

IN RE: PETITION FOR VARIANCE
N/S Lynhurst Road, 42' E of the c/l
Beachwood Road
(4202 Lynhurst Road)
15th Election District
5th Councilmanic District

Richard Stiegler, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 00-226-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Richard and Cindy Stiegler. The Petitioners seek relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (above-ground swimming pool) to be located in the front yard in lieu of the required rear yard. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing held in support of this request were the Petitioners/property owners, Richard and Cindy Stiegler. There were no Protestants or other interested persons present. However, this matter came before me as the result of a complaint registered with the Code Enforcement Division of the Department of Permits and Development Management by an adjoining property owner as to the location of the swimming pool.

Testimony and evidence presented revealed that the subject property is a waterfront lot located adjacent to Back River in eastern Baltimore County, containing a gross area of 0.245 acres, more or less, zoned D.R.5.5. The property is improved with a two-story brick and frame dwelling, which features an attached deck, and a macadam-paved parking area adjacent to Lynhurst Road. Also on the property is an above-ground swimming pool, 15' x 30' in dimension, which was recently installed between the house and the water. In most cases, the front yard of a given residential property is considered to be that area between the structure (dwelling) and the adjacent

ORDER RECEIVED FOR FILING

Date 11/27/00

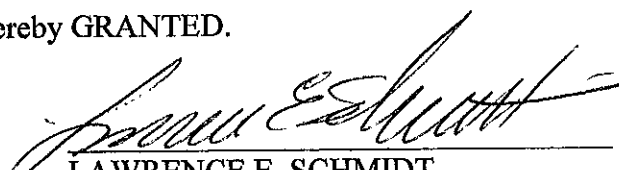
By [Signature]

public road. However, owing to the unique characteristics of waterfront property, it has long been held that the front yard of waterfront property is defined as that yard area between the structure and the water. Applying that rationale here, it is clear that the pool is located in the front yard. Thus, a variance from Section 400.1 of the B.C.Z.R. is required.

Testimony and evidence presented was persuasive that the location of the pool was dictated by existing improvements on the property. There is simply not enough room between the house and the roadway, given the setback of the existing dwelling and paved parking area. Surely the location of the pool is appropriate and variance relief should be granted, pursuant to Section 307 of the B.C.Z.R. In this regard, I find that the property is indeed unique, that a practical difficulty would result if relief were denied, and that there will be no detrimental impact to the surrounding locale. In this regard, the Petitioners indicated at the hearing that the neighbor who originally complained about the pool's location has apparently moved from the area. Moreover, no one appeared in opposition to the request and there were no adverse comments submitted by any Baltimore County reviewing agency. Thus, it appears that the relief requested should be granted.

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

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of January, 2000 that the Petition for Variance seeking relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (above-ground swimming pool) to be located in the front yard in lieu of the required rear yard, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

January 12, 2000

Mr. & Mrs. Richard Stiegler
4202 Lynhurst Road
Baltimore, Maryland 21222

RE: PETITION FOR VARIANCE
N/S Lynhurst Road, 42' E of the c/l Beachwood Road
(4202 Lynhurst Road)
15th Election District – 5th Councilmanic District
Richard Stiegler, et ux - Petitioners
Case No. 00-226-A

Dear Mr. & Mrs. Stiegler:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Code Enforcement Division, DPDM; People's Counsel; Case File





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4202 Lynhurst Road
which is presently zoned Residential DR-5.5

This Petition shall be filed with the Department of Permits and Development Management. 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(s) 400.1 To allow an accessory structure (above ground pool) to be located in the front 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. There is nowhere else on the property to put the swimming pool.
2. The bank who we have our mortgage through says that where the pool is not the front of our yard. (see photos).
3. There are other residents on our street that have a pool in the same area as ours.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded 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/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. 00-226-A

Date 9/15/98

Legal Owner(s):

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1.00 hr.

UNAVAILABLE FOR HEARING

Reviewed By [Signature]

Date 11-29-99

ORDER RECEIVED FOR FILING

Date

By

ZONING Description

4202 Lynhurst Rd.

Beginning at a point on the North side of Lynhurst Rd at the distance 42 ft. $\pm$ east of the centerline of Beachfield Rd. thence running $N 66^{\circ}25'00''E$ 222.17 ft. thence $S 47^{\circ}49'30''E$ 32 ft. thence $S 61^{\circ}40'30''W$ 126.40 ft. thence $S 54^{\circ}18'40''W$ 100.52 ft. thence $N 40^{\circ}10'00''W$ 63.33 ft. to the point of beginning, containing 0.13 acre and located in the 15th Election District of Baltimore County.

226

CERTIFICATE OF PUBLICATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #00-226-A
4202 Lynhurst Road
N/S Lynhurst Road,
42' (+/-) E of centerline
Beechfield Road
15th Election District
7th Councilmanic District
Legal Owner(s): Cindy
Stiegler & Richard Stiegler
Variance: to allow an accessory structure (above ground pool) to be located in the front yard in lieu of the required rear yard.

Hearing: Tuesday, January
11, 2000 at 10:00 a.m. in
Room 407, County Courts
Building, 401 Bosley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are
Handicapped Accessible; for
special accommodations
Please Contact the Zoning
Commissioner's Office at
(410) 887-4386.

(2) For information concerning the File and/or
Hearing, Contact the Zoning
Review Office at (410) 887-
3391.

12/228 Dec. 23 C360456

TOWSON, MD, 12-28, 1999, 20

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 7 successive weeks, the first publication appearing on 12-23, 201999.

THE JEFFERSONIAN,

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

00-226-A
Case No. 075768

DATE 11-29-99 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Mr. Richard Stiegler

FOR: FROM ~~Agencies~~ Residenting Virginia
Filing Fee # 42002 Lyndell Rd (2122)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TTR
11/30/1999 11/29/1999 11:50:49
RUB 6203 CASHIER P633 PFM DENMARK 5
DEPT 5 500 ZIMING VERIFICATION
Receipt # 107670 01/11
CR NO. 075768
Receipt Tot 50.00
00 LR 00.00 GR
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE #00-226-A
PETITIONER/DEVELOPER
[Cindy Stiegler]
DATE OF Hearing
[Jan 11, 2000]

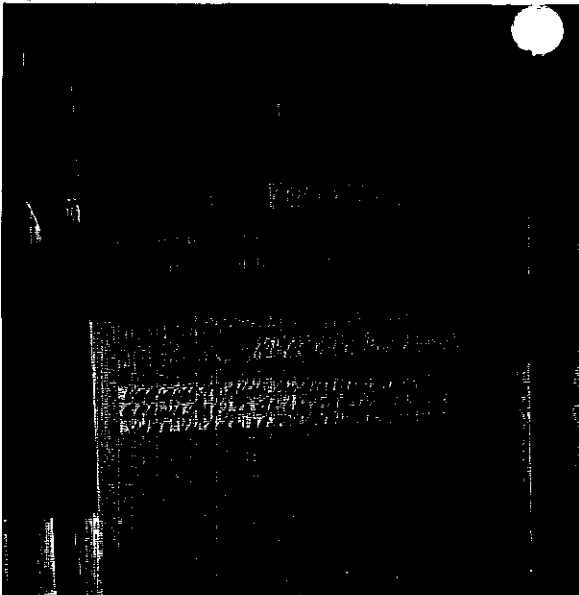
Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
4202 Lynhurst Road Baltimore, Maryland 21222—

The sign(s) were posted on 12-27-99
[Month, Day, Year]



Sincerely,

Thomas P. Ogle, Sr. 12/27/99
(Signature of Sign Poster & Date)

____ Thomas P. Ogle, Sr. ____

____ 325 Nicholson Road ____

____ Baltimore, Maryland 21221 ____

____ (410)-687-8405 ____
(Telephone Number)

RE: PETITION FOR VARIANCE
4202 Lynhurst Road, N/S Lynhurst Rd,
42' +/- E of c/l Beechfield Rd
15th Election District, 7th Councilmanic

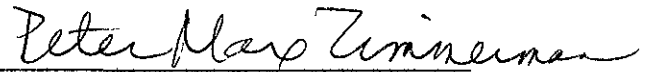
Legal Owner: Richard & Cindy Stiegler
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 00-226-A

* * * * *

ENTRY OF APPEARANCE

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



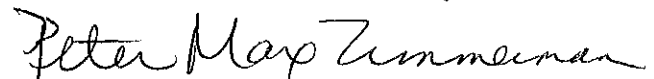
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 28th day of December, 1999 a copy of the foregoing Entry of Appearance was mailed to Richard & Cindy Stiegler, 4202 Lynhurst Road, Baltimore, MD 21222, Petitioners.



PETER MAX ZIMMERMAN

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW**

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: DD-226-A

Petitioner: Richard Stiegler

Address or Location: 4202 Lynhurst Rd

PLEASE FORWARD ADVERTISING BILL TO:

Name: Same (410) 388-9313

Address: _____

Balto, Md, 21222

Telephone Number: _____



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

December 14, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 00-226-A
4202 Lynhurst Road
N/S Lynhurst Road, 42' (+/-) E of centerline Beechfield Road
15th Election District – 7th Councilmanic District
Legal Owner: Cindy Stiegler & Richard Stiegler

Variance to allow an accessory structure (above ground pool) to be located in the front yard in lieu of the required rear yard.

HEARING: Tuesday, January 11, 2000 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in dark ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Cindy & Richard Stiegler, 4202 Lynhurst Road, Baltimore 21222
Doug Anderson, 4204 Lynhurst Road, Baltimore 21222

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY DECEMBER 27, 1999.**
- (2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
- (3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**



TO: PATUXENT PUBLISHING COMPANY
Thursday, December 23, 1999 Issue – Jeffersonian

Please forward billing to:
Richard Stiegler
4202 Lynhurst Road
Baltimore, MD 21222

410-388-9313

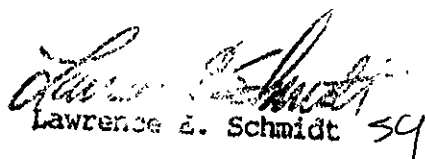
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Lawrence E. Schmidt SC

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 7, 2000

Mr. & Mrs. Richard Stiegler
4202 Lynhurst Rd
Baltimore MD 21222

Dear Mr. & Mrs. Stiegler:

RE: Case Number 00-226-A , 4202 Lynhurst Rd

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 29, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Sincerely,

A handwritten signature in cursive script, appearing to read "W. Carl Richards, Jr.", written in dark ink.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:rsj

Enclosures

c:



B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: December 21, 1999

FROM: *RWB* Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for December 20, 1999
 Item Nos. 181, 222, 223, 224, 225,
 226, 227, 228, 229, 231, 232, 233,
 and 235

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZAC12209.NOC



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

December 30, 1999

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF December 13, 1999

Item No.: SEE BELOW

Dear Ms. Stephens:

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.

THE FIRE MARSHAL'S OFFICE HAS NO COMMENTS AT THIS TIME.

THE FOLLOWING ITEMS: 222, 224, 225, 226, 227, 228, 229,
230, 231, 232, 233, 235,

REVIEWER: LIEUTENANT HERB TAYLOR, Fire Marshal's Office
PHONE 887-4881, MS-1102F



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS*
DATE: December 21, 1999
SUBJECT: Zoning Item #226
4202 Lynhurst Road

Zoning Advisory Committee Meeting of December 13, 1999

- ☐ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.
- ☐ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.
- ☒ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:
 - ☐ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).
 - ☐ Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).
 - ☒ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: December 9, 1999

TO: Larry E. Schmidt
Zoning Commissioner

FROM: James H. Thompson - JR
Code Enforcement Supervisor

SUBJECT: ITEM NO.: 226
PETITIONER: Richard Stiegler and Cindy Stiegler

VIOLATION CASE NO.: 98-6089

LOCATION OF VIOLATION: N/S Lynhurst Rd., 42' +/- E of centerline of
Beechfield Rd.

DEFENDANT(S): Richard Stiegler and Cindy Stiegler

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s):

NAME

ADDRESS

Doug Anderson

4204 Lynhurst Road
Baltimore, MD 21222

After the public hearing is held, please send a copy of the Zoning Commissioner's Order to the Code Enforcement Supervisor, so that the appropriate action may be taken relative to the violation case.

JHT/jr/lmh

Jo
1/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: December 21, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 4202 Lynhurst Road

INFORMATION:

Item Number: 226

Petitioner: Richard Stiegler

Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The applicant should be required to landscape the area adjacent to the pool as a condition of approval in the event the variance is granted.

Section Chief:

Jeffrey W. Lons

AFK/JL



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 12.17.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 226

JJS

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

10

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

MHIC# 70484

Pool Care Unlimited531 Brighton Place
Baltimore, MD 21221
410-686-8313**POOL INSTALLATION CONTRACT**Date: 9/18/97Scheduled Job Date: 1st/2nd Wk OCTContract #: 9800013**CONTRACT PROPOSED FOR:**Name: Cindy Steigler
Address: 4202 Lyndhurst Rd.Phone: 410-388-9313
City/State/Zip: BALTO MD 21222

We are pleased to prepare a contract for the installation of an aboveground swimming pool at the above address in accordance with the specifications, conditions and remarks proposed herein.

POOL DESCRIPTION:Make: Asahi (Namco) Model: C27 Size: 15' x 30'
Liner Make: Swimline Liner Pattern: Port but Liner Style: overlap**DESCRIPTION OF WORK:**

Remove old pool: ☐	Haul away old pool: ☐	Level ground for pool: ☒
Install new pool: ☒	Cover pool bottom w/sand: ☒	Install wall cushion: ☐
Install pool cove: ☐	Install drainage: ☐	Install semi-hard bottom: ☐
Install skimmer: ☒	Install deck: ☒	Install fencing: ☒
Supply water: ☐	# of gallons: ☐	Install filter system: ☒

Other: Supply sand for the pool bottom.

The work and material is guaranteed to be as specified, and the above work is to be performed in accordance with the drawings and specifications submitted for above work and complete in a substantial workmanlike manner.

CONDITIONS AND REMARKS

ACCESS: It is understood that the contractor will be permitted free and ready access to the pool site and adequate working room (minimum 3 ft. around site). Any damage to the landscaping of the yard is homeowner's responsibility.

UTILITIES: Owner expressly agrees that he shall supply the necessary electricity during construction and to operate the pool. Also, to supply the suitable amount of water to fill the pool, if applicable, immediately upon the completion of the pool.

PERMITS: Homeowner is responsible to obtain all permits required by local and state authorities, as well as the cost of all such permits and fees.

HIDDEN PROBLEMS: Homeowner is responsible for the installation of a sump pump or drainage due to ground water. It will be charged at the current rate. The homeowner is also responsible for the removal of any stumps or roots. It will be charged at the current rate.

MISCELLANEOUS: Homeowner is responsible for the installation of any and all ladders. **POOL CARE UNLIMITED WILL NOT INSTALL ANY LADDERS!** Homeowner is responsible for the removal of all dirt from construction.

OTHER: This proposal includes only the work expressed in writing. Additions or changes, if any, are to be charged at the contractor's current rates and are payable when individually completed.

PAYMENT SCHEDULE: Payments on this contract are to be made to **POOL CARE UNLIMITED** on the schedule indicated below:

1/3 of contract price when the contract is signed, Balance of contract price when the job is complete

TOTAL JOB PRICE: \$1400.00FIRST PAYMENT: \$466.66, WHEN THE CONTRACT IS SIGNED FINAL PAYMENT: \$933.34, WHEN THE JOB IS COMPLETE

Your signature below on this contract will constitute your acceptance in accordance with the specifications, conditions and remarks stated herein.

Customer Acceptance: Cindy SteiglerDate: 10/5/97POOL CARE UNLIMITED Acceptance: John GrahamDate: 10/5/97

YOU, THE BUYER, MAY CANCEL THIS CONTRACT AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS CONTRACT.

ALL AGREEMENTS ARE CONTINGENT UPON ACCIDENTS OR DELAYS BEYOND POOL CARE UNLIMITED'S CONTROL. THIS INCLUDES THE WEATHER.

LIMITED WARRANTY

Pool Care Unlimited warrants to the customer only, that for a period of one (1) year from the date of installation of the pool, that the pool will be installed without defects in workmanship. POOL CARE UNLIMITED IS NOT RESPONSIBLE FOR ANY DEFECTS IN THE MATERIALS PROVIDED BY THE HOMEOWNER. (The swimming pool and liner is warranted by the manufacturer only, not Pool Care Unlimited). It is understood and agreed that this warranty applies only to the pool installation. It does not apply to any shifting or settling of earth, washouts, or erosion of sand/concrete, patio or blocks either under or around the pool or as of any effect that such conditions may have on the pool. It does not apply to any damage to the pool, equipment, or accessories due to drainage conditions, underground, surface or any other water conditions for any period of time whatsoever. It also does not apply to damage due to the planting or growing of grass around or under the pool. Pool Care Unlimited is not responsible for the reinstallation of any liner due to a manufacturer's defect. If needed, Pool Care Unlimited will reinstall a manufacturer's liner replacement at POOL CARE UNLIMITED's current liner replacement rate.

OTHER: Materials are specifically ordered for this job and it is understood by The Buyer that there is absolutely NO REFUND after the order for materials has been placed.

POOL OWNER AGREES TO DEFEND, INDEMNIFY, AND HOLD POOL CARE UNLIMITED AND ITS SUPPLIES HARMLESS FROM ANY AND ALL CLAIMS ARISING FROM INJURIES THAT MAY OCCUR FROM THE USE OF THE SWIMMING POOL.

SPECIAL INSTRUCTIONS:Customer Acceptance: Cindy SteiglerDate: 10-5-97

2-9-10

4202
LYNHURST

XX

BEACHWOOD ROAD

RIGHT LYNHURST
ROAD

FISHER ROAD

BEACHWOOD
ROAD

LEFT FISHER
ROAD

695 EAST

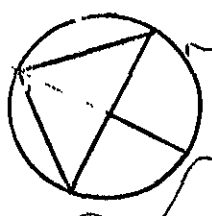
EXIT
41
COVE
ROAD

LEFT
NORTH
POINT
ROAD

LEFT NORTH POINT RLVD

#00-226-A

KEEP
IN
FILE!



HOPKINS ENGINEERING

18 BRIGHT STAR COURT, PIER
BALTIMORE, MARYLAND 21206
410-508-0142
410-866-4933 (FAX)

BACK RIVER

$S47^{\circ}49'30''E$ 82'

222.17'

126.40' N.06°04'19.55" W. 561.05'

15' x 30' OVAL POOL

EXIST SFD

#4148

Beachwood Rd.

N66°25'00"E

25' 2' 29' 29' 35.5' GROUND 2' 2' 29' 29' 35.5' GROUND 2' 2' 29' 29' 35.5' GROUND

2 STY. BRX. FRAME #4203

EXIST. SFD

#4204 Lynhurst Rd.

100.52' N.04°18'41.55" W. 554.45'

MACADAM PARKING AREA

N40°10'00"W 63.33'

LYNHURST ROAD (PAVED 20' MAC.)

LOCATION INFORMATION

LOCATION DRAWING

ADDRESS: #4202 LYNHURST RD. Richard & Cindy Stiegler 3-26
COUNTY/CITY: BALTO. CO., MD
PLATBOOK:
DEED REF.: 11382/448
SUBDIV. NAME: NONE

LOT No.:
FLOOD ZONE: "C"
SCALE: 1"=30'

Election District: 15
Councilmanic District: 7th District

1"=200' scale map#: SE, 3-14
Zoning: DR-5.5
Lot size: 0.245 acreage 10,669 square feet

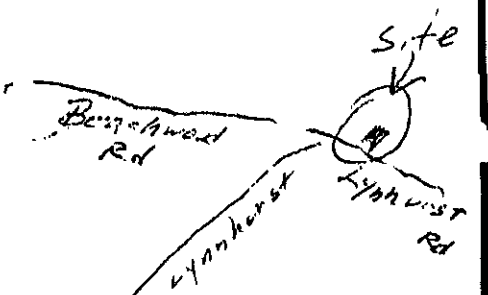
SEWER: ☒ ☐
WATER: ☒ ☐

Chesapeake Bay Critical Area: ☒ ☐
Prior Zoning Hearings: None

Zoning Office USE ONLY

reviewed by: ITEM #: CASE#:

00-226-A



Vicinity Map

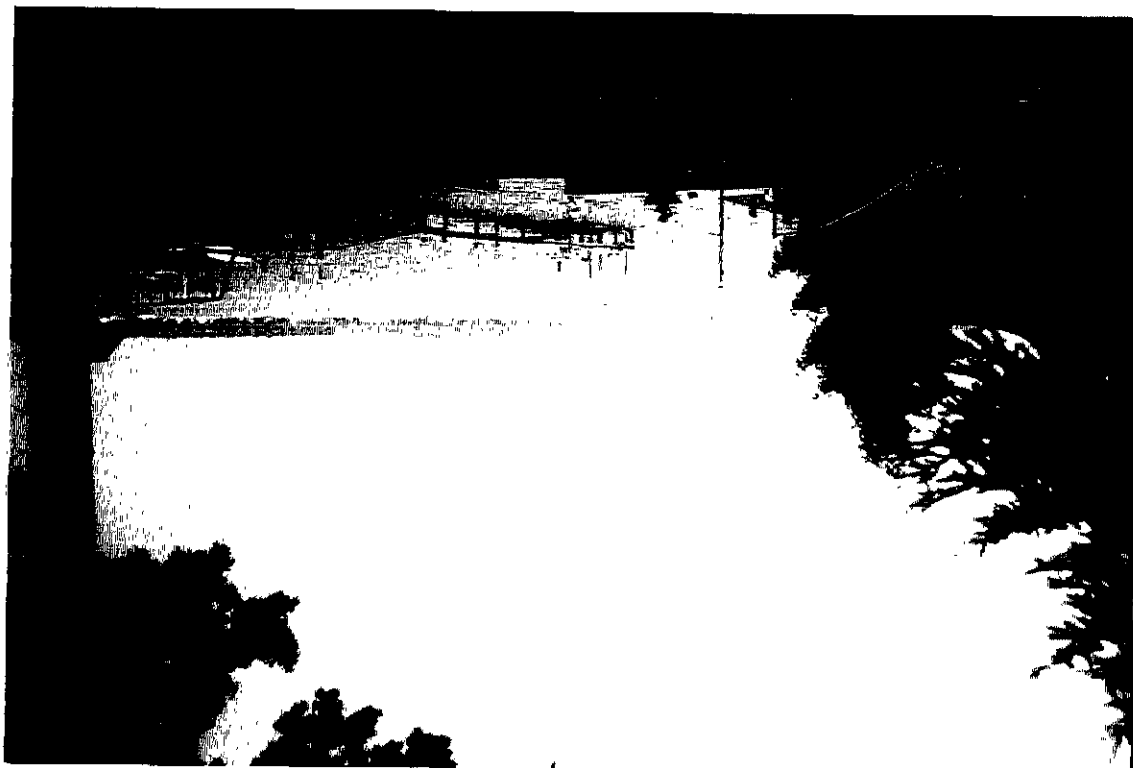
photographs

Case # 00-226-A









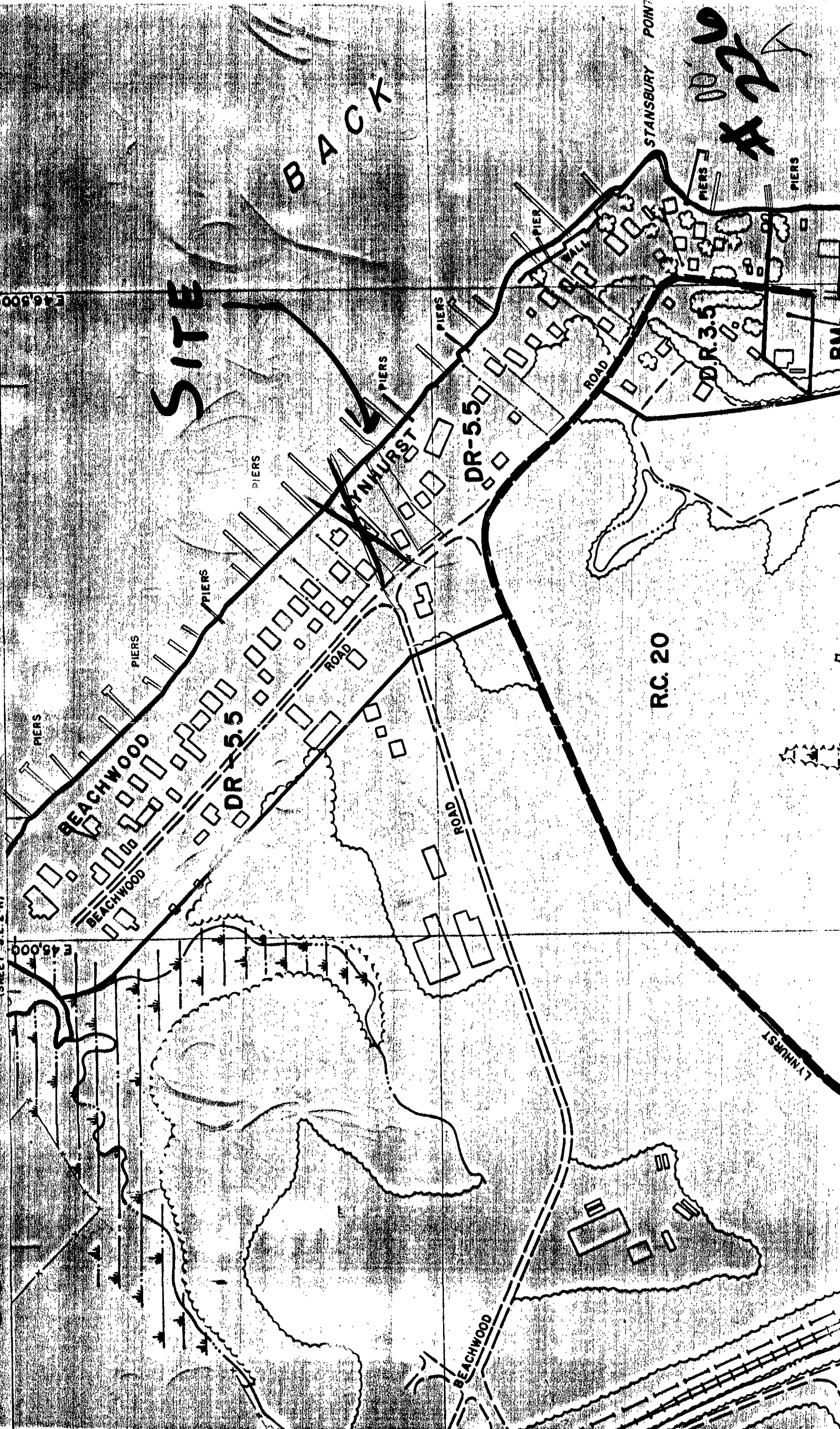
MAP # SE 2A

SE 3H

(SHEET S.E.2-H)

E 45000

E 46500



SITE

BACK

PIERS

PIERS

PIERS

PIERS

PIERS

PIERS

PIER

PIERS

PIERS

BEACHWOOD

DR-5.5

DR-5.5

DR-3.5

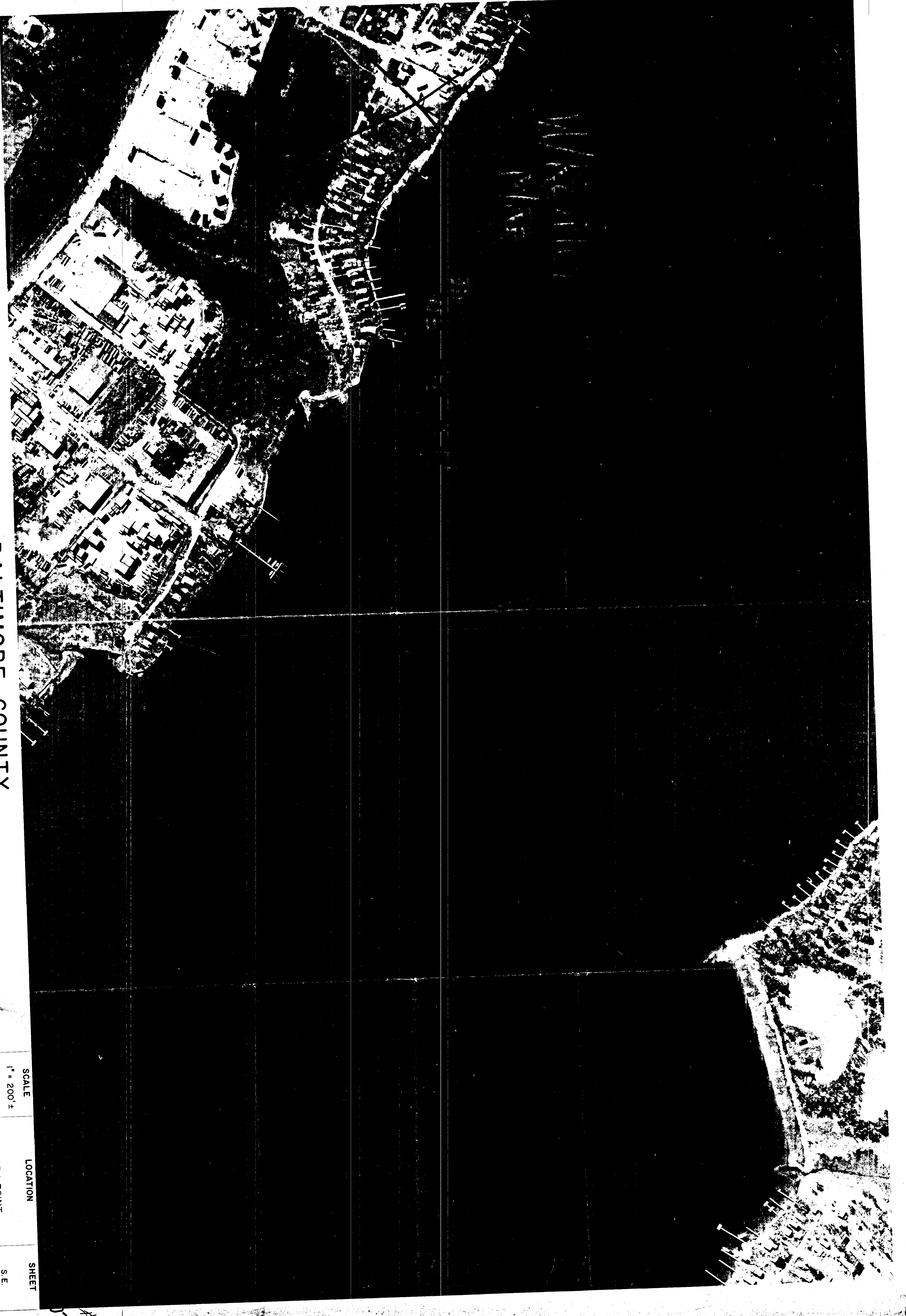
RC. 20

STANSBURY POINT

BEACHWOOD

LYNHURST

10220



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE	LOCATION	SHEET
1" = 200' ±	NORTH POINT	S. E.
DATE OF PHOTOGRAPHY JANUARY 1986	WALNUT POINT	2-H