

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
N/S Wildon Court, 750' W		
centerline of Cedar Lane	*	DEPUTY ZONING COMMISSIONER
11th Election District		
5th Councilmanic District	*	OF BALTIMORE COUNTY
(5 Wildon Court)		
	*	CASE NO. 01-352-A
John and Janet Kusterer		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, John and Janet Kusterer. The variance request is for property located at 5 Wildon Court in the Kingsville area of Baltimore County. The Petitioners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (swimming pool) be located in the side yard in lieu of the required rear yard. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners having filed a Petition for Administrative 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.

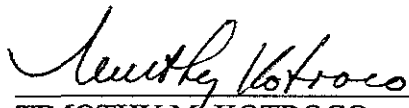
The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy 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.

CASE FILED FOR FILING
 03/01
 H/3/01
 J. P. [Signature]

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 Deputy Zoning Commissioner for Baltimore County this 3rd day of April 2001, that a variance from Section 400.1 of the Baltimore County Zoning Regulations, to permit an accessory structure (swimming pool) be located in the side yard in lieu of the required rear yard, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

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.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

4-11-01
4/13/01
R. Johnson



Baltimore County
Zoning Commissioner

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

April 3, 2001

Mr. & Mrs. John Kusterer
5 Wildon Court
Kingsville, Maryland 21087

Re: Petition for Administrative Variance
Case No. 01-352-A
Property: 5 Wildon Court

Dear Mr. & Mrs. Kusterer:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed 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 from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure





Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 5 WILDON Ct KINGSVILLE 21087
which is presently zoned RC5

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 permit an accessory structure (swimming pool) 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 reasons indicated on the back of this petition form.

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

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

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 01-352-A

Reviewed By BR Date 3/7/01

Estimated Posting Date 3/18/01

REC 9/15/98

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) is/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

5 WILDON COURT
Address
KINGSVILLE MD 21087
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):

THE TOPOGRAPHY OF THE REAR AREA MAKES INSTALLATION
IMPRACTICAL.

ROCK EXPOSED IN CERTAIN AREA OF REAR YARD SHOWS A
NATURAL OBSTRUCTION TO THE BUILDING OF THE POOL THERE.
BOTH THE SLOPE, ROCK AND BACK LINE EASEMENT MAKES
THE AREA BEHIND THE HOUSE TOO SMALL.

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

John Kuster
Signature
JOHN KUSTERER
Name - Type or Print

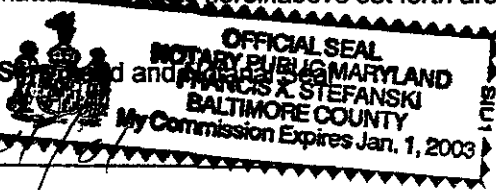
Janet Kuster
Signature
JANET KUSTERER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24 day of FEBRUARY, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOHN + JANET KUSTERER
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESSED



Date

Notary Public

My Commission Expires

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) is/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

5 WILDON COURT
Address
KINGSVILLE MD 21087
City State Zip Code

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IMPRACTICAL.

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NATURAL OBSTRUCTION TO THE BUILDING OF THE POOL THERE.
BOTH THE SLOPE, ROCK AND BACK LINE EASEMENT MAKES
THE AREA BEHIND THE HOUSE TOO SMALL.

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

John Kusterer
Signature
JOHN KUSTERER
Name - Type or Print

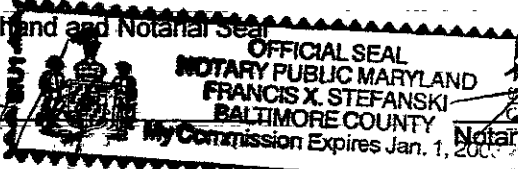
Janet Kusterer
Signature
JANET KUSTERER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 24 day of FEBRUARY, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOHN + JANET KUSTERER
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

2/28/01 Date

Francis X. Stefanski Notary Public
My Commission Expires Jan 1 2003



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 5 WILDON Ct KINGSVILLE 2108
which is presently zoned RC5

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 permit an accessory structure (swimming pool) 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 reasons indicated on the back of this petition form.

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

Legal Owner(s):

JOHN KUSTERER
Name - Type or Print

John Kusterer
Signature

JANET KUSTERER
Name - Type or Print

Janet Kusterer
Signature

5 WILDON COURT 410592 3835
Address Telephone No.

KINGSVILLE MD. 21087
City State Zip Code

Representative to be Contacted:

FRANCIS STEFANSKI
Name

2066 YORK ROAD 410252 5116
Address Telephone No.

TIMONIUM MD 21093
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this _____ day of _____ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 01-352-A

Reviewed By BR Date 3/7/01

Estimated Posting Date 3/18/01

REU 9/15/98

Zoning Description:

Zoning description for this property know as:

#5 Wildon Court, Kingsville, Md. 21087

Located in the 11th Election Dist. and 5th Councilman Dist. Of Balto. Co. Md.

Beginning at a point on The North side of Wildon Court,

Which has a 50' right of way,

And is approx. 750' west of Cedar Lane, being also of a 50' right of way.

Being know as Lot #3 of the "Wildon" sub-division.

Recorded in Baltimore Co. Plat book #33, Folio #150.

Contains 1.98 Acres (86,248.8 sq. ft.)

Also known as 5 Wildon Court

01-352-A

#352

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 93022

DATE 3/7/01 ACCOUNT R001-006-6150

AMOUNT \$ 50.00

RECEIVED FROM: Regina Pool & Spa

FOR: Zoning Variance

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

Item # 352

PAID RECEIPT

PAYMENT ACTION TIME
3/07/2001 3/07/2001 10:20:33

PER 1932 CASHIER DDNL (H) DPMR 2
RECEIPT # 11759 OFFL

Desc 5 50 ZONING VARIANCE
OR NL 0000

Rept Tot 50.00

50.00 BY 0000
Baltimore County, Maryland

CASHIER'S VALIDATION

01-352-A

CERTIFICATE OF POSTING

RE Case No.

ADMIN,
01-352-A

Petitioner/Developer CUSTERER

REGINA POOLS

Date of Hearing/Closing

4/2/01

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 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 #5 WILDON CT

The sign(s) were posted on

3/18/01
(Month, Day, Year)

Sincerely,

Patrick M O'Keefe 3/18/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

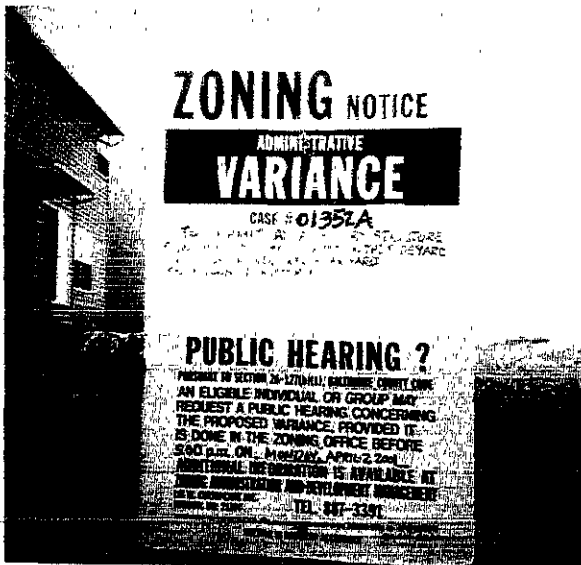
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL 410-905-8571

(Telephone Number)



01-352-A
#5-WILDON CT.- CUSTERER/REGINA
4/2/01

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: 01-352-A
Petitioner: JOHN & JAWET KUSTERER
Address or Location: 5 WILDON COURT

PLEASE FORWARD ADVERTISING BILL TO:

Name: FRANCIS STEFANSKI REGINA POOLS & SPAS
Address: 2066 YORK ROAD
TIMONIUM MD 21093
Telephone Number: 410 252 5116

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 01- 352 -A

Address 5 Wildon Ct.

Contact Person: Bruno Rudartis
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 3/2/01

Posting Date: 3/18/01

Closing Date: 4/2/01

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 01- 352 -A

Address 5 Wildon Ct.

Petitioner's Name John & Janet Kusterer

Telephone 410-592-3835

Posting Date: 3/18/01

Closing Date: 4/2/01

Wording for Sign: To Permit an accessory structure (swimming pool) be located in the side yard in lieu of the required rear yard.



Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

April 2, 2001

Janet & John Kusterer
5 Wildon Court
Kingsville MD 21087

Dear Mr. & Mrs. Kusterer:

RE: Case Number: 01-352-A, 5 Wildon Court

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 7, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several 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.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Francis Stefanski, 2066 York Road, Timonium 21093
People's Counsel



Link
4/2 AV

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: March 27, 2001

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

SUBJECT: 5 Wildon Court

INFORMATION:

Item Number: 01-352

Petitioner: John Kusterer

Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the request to permit an accessory structure (swimming pool) to be located in the side yard in lieu of the required rear yard.

Prepared by: Maek A. Coughlin

Section Chief: Jeffrey W. Long
AFK:MAC:



Baltimore County
Fire Department

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

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 March 19, 2001

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.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

346, 347, 348, 349, 351, 352, 353, 354, 355, 356, and 01-322-SPHA

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

cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt.

DATE: March 28, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For March 26, 2001
Item Nos. 346, 348, 350, 351, 352, 354,
355, and 356

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

RWB:HJO:jrb

cc: File



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 3.15.01

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

RE: Baltimore County
Item No. 352 BZ

Dear Ms. Jackson:

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,

lv 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

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

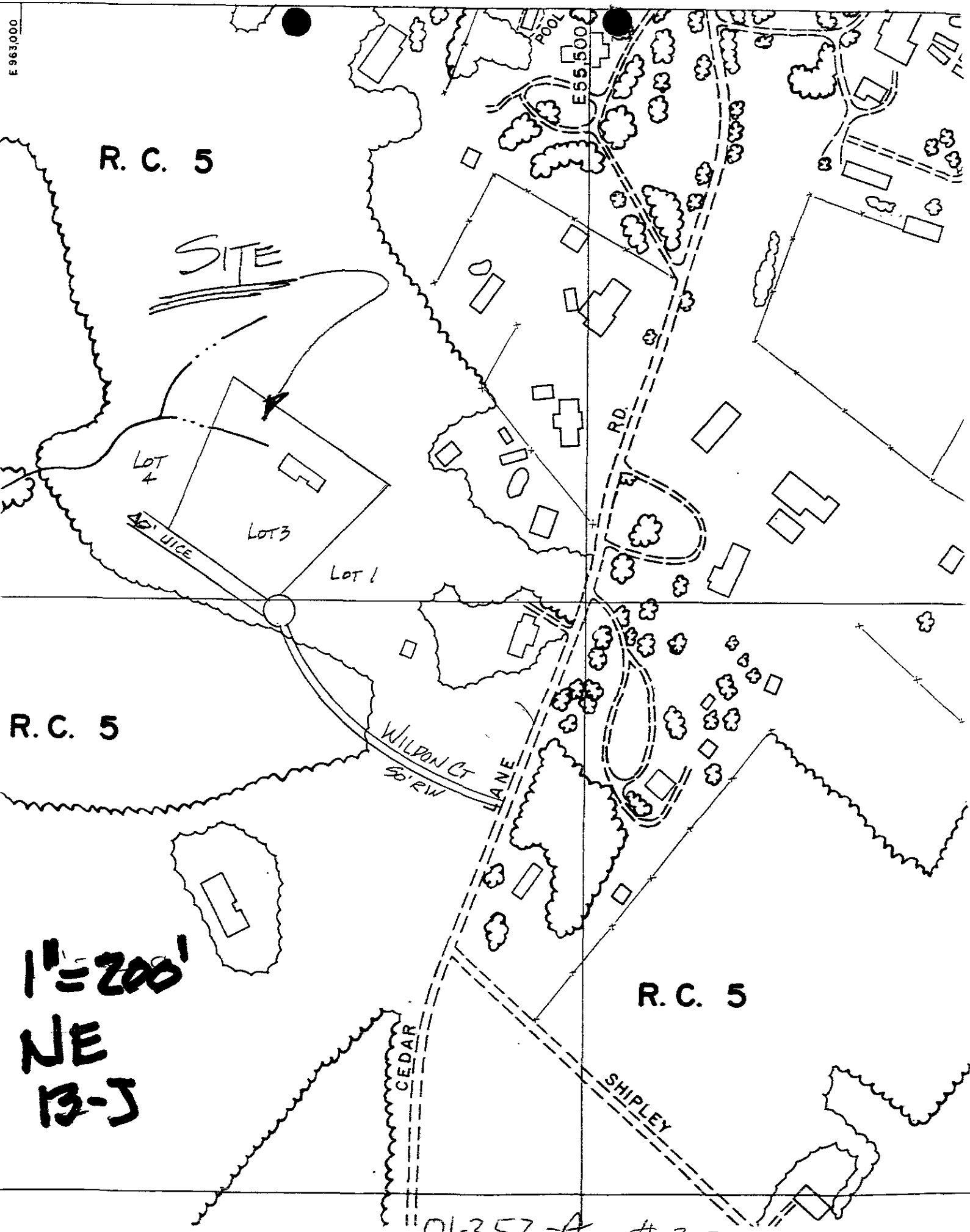
FROM: R. Bruce Seeley *MB/RS*

DATE: March 28, 2001

SUBJECT: Zoning Petitions
Zoning Advisory Committee Meeting of March 19, 2001

DEPRM has no comments for the following zoning petitions:

Item #	Address
346	13800 Princess Anne Way
348	1 Glencliffe Circle
351	3704 Valley Hill Drive
352	5 Wildon Court
354	324 Fox Lair Drive
355	7817 Ellenham Avenue
356	1919 Calais Court
322 Revised	8105 McDaniel Avenue



R. C. 5

SITE

LOT 4

LOT 3

LOT 1

46' UICE

POOL
E 55,500

RD.

R. C. 5

WILSON CT
50' EW

JANE

R. C. 5

CEDAR

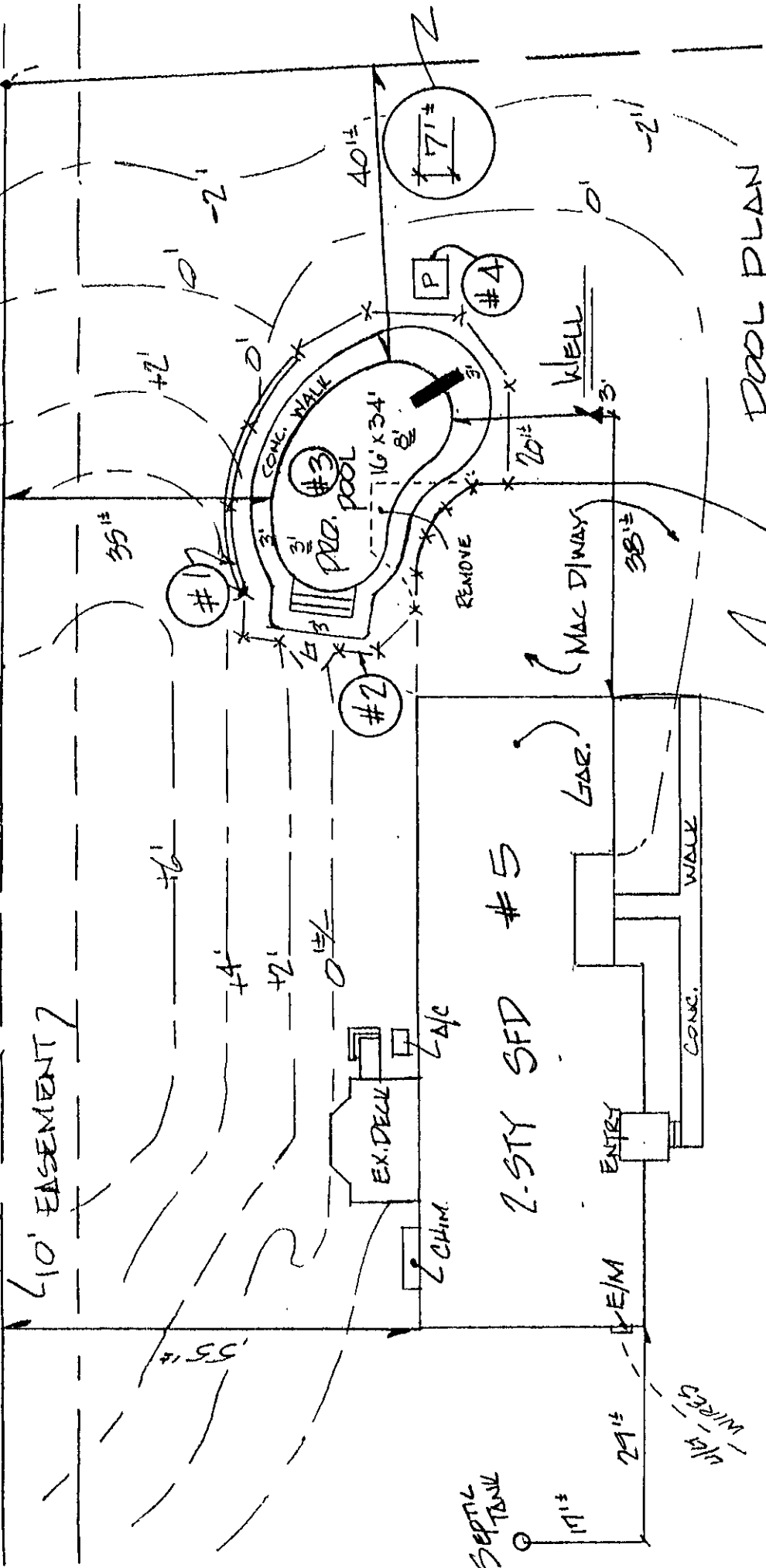
SHIPLEY

1" = 200'

NE
13-J

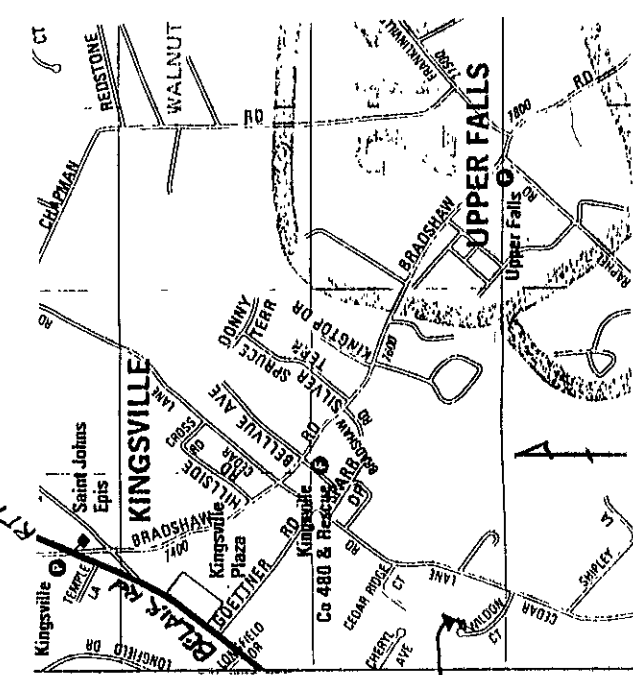
01-352-A # 352

60' EASEMENT

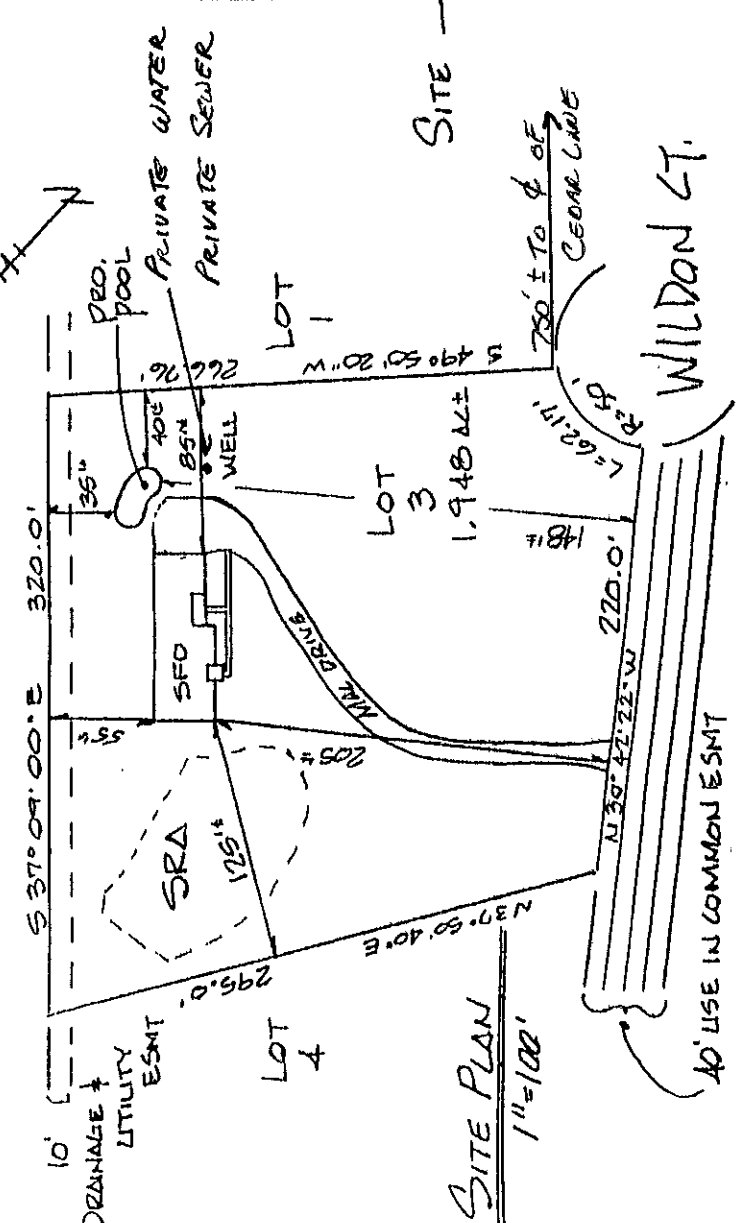


POOL PLAN

1" = 20'



VICINITY MAP 1" = 1,000'



SITE PLAN

1" = 100'

PLAN INTENT

TO SHOW EXISTING TOPO HARDSHIP FOR THIS PROPOSED POOL LAYOUT.

NOTES:

- HOUSE SIT'S FAR BACK TO RIGHT SIDE, MIN. REAR YARD AREA, WITH 6' HILL. TO MINIMIZE IMPACT TO YARD / TOPO / TREES
- POOL MUST ROTATE INTO SIDE YARD AREA
- #1 RETAINER WALL 6" x 6" PT TIMBERS 0" TO 36" TO 0" 40'
- #2 MIN. 48" FENCED POOL AREA PER CODES 125 LF
- #3 PRO. POOL 16' x 34' KIDNEY 3' TO 8' DVP VINYL LINER
- #4 DE PUMP & FILTER LOCATION

No Chess. Bay Critical Area
No Prior Zoning Hearings
No Historic District
No Violation Cases

OWNERS

JOHN N. & JANET L.
"KUSTERED"

#5 WILSON CT. KINGSVILLE MD 21087
LOT #3 SUB: WILSON 11TH DIST. BALTO CO. MD
MAP 63 BLK 12 PARCEL 593 BOOK #55 FOLIO 150
TAX BLK # 20-00-012016 LOT SIZE @ 1.98 AC +/-
1" = 200' MAP NE 13J 11TH ELECTION DIST. OF BALTO CO. MD
ZONING R.L.S 5TH CONGRESSIONAL DIST. OF BALTO CO.

Plat to Accompany for Administrative Variance

SCALE: AS NOTED	APPROVED BY:	DRAWN BY: DAVID LUBER
DATE: 2/20/01		REVISED:
REVIEWED BY: BR	ITEM NO.: 35-A	CASE NO.: 01-352-A
		DRAWING NUMBER

Plot. #1

Photographs for Administrative Variance: _____

Location: #5 Wildon Court, Kingsville, Md, 21087

Owners: Kusterer, John N. & Janet L.

Entry of site at Wildon Court.

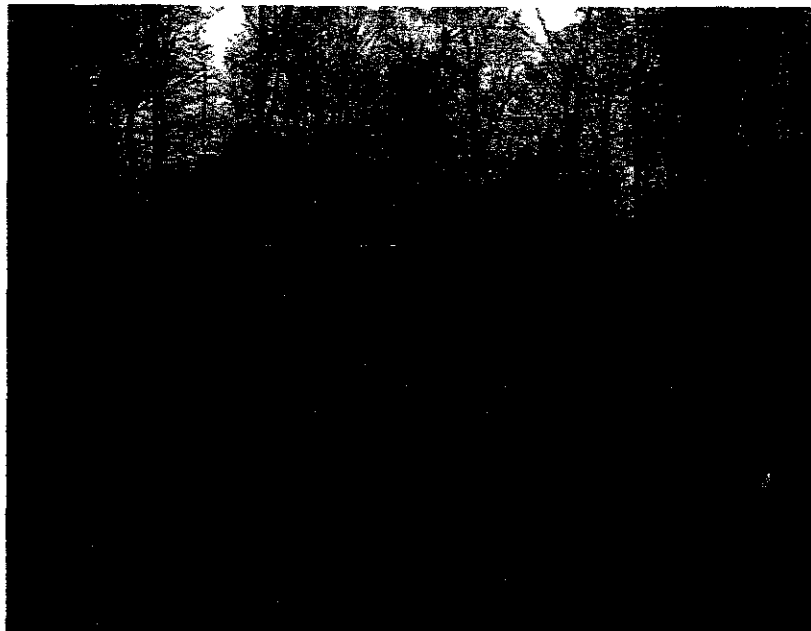


Photo # 1

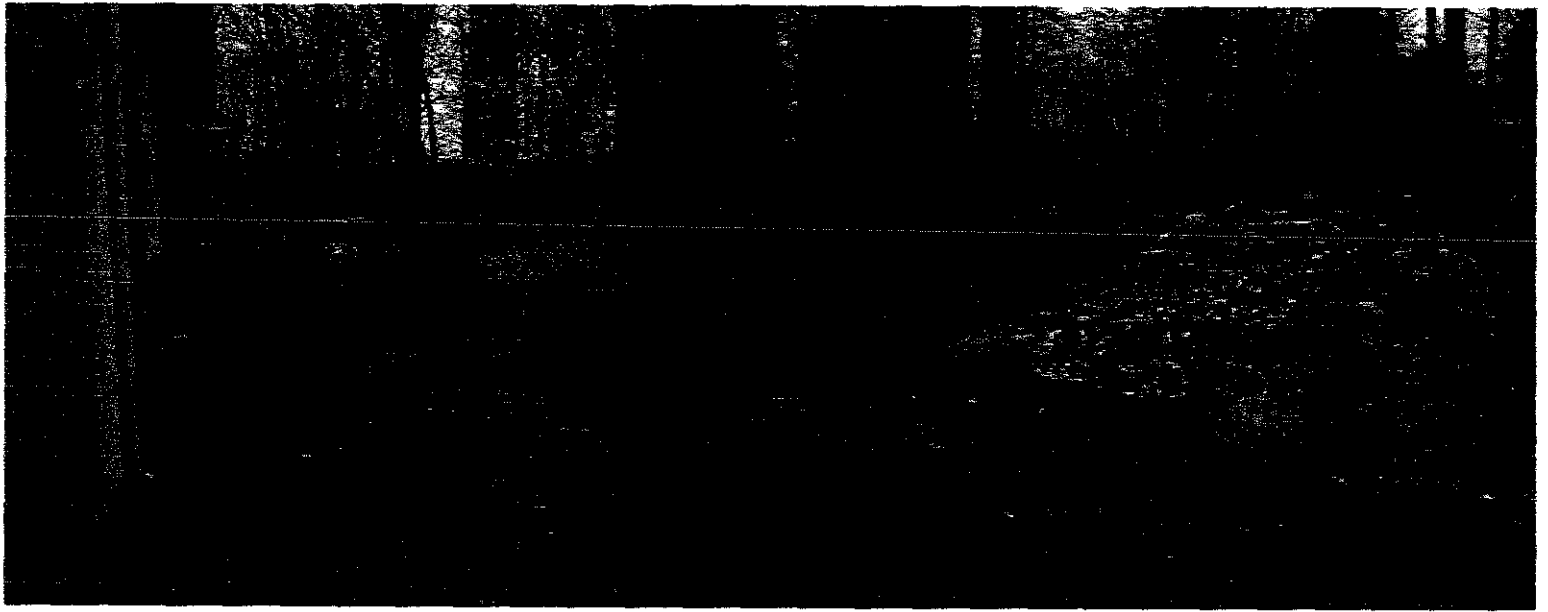
FRONT ENTRANCE

01-352-A

352

Photo's of rear yard, left rear to left center

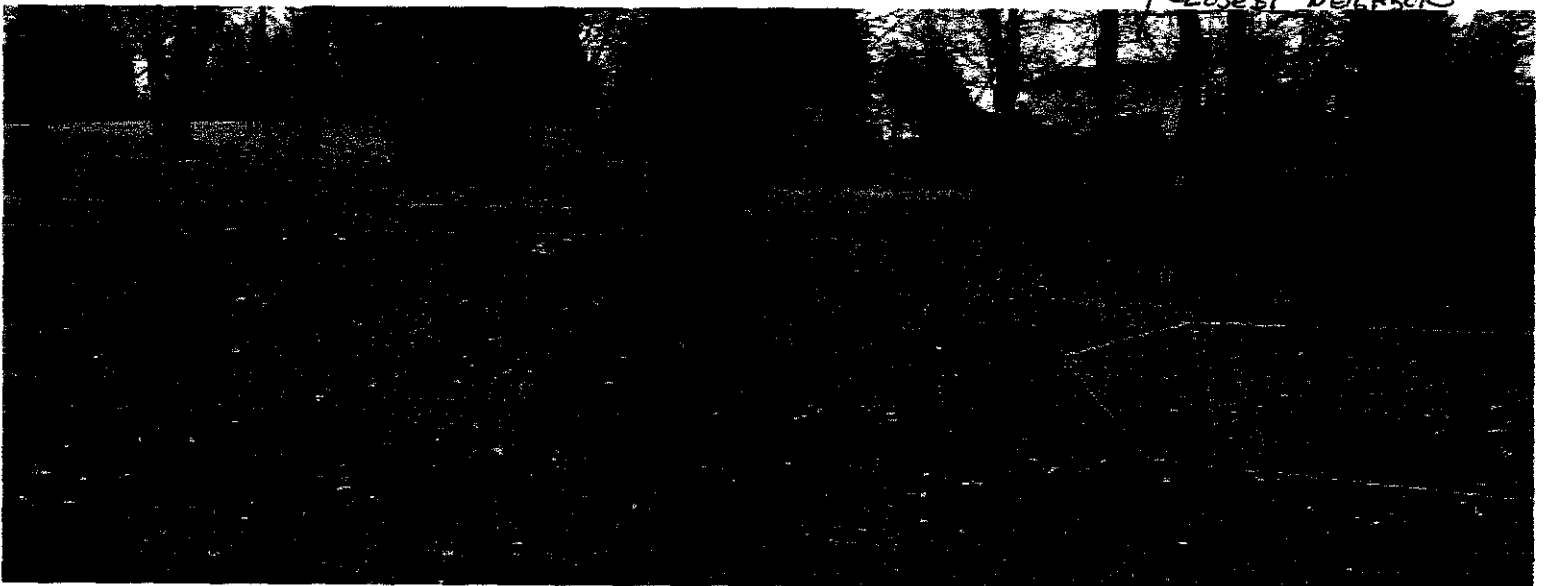
able near rear pr. Line.



Left center to right rear.

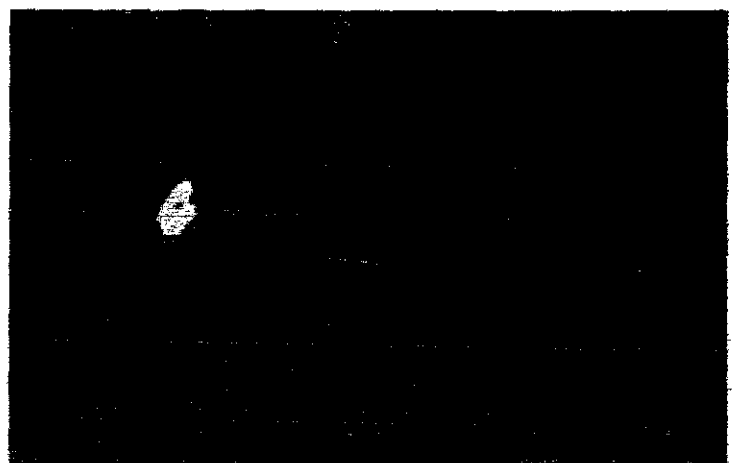
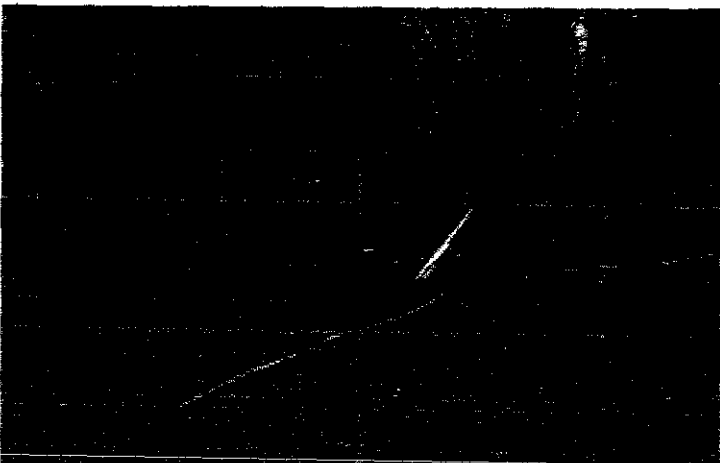
6' hill and trees stay

Pro. Pool location



Pool's deep end 7' into side yard.

Pool 20' to existing Well.



5

Side

#352



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

01-352-A
PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

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SCALE 1" = 200' ±	LOCATION UPPER FALLS	SHEET N E. 13-J
DATE OF PHOTOGRAPHY JANUARY 1966		