



467

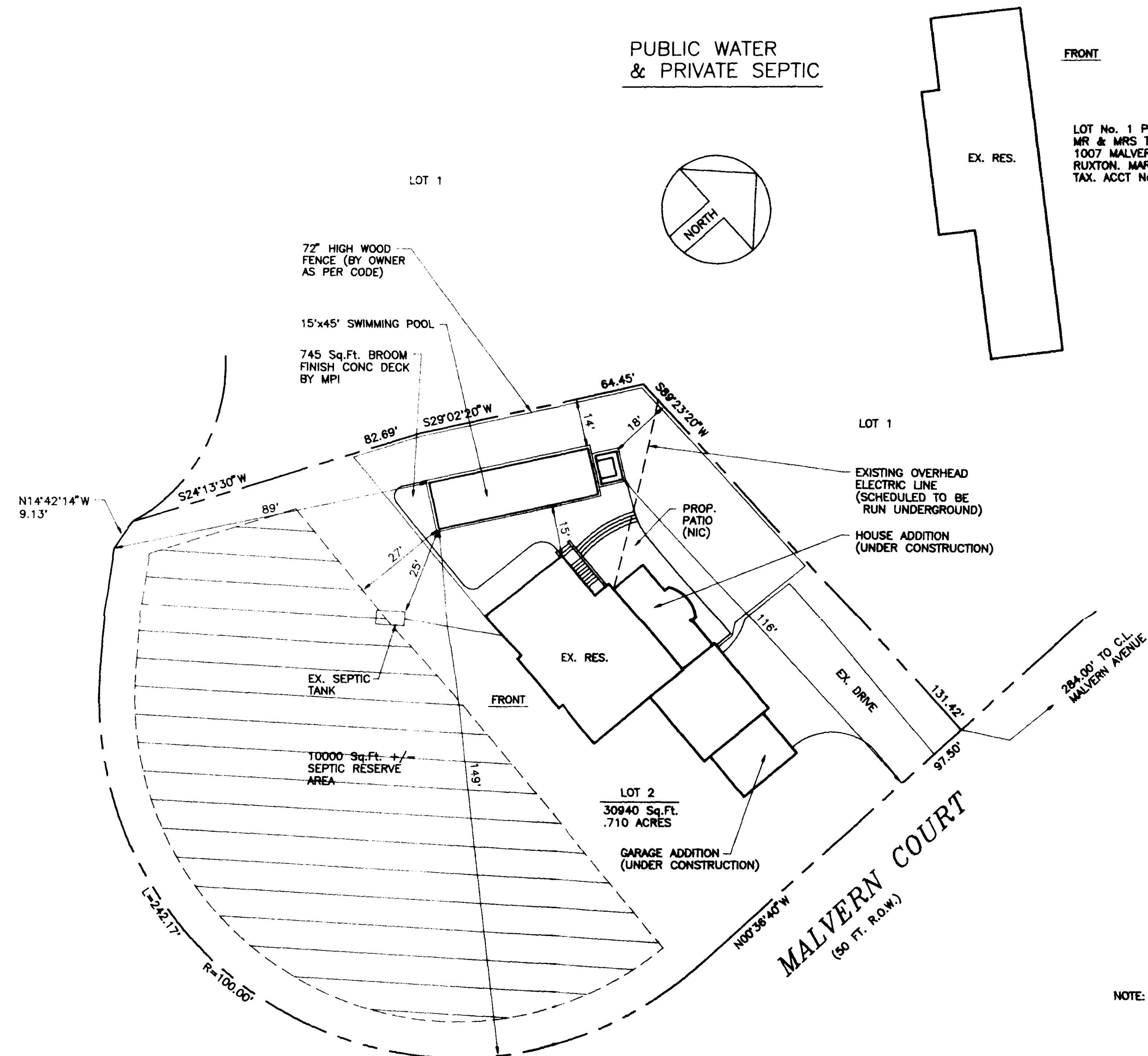
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	TOWSON	N.W. 10-A
DATE OF PHOTOGRAPHY JANUARY 1986		

SETBACKS:
 REAR PL. 6'
 SIDE PL. 5'
 HOUSE N/A
 SEPTIC 20'
 WELL N/A

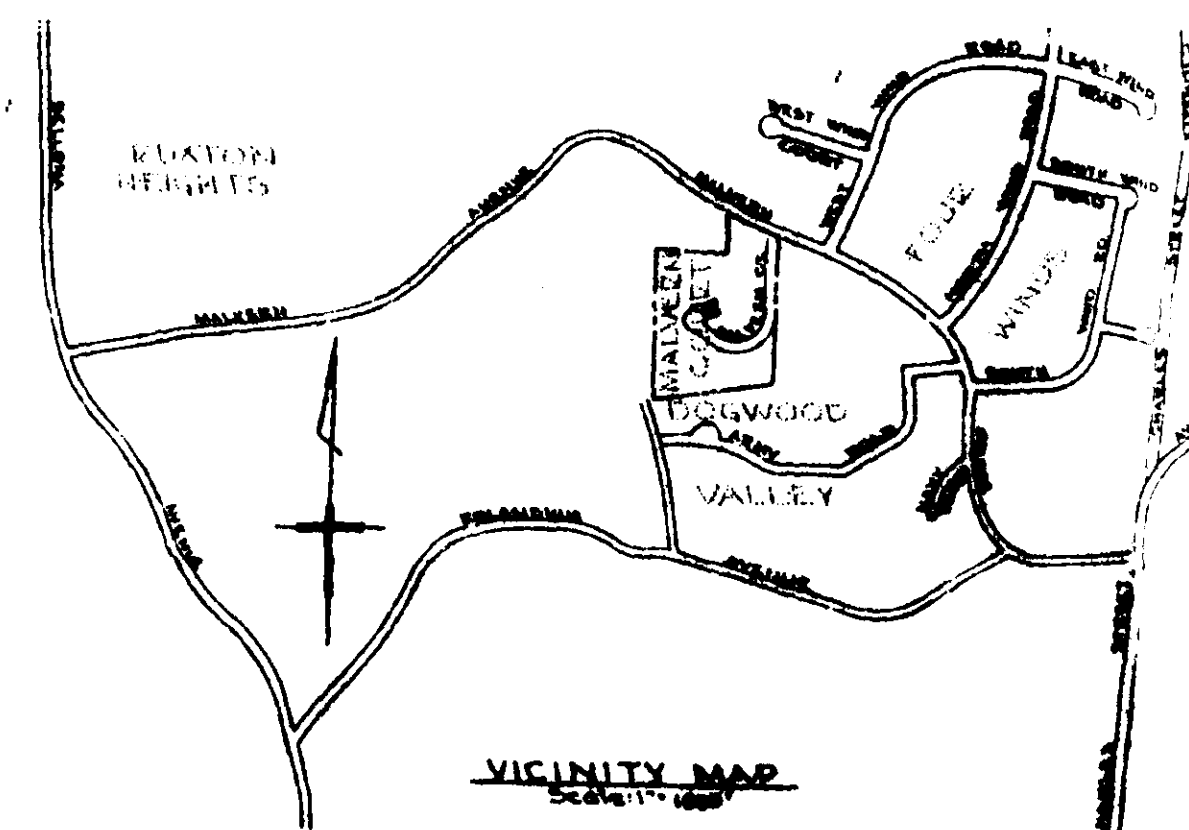
PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE



LOT No. 1 PROPERTY OWNER:
 MR & MRS THOMAS J. O'DONNELL JR.
 1007 MALVERN AVE
 RUXTON, MARYLAND 21204
 TAX. ACCT. No.: 091600012090

MALVERN AVENUE
 (60 FT. R.O.W.)

Ref. No. 1



VICINITY MAP
 1" = 1000'

SITE PLAN

1" = 20'
 LOT 2
 MALVERN COURT
 G.L.B. 24, FOLIO 78
 90TH ELECTION DIST.
 BALTIMORE COUNTY, MD
 TAX ACCT. No.: 0918003120
 ZONING: DQ.1

NOTE: 1"=200' ZONING MAP NUMBER IS NW/10A

Zoning Office USE ONLY

REVIEWED BY: ITEM # CASE #

467

GENERAL NOTES

- 1) FT. OF ELECTRIC IN CONTRACT.
- 2) POOL AREA TO BE FENCED BY GATES TO BE SELF CLOSING & LATCHING PER COUNTY CODES.
- 3) STEPS TO HAVE 12" +/- TREADS & 8.25" RISERS. TOP TREAD TO 18".
- 4) DO NOT TURN POOL LIGHTS ON WHEN POOL IS EMPTY.
- 5) DO NOT USE BLACK RUBBER HOSE WHEN FILLING POOL, IT WILL MARK PLASTER & COPING.
- 6) WET DOWN CONCRETE SHELL AT LEAST TWICE DAILY FOR 7 DAYS WHEN TEMP. EXCEEDS 70 DEGREES.

SPECIAL NOTES

EXCAVATION CREW:

PLUMBING CREW:

STEEL CREW:

GUNIT CREW:

COPING & TILE:

DECK CREW:

PLASTER CREW:

EQUIPMENT LIST

DIRT:
 TILE:
 COPING:
 STEPS:
 PLASTER:
 FILTER:
 SAFETY EQ:
 CLEANING EQ:
 VACUUM EQ:
 DIVING EQ:
 LADDERS:
 GRABRAILS:
 LIGHTS:
 WATTS:
 HEATER:
 SPA:
 LOVESEAT:
 DECKING:
 POOL COVER- WINTER:
 SOLAR:
 AUTO:
 FENCE:
 OTHER ITEMS:

HOURS GRADING IN CONTRACT:

POOL DATA

SIZE: 15' x 45' SHAPE: RECTANGLE
 AREA- POOL: 675 OTHER:
 TOTAL Sq.Ft.: 675
 PERIMETER- POOL: 120 OTHER:
 GALLONAGE: 27,900

NAME: BETSY & BILL BAUMGARTNER

ADDRESS: 2 MALVERN COURT

CITY: RUXTON, MARYLAND, 21204

COUNTY: BALTIMORE ZONE: ONE

TELEPHONE - HOME: 410-321-0596

OFFICE:

SCALE: 1"=20'

DRAWN BY: JEK

DATE: MAY 26, 1994

JOB NO: BS94-3814

Both Customer and Salesman agree that this drawing, access, elevation & location of all equipment and appurtenances are in agreement. Any changes from this drawing must be approved in writing by the Customer and MPI.

CHECKED BY - SALESMAN
 CHECKED BY - CUSTOMER

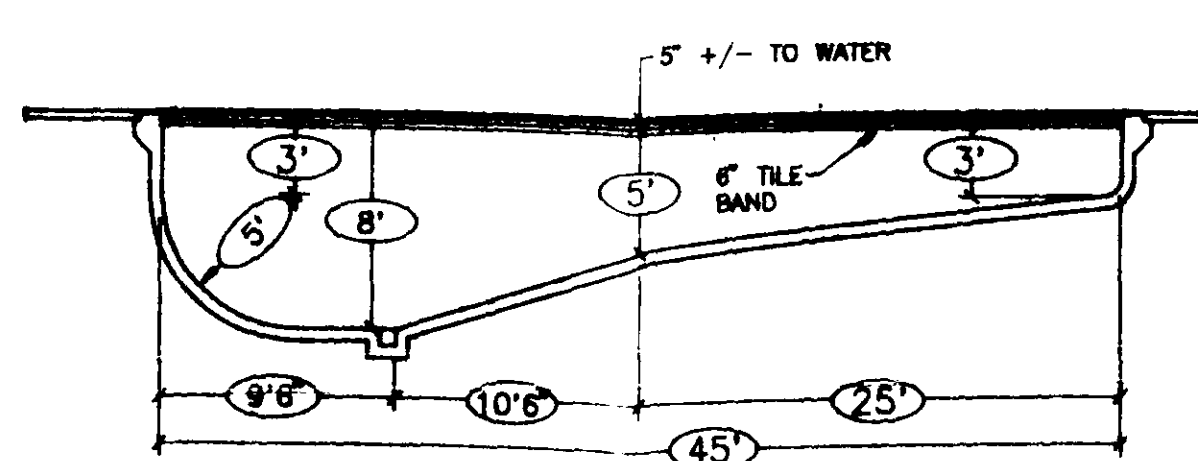
DIRECTIONS:

MAP BOOK:
 CO:
 MAP
 GRID

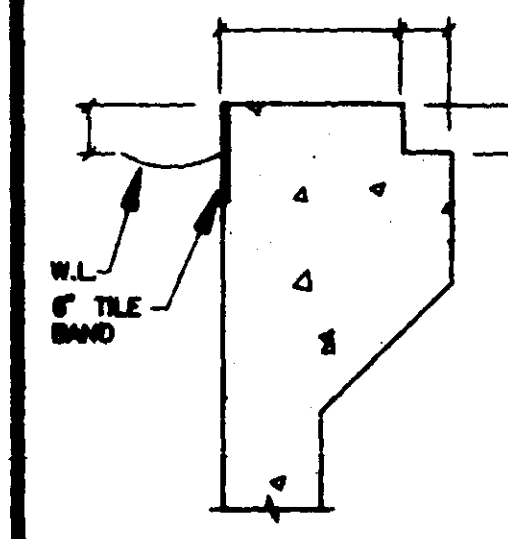
MARYLAND POOLS

9515 GERWIG LANE - SUITE 119
 COLUMBIA, MARYLAND 21046
 410-995-8800 BALTIMORE
 301-621-3319 WASHINGTON

Cross Section POOL ELEVATION:



Bond Beam



Piping Schedule

Revisions

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 3, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

To: William and Betty Baumgartner
2 Malvern Court
Buxton, Maryland 21204

Re: CASE NUMBER: 94-474-A (Item 467)
2 Malvern Court
W/S Malvern Court, 284 1/2' S of c/3 Malvern Avenue
9th Election District - 4th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3353. This notice also serves as a reference regarding the administrative process.

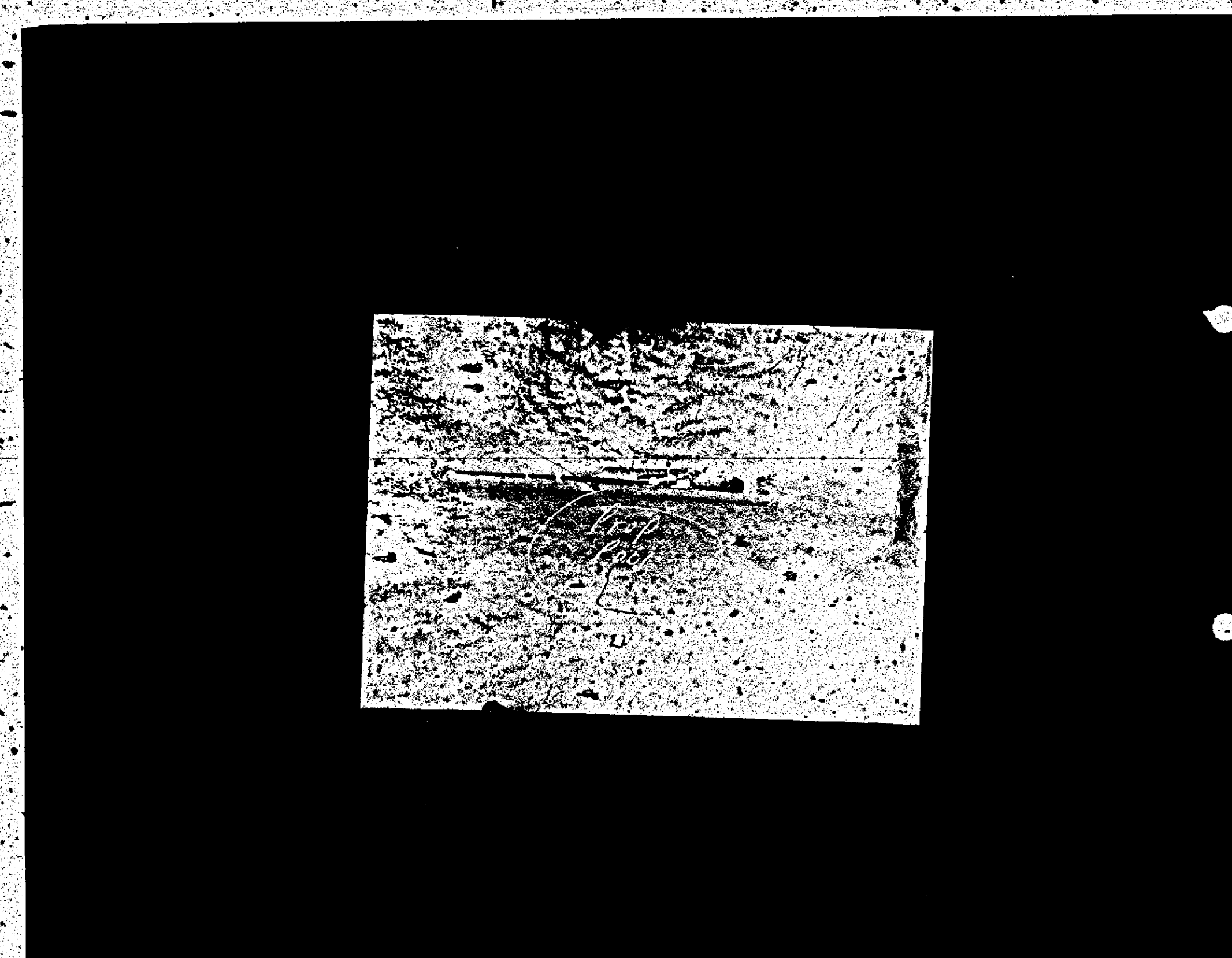
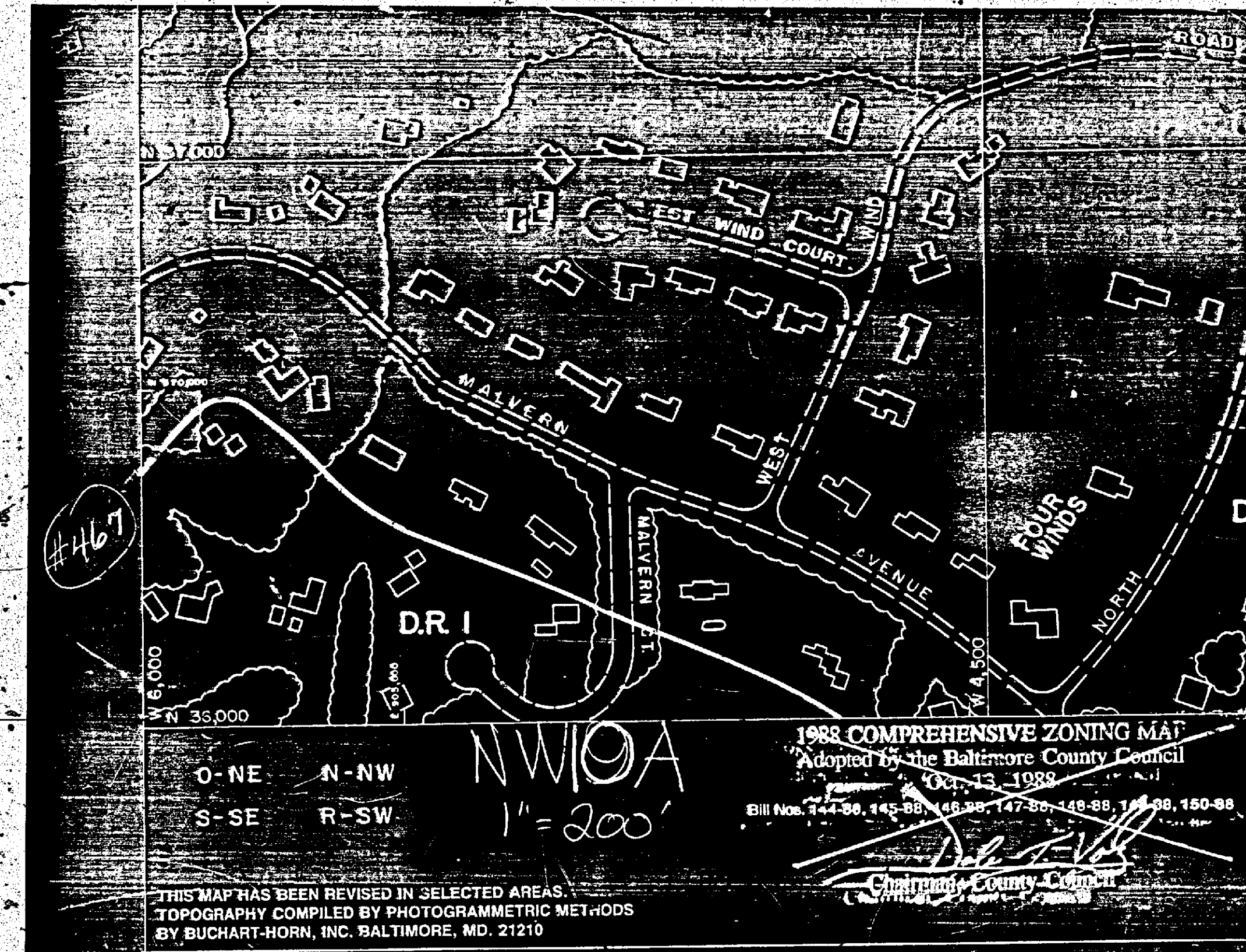
- 1) Your property will be posted on or before June 5, 1994. The closing date (June 20, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioners. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioners), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl John
Arnold Johnson
Director

cc: Robert Sparo/Maryland Pools, Inc.

Printed on 50% Recycled Paper



IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
W/S Malvern Court, 284 ft. +/-
S of c/l Malvern Avenue
2 Malvern Court
9th Election District
4th Councilmanic District
William Baumgartner, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by William Baumgartner and Betsy Baumgartner, his wife, for that property known as 2 Malvern Court in the Ruxton section of Baltimore County. The Petitioners/property owners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard, as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

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

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of June, 1994 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (swimming pool) to be located in the side yard, in lieu of the required rear yard, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The 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.

ORDER RECEIVED FOR FILING
Date 6/22/94
By J. J. J. J.

LES/mm

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT,
Zoning Commissioner
for Baltimore County

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 21, 1994

Mr. and Mrs. William Baumgartner
2 Malvern Court
Ruxton, Maryland 21204

RE: Petition for Administrative Zoning Variance
Case No. 94-474-A
Property: 2 Malvern Court

Dear Mrs. and Mr. Baumgartner:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative 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,

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES/mm

encl.

cc: Mr. Robert Spero
Maryland Pools, Inc.
9515 Gerwig Lane #119
Columbia, Maryland 21046



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2 Malvern Court, Ruxton, Maryland 21204
which is presently zoned DR 1

This Petition shall be filed with the Office of Zoning Administration & Development Management. 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(s) 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard.

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

- 1) Electric to house runs through rear yard and restricts installation.
- 2) Water drainage from driveway would be blocked if rear yard was used to construct pool.
- 3) Rear yard is too small to install pool sized to meet homeowners requirements.

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.

Contract Purchaser/Lessor (Legal Owner):
Type or Print Name: William Baumgartner
Signature: *William Baumgartner*
Address: 2 Malvern Court, Ruxton, Maryland 21204
City: Ruxton State: Md Zip Code: 21204
City: Ruxton State: Md Zip Code: 21204
Type or Print Name: Robert Spero
Signature: *Robert Spero*
Address: 9515 Gerwig Lane #119, Columbia, Maryland 21046
City: Columbia State: Md Zip Code: 21046
City: Columbia State: Md Zip Code: 21046
Name: Robert Spero Phone No: 410 995 6600
Name: Robert Spero Phone No: 410 995 6600

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 22nd day of June, 1994, that the subject matter of this petition be set for a public hearing, advertisement, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

REVIEWED BY: *J. J. J. J.* DATE: 5-27-94
ESTIMATED POSTING DATE: 6-6-94

ITEM #: 467

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2 Malvern Court

Ruxton, Maryland 21204
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

- 1) Electric to house runs through rear yard and restricts installation.
- 2) Water drainage from driveway would be blocked if rear yard was used to construct pool.
- 3) Rear yard is too small to install pool sized to meet homeowners requirements.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

William Baumgartner
Signature of Affiant(s)
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 26 day of May, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
William Baumgartner
known to me to be the person whose name is subscribed to the foregoing petition.

AS WITNESS my hand and Notarial Seal
26 May 94
Notary Public
My Commission Expires: 1 Nov 1997

EXAMPLE 3 - Zoning Description - 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 2 Malvern Court Ruxton, Maryland 21204
(address)
Election District 9th Councilmanic District 4th

Beginning at a point on the North side of Malvern Court
(north, south, east or west)
which is 50 feet
(number of feet of right-of-way width)
(street on which property fronts) (number of feet of right-of-way width)
wide at a distance of 284 feet South of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street Malvern Ave.
(name of street)

which is 50 feet wide. *Being Lot # 2
(number of feet of right-of-way width)

Block Malvern Court in the subdivision of
(name of subdivision)
as recorded in Baltimore County Plat
Book # 48, Folio # 78, containing
30,940 sq. ft. .710 acres
(square feet and acres)

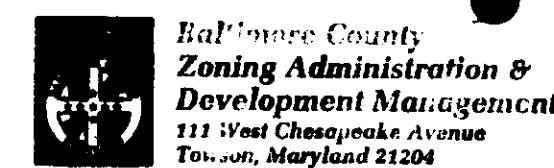
*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber , Folio " and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E. 87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

7

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: DR Date of Posting: 6/2/94
Posted for: Variance
Petitioner: William Baumgartner
Location of property: 2 Malvern Ct., 4th, 9th, 4th Malvern Ave.
Location of Sign: Facing rear yard, on property, being 284 ft.
Remarks: None
Posted by: Jeffrey Long Date of return: 6/10/94
Number of Signs: 1



Date 5-27-94

William A Baumgartner
Site: 2 Malvern Ct.

DR Residential Variance (284 ft.) Filing fee \$50.00
DR Sign & posting 35.00
Total \$85.00

FOR THE BALTIMORE COUNTY ZONING DEPARTMENT
Please Make Checks Payable To Baltimore County

Cashier Validation

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: June 2, 1994

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

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 428, 439, 446, 457, 458, 461, 466, 467 and 469.

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 887-3480.

Prepared by: *Jeffrey W. Long*
Division Chief: *Pat Keller*

PK/JL:lw

ZAC-428/PZONE/ZAC1



#467

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	TOWSON	N.W. 10-A
DATE OF PHOTOGRAPHY JANUARY 1986		

SETBACKS:
 REAR PL. 6'
 SIDE PL. 5'
 HOUSE N/A
 SEPTIC 20'
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PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE

MALVERN AVENUE
 (50 FT. R.O.W.)

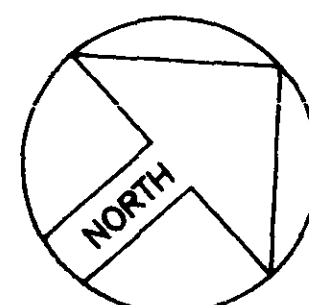
Ref. No. 1

PUBLIC WATER
 & PRIVATE SEPTIC

FRONT

EX. RES.

LOT No. 1 PROPERTY OWNER:
 MR & MRS THOMAS J. O'DONNELL JR.
 1007 MALVERN AVE
 RUXTON, MARYLAND 21204
 TAX. ACCT. No.: 091600012090



LOT 1

72" HIGH WOOD
 FENCE (BY OWNER
 AS PER CODE)

15'x45' SWIMMING POOL

745 Sq.Ft. BROOM
 FINISH CONC DECK
 BY MPI

N14°42'14"W
 9.13'

S24°13'30"W

S28°02'20"W

64.45'

S88°23'20"W

LOT 1

EXISTING OVERHEAD
 ELECTRIC LINE
 (SCHEDULED TO BE
 RUN UNDERGROUND)

HOUSE ADDITION
 (UNDER CONSTRUCTION)

EX. SEPTIC
 TANK

FRONT

EX. RES.

LOT 2
 30940 Sq.Ft.
 .710 ACRES

GARAGE ADDITION
 (UNDER CONSTRUCTION)

N00°36'40"W

MALVERN COURT
 (50 FT. R.O.W.)

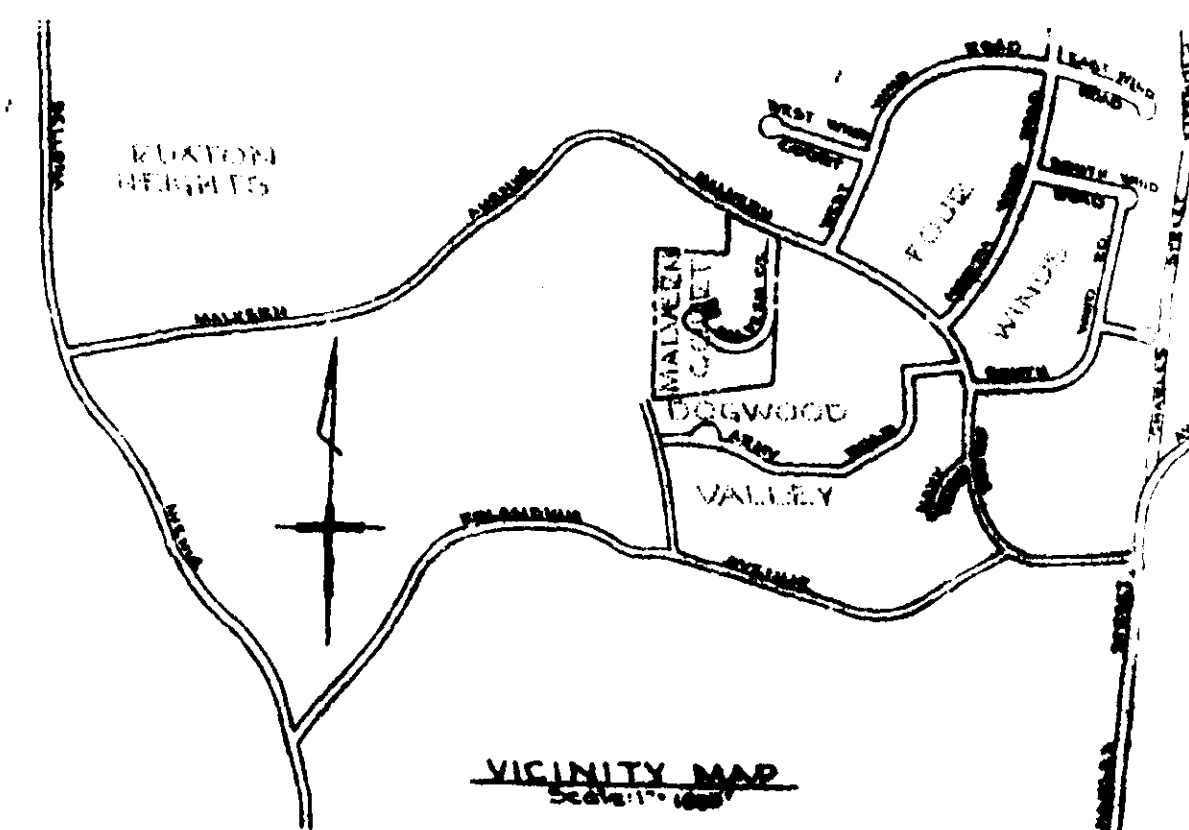
SITE PLAN

1" = 20'

LOT 2

MALVERN COURT
 G.L.B. 24, FOLIO 78
 90TH ELECTION DIST.
 BALTIMORE COUNTY, MD
 TAX ACCT. No.: 0918003120
 ZONING: DQ.1

NOTE: 1"=200' ZONING MAP NUMBER IS NW/10A



VICINITY MAP
 1" = 1000'

Zoning Office USE ONLY

REVIEWED BY: ITEM # CASE #

467

GENERAL NOTES

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EQUIPMENT LIST

DIRT:
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 DECKING:
 POOL COVER- WINTER:
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HOURS GRADING IN CONTRACT:

POOL DATA

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NAME: BETSY & BILL BAUMGARTNER

ADDRESS: 2 MALVERN COURT

CITY: RUXTON, MARYLAND, 21204

COUNTY: BALTIMORE ZONE: ONE

TELEPHONE - HOME: 410-321-0596

OFFICE:

SCALE:

1"=20'

DRAWN BY: JEK

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MAY 26, 1994

JOB NO:

BS94-3814

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CHECKED BY - CUSTOMER

DIRECTIONS:

MAP BOOK:

Co.:

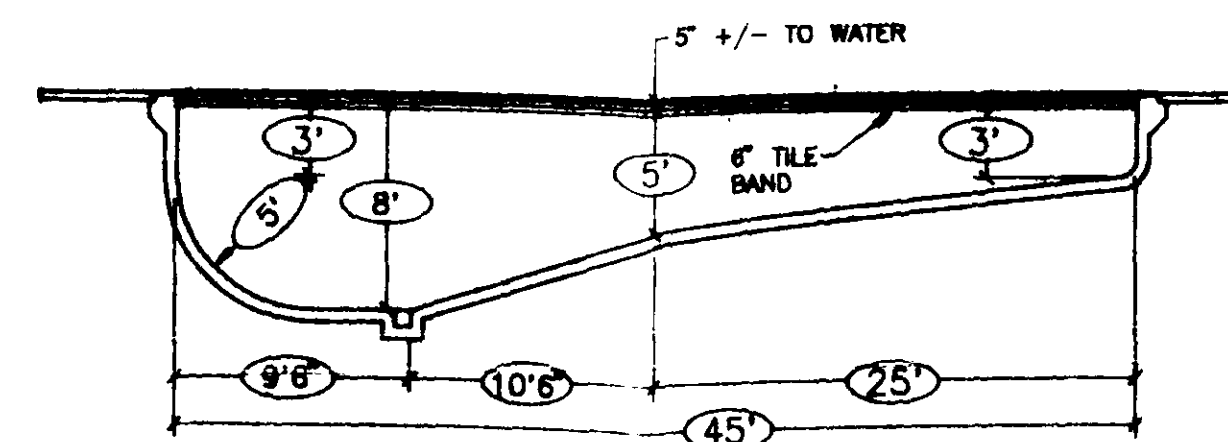
MAP

GRID

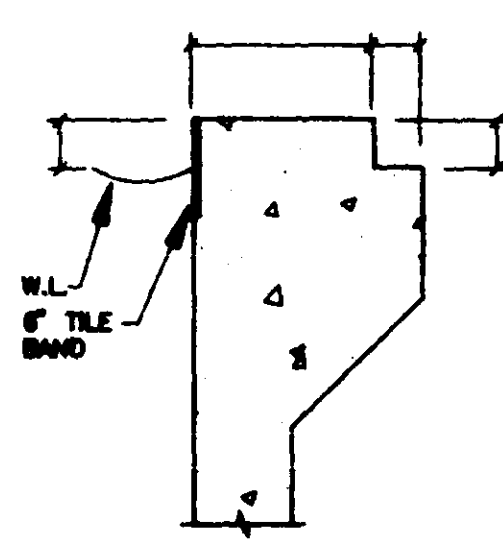
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Cross Section POOL ELEVATION:



Bond Beam



Piping Schedule

Revisions

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 3, 1994

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To: William and Betty Baumgartner
2 Malvern Court
Buxton, Maryland 21204

Re: CASE NUMBER: 94-474-A (Item 467)
2 Malvern Court
W/S Malvern Court, 284 1/2' S of c/3 Malvern Avenue
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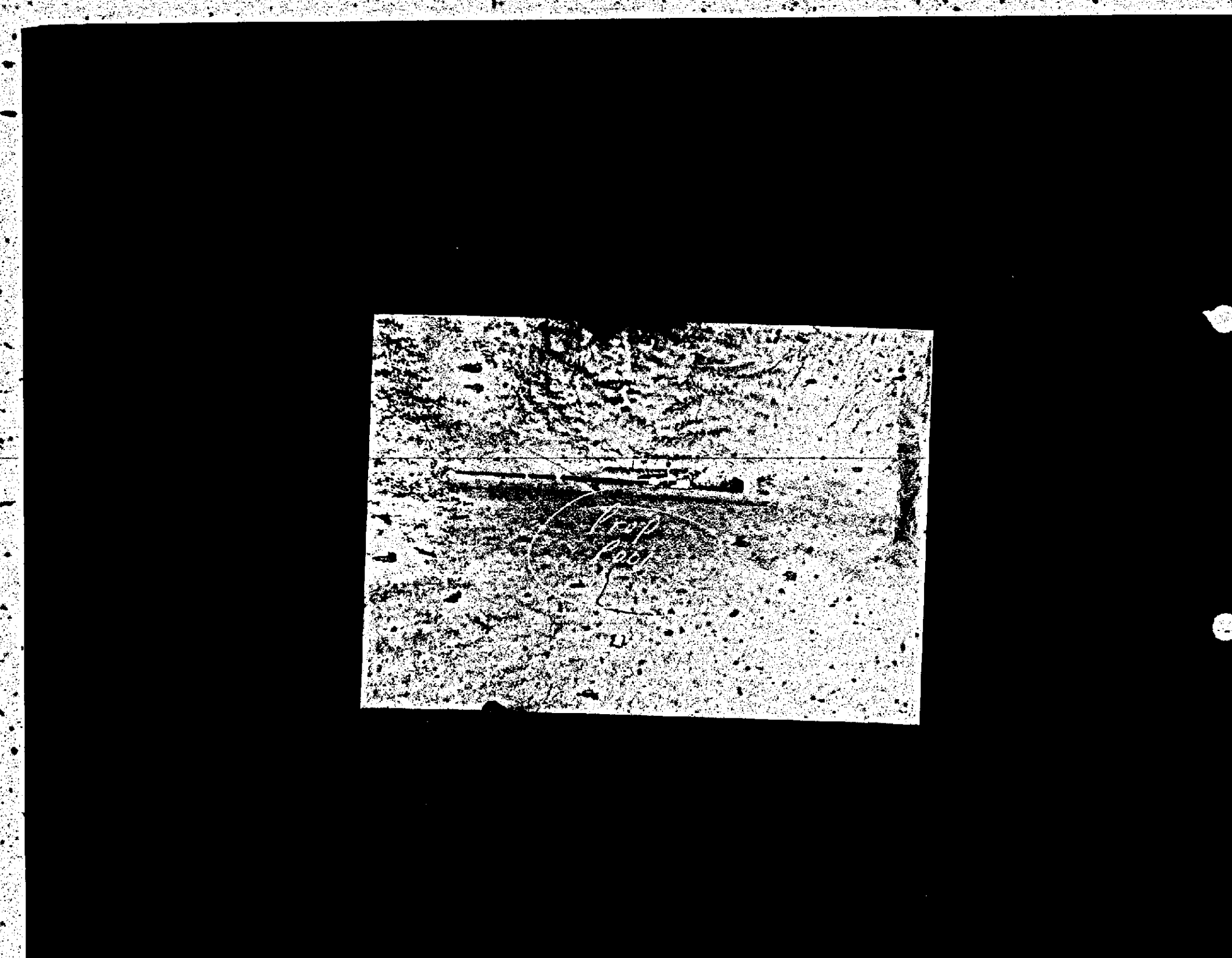
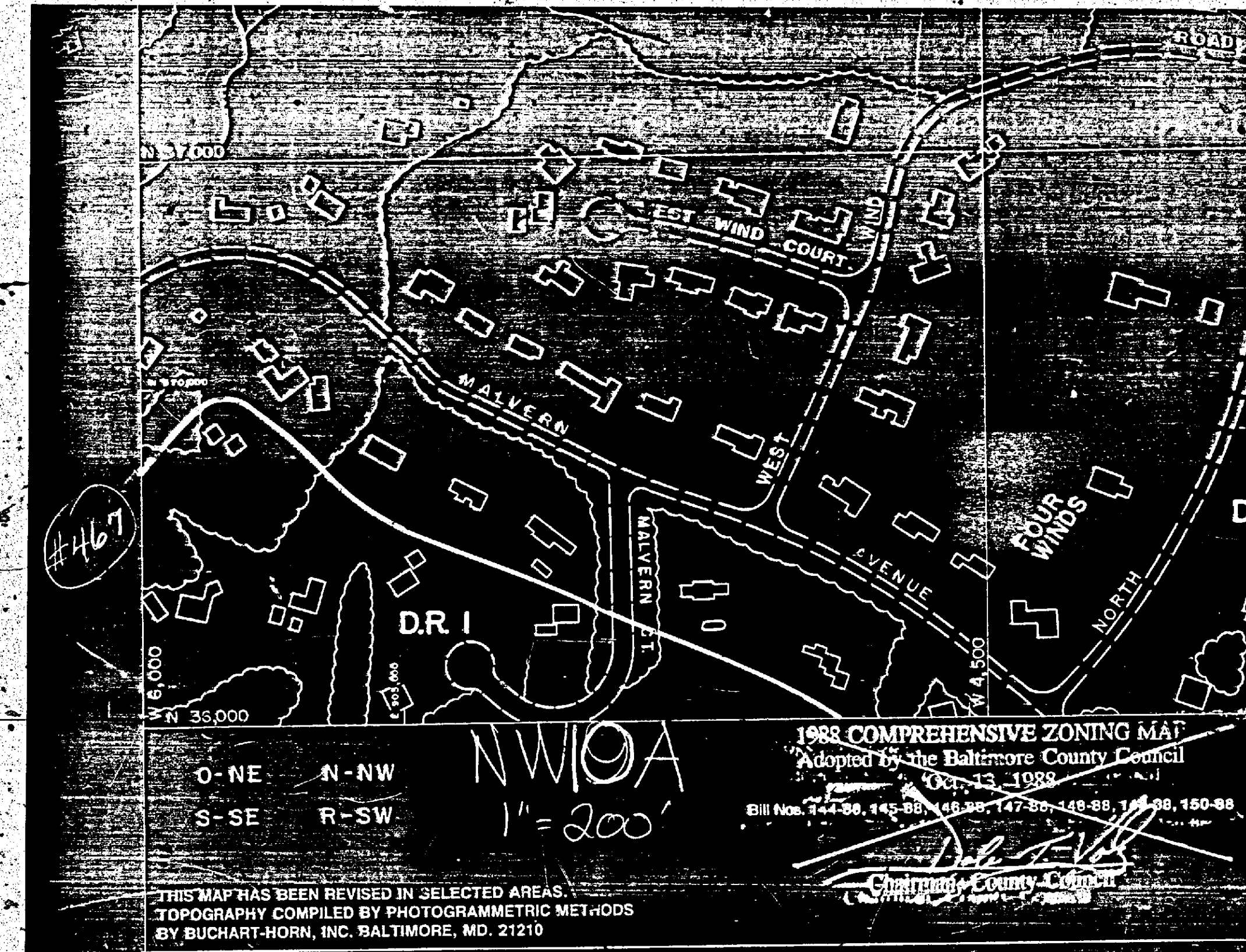
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Carl Jahn
Arnold Jahn
Director

cc: Robert Sparo/Maryland Pools, Inc.



IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
W/S Malvern Court, 284 ft. +/-
S of c/l Malvern Avenue
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4th Councilmanic District
William Baumgartner, et ux
Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of June, 1994 that the Petition for a Zoning Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (swimming pool) to be located in the side yard, in lieu of the required rear yard, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The 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.

LES/mm

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT,
Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

June 21, 1994

Mr. and Mrs. William Baumgartner
2 Malvern Court
Ruxton, Maryland 21204

RE: Petition for Administrative Zoning Variance
Case No. 94-474-A
Property: 2 Malvern Court

Dear Mrs. and Mr. Baumgartner:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative 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,

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm

encl:

cc: Mr. Robert Spero
Maryland Pools, Inc.
9515 Gerwig Lane #119
Columbia, Maryland 21046



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 2 Malvern Court, Ruxton, Maryland 21204
which is presently zoned DR 1

This Petition shall be filed with the Office of Zoning Administration & Development Management.
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(s) 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard.

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

- 1) Electric to house runs through rear yard and restricts installation.
- 2) Water drainage from driveway would be blocked if rear yard was used to construct pool.
- 3) Rear yard is too small to install pool sized to meet homeowners requirements.

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.

Contract Purchaser/Lessor
(Type or Print Name)
Signature
Address
City State Zip Code
Attorney for Petitioner
(Type or Print Name)
Signature
Address
City State Zip Code
Name Address and phone number of representative to be contacted
Robert Spero Maryland Pools Inc.
9515 Gerwig Lane #119 Columbia, Maryland
21046 410 995 6600

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 22nd day of June, 1994, that the subject matter of this petition be set for a public hearing, advertisement, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

REVIEWED BY: *JA* DATE: 5-27-94
ESTIMATED POSTING DATE: 6-6-94

ITEM #: 467

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2 Malvern Court
Ruxton, Maryland 21204
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

- 1) Electric to house runs through rear yard and restricts installation.
- 2) Water drainage from driveway would be blocked if rear yard was used to construct pool.
- 3) Rear yard is too small to install pool sized to meet homeowners requirements.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

William A. Baumgartner
Signature
Date: 5/27/94

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 26 day of May, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
William A. Baumgartner
known to me to be the person whose name is subscribed to the foregoing petition.

AS WITNESS my hand and Notarial Seal
this 26th day of May, 1994
Notary Public
My Commission Expires: 1 Nov 1997

EXAMPLE 3 - Zoning Description - 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

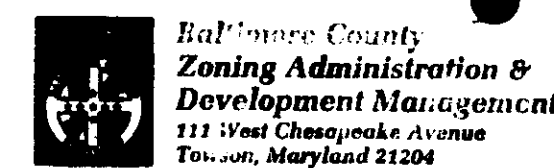
ZONING DESCRIPTION FOR 2 Malvern Court Ruxton, Maryland 21204
(address)
Election District 9th Councilmanic District 4th
Beginning at a point on the North side of Malvern Court
(north, south, east or west)
which is 50 feet
(number of feet of right-of-way width)
(street on which property fronts) (number of feet of right-of-way width)
wide at a distance of 284 feet South of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street Malvern Ave.
(name of street)
which is 50 feet wide. *Being Lot # 2
(number of feet of right-of-way width)
Block Malvern Court in the subdivision of
(name of subdivision)
Book # 4B 24 Folio # 78 containing
30,940 sq. ft. .710 ACRES
(square feet and acres)

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber , Folio " and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.87° 12' 13" E. 321.1 ft., S.18° 27' 03" E.87.2 ft., S.62° 19' 00" W. 318 ft., and N.08° 15' 22" W. 80 ft. to the place of beginning.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: DR Date of Posting: 6/1/94
Posted for: Variance
Petitioner: William A. Baumgartner
Location of property: 2 Malvern Ct., 415, 284, 8 Malvern Ave.
Location of Sign: Facing rear yard, on property, being 284 ft.
Remarks:
Posted by: Jeffrey Long Date of return: 6/1/94
Number of Signs: 1



Date: 5-27-94

William A. Baumgartner
Site: 2 Malvern Ct.

010 Residential Variance (284 ft) Filing fee \$50.00
010 Sign & posting 35.00
Total \$85.00

Please Make Checks Payable To Baltimore County

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management
DATE: June 2, 1994
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 428, 439, 446, 457, 458, 461, 466, 467 and 469.

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 887-3480.

Prepared by: *Jeffrey W. Long*
Division Chief: *Pat Keller*

PK/JL:lw

ZAC-428/PZONE/ZAC1