuart Rombo, appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 1 Deep Run Court consists of 1.530 acres +/-, zoned R.C. 5 and is currently improved with a single family dwelling.

Mr. Rombo testified that he is desirous of constructing an inground pool in the rear yard of his subject property as indicated on Petitioners' Exhibit 1. He testified that locating the pool in the required 1/3 of the rear yard farthest removed from the side street will cause the pool to encroach upon the septic reserve area and also require the removal of 50 feet mature pine trees. Mr. Rombo indicated that the proposed location will be well buffered from his adjacent neighbor by existing pine trees and shrubbery. Mr. Rombo also stated that his adjacent neighbor to the south indicated that he has no objection to the proposed location of the subject pool.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and, therefore, should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 3rd day of April, 1990 that the Petition for a Zoning Variance to allow an accessory structure (pool) on a corner lot to be located in the rear yard, in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

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

J. Robert Haines
 Zoning Commissioner
 for Baltimore County

JRH/mm
 cc: Peoples Council

ORDER RECEIVED FOR FILING
 Date 4/13/90
 By [Signature]

PETITION FOR ZONING VARIANCE
 TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-370-A #234

The undersigned, legal owner(s) of the property situated 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 400.1 To allow an accessory structure (pool) on a corner lot to be located in the rear yard in an area not in the 1/3 of rear yard farthest removed from the side street.

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

Pool will be located on opposite end of property from House almost 200' from House location and it would be located on a hillside in a very densely wooded area. We would like to have a more convenient access to the pool area as shown on Blue print (SEE ATTACHED COPIES)

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: _____

Legal Owner(s):
 Mr. Stuart Rombo
 (Type or Print Name)
 Signature: [Signature]
 Address: 1 Deep Run Ct, 358-9646
 Cockeysville, MD 21093
 City and State: _____

Attorney for Petitioner:
 Mr. Stuart Rombo
 (Type or Print Name)
 Signature: [Signature]
 Address: 210 N. CHARLES ST
 BALTO, MD 21201
 City and State: _____

Name, address and phone number of legal owner, contract purchaser or representative to be contacted:
 Name: _____
 Address: _____
 Phone No.: _____

ORDERED BY The Zoning Commissioner of Baltimore County, this 7th day of Feb, 1990, 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 26th day of March, 1990, at 11:30 o'clock A.M.

J. Robert Haines
 Zoning Commissioner of Baltimore County

ORDER RECEIVED FOR FILING
 Date 3/2/90
 By [Signature]

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 8th
 Posted for: Variance
 Date of Posting: March 7, 1990
 Petitioner: Stuart Rombo, et ux
 Location of property: 1 Deep Run Court, 40' W of c/l of Falls Road
 Location of sign: In front of 1 Deep Run Court
 Remarks: _____
 Posted by: [Signature]
 Number of Signs: 1
 Date of return: March 9, 1990

CERTIFICATE OF PUBLICATION \$102.41

TOWSON, MD, March 1, 1990
 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., once in each of 1 successive weeks, the first publication appearing on March 1, 1990.

TOWSON TIMES,
 S. Zabe Olson
 Publisher

NOTICE OF HEARING
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
 Petition for Zoning Variance Case Number: 90-370-A 5/5 Deep Run Court, 40' W of c/l of Falls Road 1 Deep Run Court 8th Election District 3rd Councilmanic District Petitioner(s): Stuart Rombo, et ux
 Hearings: MONDAY, MARCH 26, 1990 at 11:30 a.m.
 Variance: to allow an accessory structure (pool) on a corner lot to be located in the rear yard in an area not in the 1/3 of rear yard farthest removed from the side street.
 In the event that this Petition 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 in writing and received in the office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
 Zoning Commissioner of Baltimore County
 TOWSON, MD 21204

CERTIFICATE OF PUBLICATION

TOWSON, MD, March 1, 1990
 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on March 1, 1990.

THE JEFFERSONIAN,
 S. Zabe Olson
 Publisher

NOTICE OF HEARING
 The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:
 Petition for Zoning Variance Case Number: 90-370-A 5/5 Deep Run Court, 40' W of c/l of Falls Road 1 Deep Run Court 8th Election District 3rd Councilmanic District Petitioner(s): Stuart Rombo, et ux
 Hearings: MONDAY, MARCH 26, 1990 at 11:30 a.m.
 Variance: to allow an accessory structure (pool) on a corner lot to be located in the rear yard in an area not in the 1/3 of rear yard farthest removed from the side street.
 In the event that this Petition 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 in writing and received in the office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
 Zoning Commissioner of Baltimore County
 TOWSON, MD 21204

#234
 90-370-A

ZONING DESCRIPTION

Beginning at a point on the South side of Deep Run Court which is 50' wide at the distance of 40' West of the centerline of the nearest improved intersecting street being Falls Road (Rte. 25), which is 80' wide. Being lot #12 in the subdivision of "The Resubdivision of Lot 10 - The Pines at Deep Run" as recorded in the Baltimore County Plat Book #60 Folio 49, containing 1.530± acres. Also known as #1 Deep Run Court, Cockeysville, Maryland 21093 and located in the 8th Election District.

Baltimore County
 Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 837-3353

J. Robert Haines
 Zoning Commissioner

DATE 3/12/90

Mr. & Mrs. Stuart Rombo
 1 Deep Run Court
 Cockeysville, Maryland 21093

Re: Petition for Zoning Variance
 CASE NUMBER: 90-370-A
 5/5 Deep Run Court, 40' W of c/l of Falls Road
 1 Deep Run Court
 8th Election District - 3rd Councilmanic District
 Petitioner(s): Stuart Rombo, et ux
 HEARING: MONDAY, MARCH 26, 1990 at 11:30 a.m.

Dear Petitioners:

Please be advised that \$127.41 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland fifteen (15) minutes before your hearing is scheduled to begin.

Be advised that should you fail to return the sign & post set(s), there will be an additional \$50.00 added to the above amount for each such set not returned.

Very truly yours,
 J. Robert Haines
 ZONING COMMISSIONER

JRH:qs
 ccc: File

Zoning Commissioner
 Office of Planning & Zoning
 Towson, Maryland 21204
 (301) 837-3353

J. Robert Haines
 Zoning Commissioner

February 12, 1990

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
 CASE NUMBER: 90-370-A
 5/5 Deep Run Court, 40' W of c/l of Falls Road
 1 Deep Run Court
 8th Election District - 3rd Councilmanic District
 Petitioner(s): Stuart Rombo, et ux
 HEARING: MONDAY, MARCH 26, 1990 at 11:30 a.m.

Variance to allow an accessory structure (pool) on a corner lot to be located in the rear yard in an area not in the 1/3 of rear yard farthest removed from the side street.

In the event that this Petition 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 in writing and received in the office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
 ZONING COMMISSIONER
 BALTIMORE COUNTY, MARYLAND

cc: Mr. & Mrs. Rombo

Baltimore County
 Zoning Commissioner
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

receipt

Account: R-001-6150
 Number: No 1863

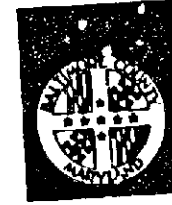
Date	3/26/90	MFG00596
PUBLIC HEARING FEES	QTY	PRICE
000 POSTING SIGNS / ADVERTISING	1	\$127.41
TOTAL:		\$127.41
LAST NAME OF OWNER: D.P. PROPERTIES		

B 105*****12741:3 027:F
 Please make checks payable to: Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner

March 13, 1990



Dennis F. Reams
County Executive

Stuart Rombro, Esquire
210 W. Charles Street
Baltimore, MD 21201

RE: Item No. 234, Case No. 90-370-A
Petitioner: Stuart Rombro, et ux
Petition for Zoning Variance

Dear Mr. Rombro:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate that all parties are made aware of plans or requested, but to assure the appropriateness of the zoning action on this case. 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.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Townson, Maryland 21204
(301) 887-3353

J. Robert Haines
Zoning Commissioner



Dennis F. Reams
County Executive

Your petition has been received and accepted for filing this 7th day of February, 1990.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Received By:

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

Petitioner: Stuart Rombro, et ux
Petitioner's Attorney: Stuart Rombro



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

February 12, 1990

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Townson, Maryland 21204

Attn: Mr. James Dyer

Re: Baltimore County
Stuart Rombro Property
Zoning Meeting of 2-6-90
3/3 Deep Run Court
40' East of Falls Road
(MD 25)
(Item #234)

Dear Mr. Haines:

After reviewing the submittal for a variance to allow an accessory structure (pool, on a corner lot to be located in the rear yard in an area not in the 1/3 of rear yard farthest removed from the side street, we find the plan acceptable.

If you have any questions, please contact Larry Brocato at 333-1350.

Very truly yours,

Charles Rose
Charles Rose, Acting Chief
Engineering Access Permits
Division

LB:maw

cc: Mr. J. Ogle

My telephone number is (301) 333-1350 (Fax #333-1041)
Teleprinter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 555-0481 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

2/1/90
Date

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

FEB 1 5 1990

Zoning Item # 234, Zoning Advisory Committee Meeting of February 6, 1990

Property Owner: Stuart Rombro, et ux District: 8

Location: Deep Run Court

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, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 887-3375, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Quality Management 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 Bureau of Air Quality Management is required for any charbroiler generation 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 amusements pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-6500 x 315.
- () 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 the State Department of the Environment.
- () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 887-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 887-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 887-3745.
- () 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 Water and Sewer 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. For more information contact the Division of Environmental Management at 887-3980.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 887-2762.

Others Proposed pool must be located at least twenty feet (20') from any component of sewage disposal system and sewage disposal area.

VA E. O'Connell
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

Baltimore County
Fire Department
700 East Joppa Road, Suite 901
Townson, Maryland 21204-5000
(301) 887-4500

Paul H. Reincke
Chief

FEBRUARY 1, 1990

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Townson, MD 21204

RE: Property Owner: STUART ROMBRO
Location: #1 DEEP RUN COURT
Item No.: 234 Zoning Agenda: FEBRUARY 6, 1990

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

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

REVIEWER: *John Kelly* Noted and Approved *Capt. Tom Buehler*
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/KEK

FEB 6 1990

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: March 5, 1990
FROM: Robert W. Bowling, P.E.
RE: Zoning Advisory Committee Meeting for February 6, 1990

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 157, 219, 223, 226, 227, 228, 230, 232, 233 and 234. In addition, we have no comments for Item 176-Perry Hall Square, and Item 162-Kelso Research Park.

89-471-SHXA - Exxon Service Center is subject to County Review Group comments previously submitted on December 20, 1989.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

MAR 6 1990

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner DATE: February 15, 1990
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Stuart Rombro, Item 234

The Petitioner requests a location Variance for an accessory structure.

In reference to the Petitioner's request, staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/cmm

FEB 21 1990

WARREN SIELSKI
3406 Garrison Farms Road
Baltimore, Maryland 21208

90-370

RECEIVED
MAR 29 1990
ZONING OFFICE

Hon. J. Robert Haines
Zoning Commissioner for
Baltimore County
111 West Chesapeake Avenue
Room 113
Townson, Maryland 21204

Dear Mr. Haines:

I am the owner of 3 Deep Run Court in the subdivision known as the Pines at Deep Run. I own the lot next to lot 12.

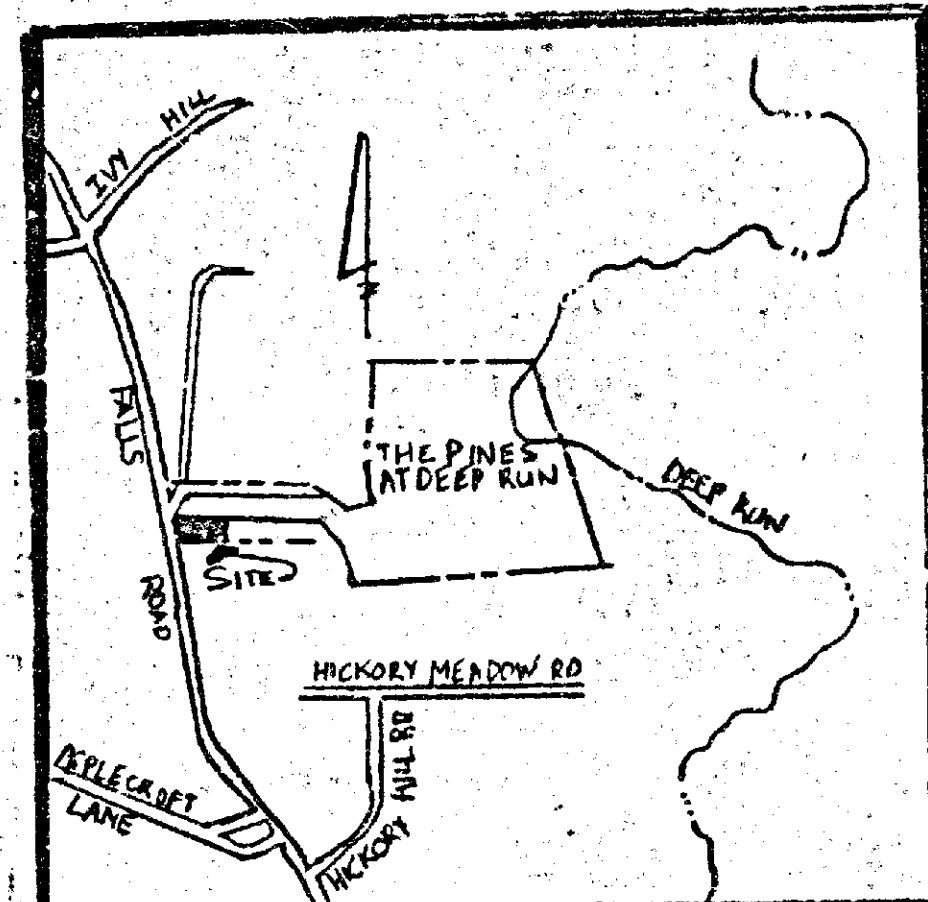
The owners of Lot 12, known as 1 Deep Run Court, Stuart and Nancy Rombro, have applied for a variance to build a swimming pool behind the house they are building on 1 Deep Run Court.

The purpose of this letter is to notify you that I have no objection to the granting of said variance and in fact am in favor of said variance being granted to allow the construction of the pool behind the Rombro's house. Thank you for taking into consideration this letter.

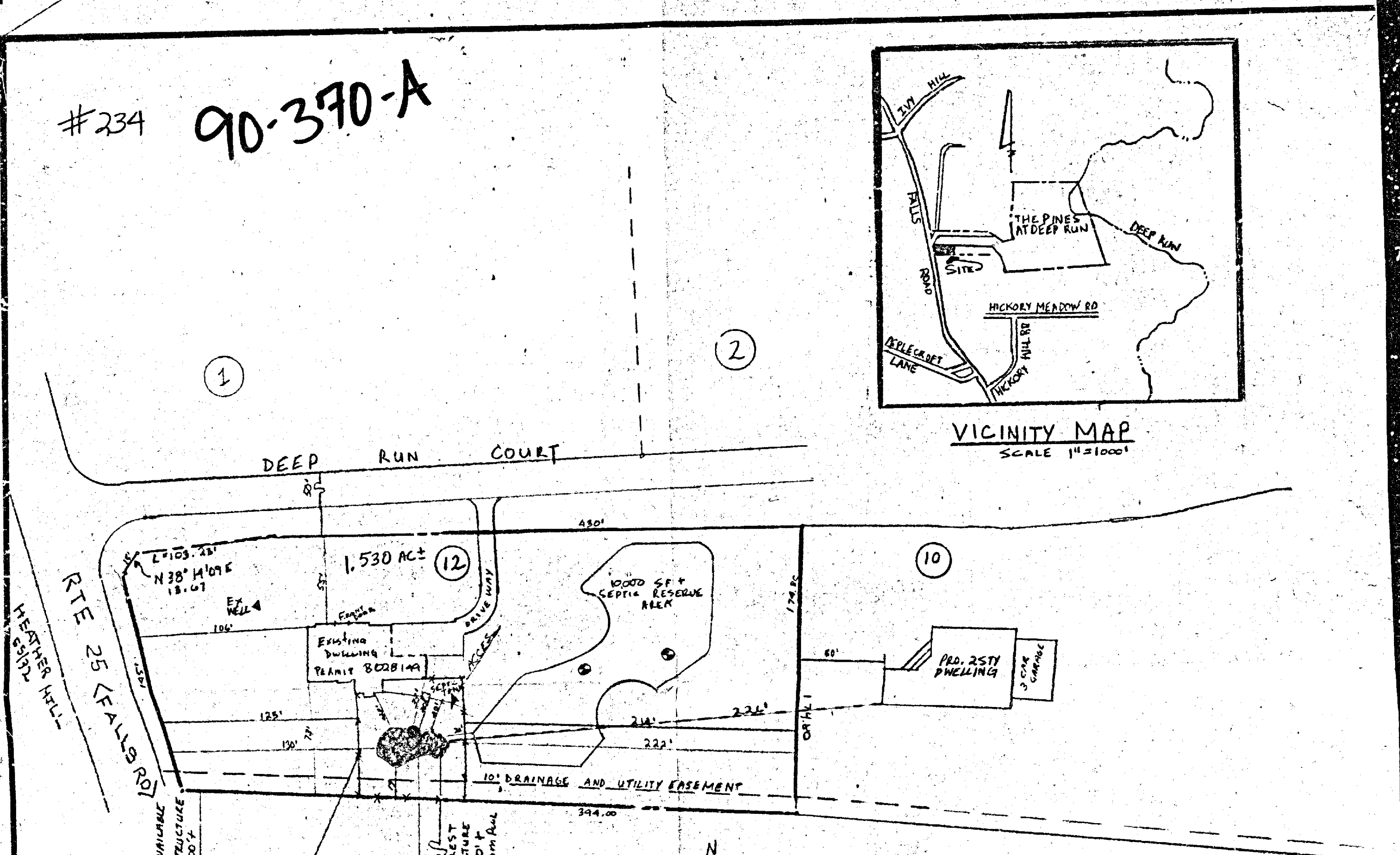
Very truly yours,

Warren Sielski

#234 90-370-A



VICINITY MAP
SCALE 1"=1000'



SCALE 1"=50'
PLAN TO ACCORDARY ZONING VARIANCE
PLAT BOOK 60/49
RESUBDIVISION OF LOT 10

THE PINES AT DEEP RUN-

OWNER: NANCY AND STUART ROMBRO
DISTRICT: 8 LOT: 12
ZONED: R C-5
THIS PROPERTY IS NOT IN A CRITICAL AREA

PETITIONER'S EXHIBIT 1
90-370A

- 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 BY BUYER
- BUYER:**
WET DOWN CONCRETE SHELL AT LEAST TWICE DAILY FOR 3-DAYS. DO NOT TURN ON POOL LIGHT WHEN POOL IS EMPTY.

NOTE SCALE 1/8" = 1'

The Southern Land Company, Inc.

March 8, 1990

Hon. J. Robert Haines
Zoning Commissioner for Baltimore County
111 West Chesapeake Avenue, Room 113
Towson, Maryland 21204

RE: 1 Deep Run Court, Item 234

Dear Mr. Haines:

I am the owner of 6 lots in the subdivision known as the Pines at Deep Run.

The owner of Lot 12, known as 1 Deep Run Court, Stuart and Nancy Rombro, have applied for a variance to build a swimming pool behind the house they are building on 1 Deep Run Court.

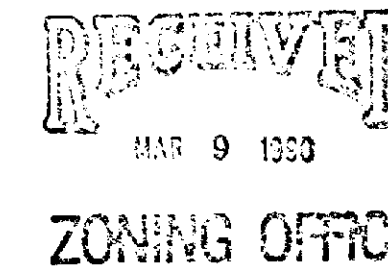
The purpose of this letter is to notify you that I have no objection to the granting of said variance and in fact am in favor of said variance being granted to allow the construction of the pool behind the Rombro's house. Thank you for taking into consideration this letter.

Very truly yours,

Ronald O. Schaftel

Ronald O. Schaftel

ROS:mlk



The Southern Land Company, Inc.
22 West Allegheny Avenue • Suite 300 • Towson, Maryland 21284
(301) 621-1160 • Fax# (301) 621-1096

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

March 28, 1990



Dennis F. Rasmussen
County Executive

Stuart Rombro, Esquire
Tydings and Rosenberg
201 North Charles Street
Baltimore, Maryland 21201

RE: Petition for Zoning Variance
Case No. 90-370-A

Dear Mr. Rombro:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
J. Robert Haines
J. Robert Haines
Zoning Commissioner

JRH:mmm
encl.
cc: Peoples Counsel

LAW OFFICES
TYDINGS & ROSENBERG
201 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201
(301) 752-6100

February 14, 1990

STUART ROMBRO

TELEPHONE
DO NOT DIAL
CALL TOLL
FREE
PERMANENT TYPING

Robert Haines
Zoning Commissioner
for Baltimore County
111 W. Chesapeake Avenue
Room 113
Towson, Maryland 21204

Re: Item 234

Dear Mr. Haines:

I am writing to request an early hearing on my application for variance to build a swimming pool in my backyard. I would appreciate it if you could have the hearing on this matter scheduled at the earliest date possible. Thank you for your anticipated cooperation.

Very truly yours,

Stuart R. Rombro

Stuart R. Rombro

SRR:sal

