

IN RE: PETITION FOR ADMIN. VARIANCE

N corner of Leinster Garth, 554'

NW of Ridgely's Choice Drive

11th Election District

6th Councilmanic District

(20 Leinster Garth)

Lee H. & Joseph T. Hammerbacher

Petitioner

*

BEFORE THE

*

DEPUTY ZONING COMMISSIONER

*

OF BALTIMORE COUNTY

*

CASE NO. 02-151-A

*

* * * * *

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, Lee H. & Joseph T. Hammerbacher. The variance request is for property located at 20 Leinster Garth in the Ridgely's Choice 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 a proposed accessory structure (swimming pool) to be located partially in the side yard in lieu of the required rear yard, and to amend the latest Final Development Plan for Ridgely's Choice (Section 1, Lot 10). 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

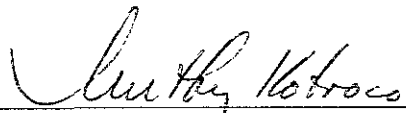
12/13/01
R. G. Hammerbacher

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 Deputy Zoning Commissioner for Baltimore County this 3rd day of December 2001, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a proposed accessory structure (swimming pool) to be located partially in the side yard in lieu of the required rear yard, and to amend the latest Final Development Plan for Ridgely's Choice (Section 1, Lot 10, 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 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

12/13/01
R. J. Jemison



Baltimore County
Zoning Commissioner

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

December 3, 2001

Mr. & Mrs. Joseph T. Hammerbacher
20 Leinster Garth
Baltimore, Maryland 21234

Re: Petition for Administrative Variance
Case No. 02-151-A
Property: 20 Leinster Garth

Dear Mr. & Mrs. Hammerbacher:

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 black ink, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Francis Stefanski
2066 York Road
Timonium, MD 21093

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Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 20 LEINSTER GARTH
which is presently zoned DRS.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 (BCZR) to permit a proposed accessory structure (swimming pool) to be located partially in the side yard in lieu of the required rear yard, and to amend the latest Final Development Plan for Ridgely's Choice (Section 1, Lot 10).

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):

JOSEPH T HAMMERBACHER
Name - Type or Print _____
Joseph T. Hammerbach
Signature _____
LEE HARRIETT HAMMERBACHER
Name - Type or Print _____
Lee Harriett Hammerbacher
Signature _____
20 LEINSTER GARTH 410 529 3991
Address _____ Telephone No. _____
BALTIMORE MD 21234
City _____ State _____ Zip Code _____

Representative to be Contacted:

FRANCIS STEFANSKI
Name _____
2066 YORK ROAD 410 252 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.

CASE NO.

02-151-A

REV 9/15/98

Zoning Commissioner of Baltimore County

Reviewed By

Date

10/12/01

Estimated Posting Date

10/21/01

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

20 LEINSTER GARTH
Address
BALTIMORE MARYLAND 21236
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):

INGROUND POOL MUST BE LOCATED PARTIALLY IN SIDEYARD DUE
TO THE TOPOGRAPHY OF HILL SIDE IN REAR YARD, IT PREVENTS
PUTTING IT ENTIRELY IN REAR YARD
DRAINAGE NEED TO BE CONTROLLED off REAR YARD TO PREVENT
RUN OFF INTO HOUSE, IF POOL IS LOCATED ENTIRELY IN REAR
YARD, IT WOULD INTERFERE WITH DRAINAGE

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.

Joseph T. Hammerbacher
Signature

JOSEPH T. HAMMERBACHER
Name - Type of Print

Lee Harriett Hammerbacher
Signature

LEE HARRIETT HAMMERBACHER
Name - Type of Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of OCTOBER, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

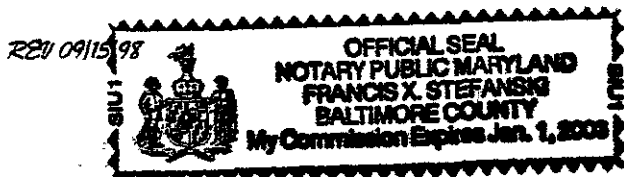
JOSEPH T. & LEE HARRIETT HAMMERBACHER
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

10/10/01
Date

Francis X. [Signature]
Notary Public

My Commission Expires 11/1/03



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

20 LEINSTER GARTH
Address
BALTIMORE MARYLAND 21236
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):

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DRAINAGE NEED TO BE CONTROLLED OFF REAR YARD TO PREVENT RUN OFF INTO HOUSE IF POOL IS LOCATED ENTIRELY IN REAR YARD IT WOULD INTERFERE WITH DRAINAGE

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.

Joseph T. Hammerbacher
Signature
JOSEPH T. HAMMERBACHER
Name - Type of Print

Lee Harriett Hammerbacher
Signature
LEE HARRIETT HAMMERBACHER
Name - Type of Print

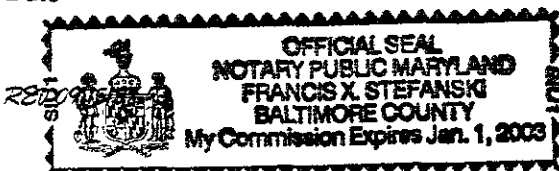
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of OCTOBER, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOSEPH T. & LEE HARRIETT HAMMERBACHER
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

10/10/01
Date



Francis X. Stefanski
Notary Public
My Commission Expires 1/1/03



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 20 LEINSTER GARTH
which is presently zoned DRS,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 (PCZR) to permit a proposed

accessory structure (swimming pool) to be located partially in the side yard in lieu of the required rear yard, and to amend the latest Final Development Plan for Ridgely's Choice (Section 1, Lot 10)

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

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 10 day of October 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.

02-151-A

Reviewed By

JNP

Date

10/12/01

Estimated Posting Date

10/21/01

REV 9/15/98

HAMMERBACKER

Zoning Description for #20 Leinster Garth, Balto. Md, 21236

(which is 50 feet wide)

Beginning at north corner of Leinster Garth lot 10 meets lot 9, 554 feet Northwest of Ridgely's Choice Drive which is 50 feet wide.

Plat A (Plat Book 55/Folio 114)

Being lot 10 of Ridgely's Choice, section 1, being 14251 sq. ft.

Located in the 11th district of Balto. Co. Md., 6th Councilmanic District

Adjoining lot owners.

Lot # 9: 18 Leinster Garth, Keith D. & Veronica T. Rowe
Dist. 11 Acc # 2000010539

Lot # 10 20 Leinster Garth, Joseph T & Lee H. Hammerbacker
Dist 11 Acc # 2000010540

Lot # 11: 17 Leinster Garth, Charles D. & Cynthia C. Satchell
Dist. 11 Acc # 2000010541

02-151-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 060-1

DATE 10/12/01 ACCOUNT A-200-006-6150

AMOUNT \$ 100.00

RECEIVED FROM: Regina Pools & Spas

FOR: 20 Leinster Road (00-151-A)

Hammerbacker (Petitioner)

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
09/12/2001	10/12/2001	11:13:03
REC 4505	CASHIER REGS LRB	DRYMER
5		
- RECEIPT # 215475		
OFLN		
Debt \$ 528 ZONING VERIFICATION		
CP NO. 006640		

Receipt Tot 100.00
100.00 CK .00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

 RE: Case No. 02-151-A

 Petitioner/Developer: HAMMERBACHER, ETAL
POOLS, ETAL

 Date of Hearing/Closing: 11/5/01

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens/
MR. GEORGE ZAHNER

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 #20 LEINSTER GARTH

The sign(s) were posted on

10/20/01

(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 10/25/01
(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

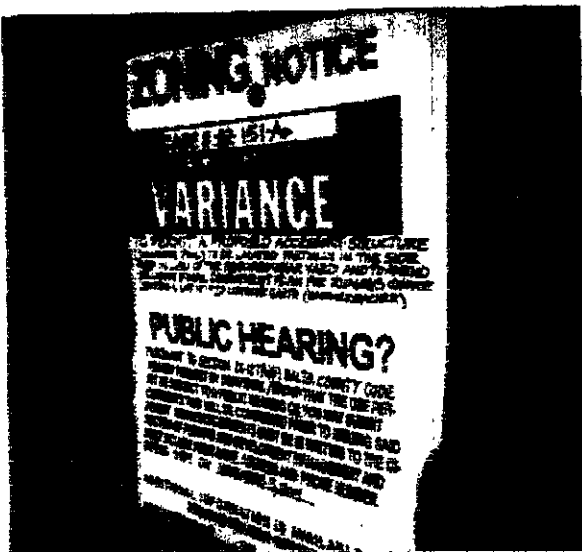
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

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

(Telephone Number)



02-151-A

#20-LEINSTER GARTH

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 151 -A

Address 20 Leinster Garth

Contact Person: Jeffrey Perlow
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 10/12/01

Posting Date: 10/21/01

Closing Date: 11/5/01

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 02- 151 -A

Address 20 Leinster Garth

Petitioner's Name Hammerbacher

Telephone 410-529-3991

Posting Date: 10/21/01

Closing Date: 11/5/01

Wording for Sign: To Permit a proposed accessory structure (swimming pool) to be located partially in the side yard in lieu of the required rear yard and to amend the latest Final Development Plan for Ridgely's Choice (Section 1, Lot 10)

Dear:

RE: Case Number: , Location

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

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. As of this date, we have not received any comments from any of these agencies. You may verify any possible comments by contacting the agency directly at the numbers listed below:

Development Plans Review (Traffic)	410-887-3751
Fire Department	410-887-4880
State Highway Administration	410-545-5600
Office of Planning & Community Conservation	410-887-3480
Department of Environmental Protection and Resource Management (DEPRM)	410-887-5859
Recreation and Parks	410-887-3824
Maryland Office of Planning - Chesapeake Bay Critical Area (CBCA)	410-767-4489
Department of Natural Resources - Floodplain	410-631-3914

If you need further information or have any questions, please do not hesitate to contact Zoning Review at 410-887-3391.

Very truly yours,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:

Enclosures

C: People's Counsel

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** December 20, 2001

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

SUBJECT: Zoning Advisory Committee Meeting
For December 3, 2001
Item Nos. * 151, 152, 155, 157, 161, 164,
165, 167, 168, 170, 171, 172, 173, 174,
and 175

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

*Items number 153 and 154 were not designated.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

December 10, 2001

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 November 26, 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:

151, 152, 155, 156, 157, 159, 161, 164, 165, 166, 167, 168, 169,
170, 171, 172, 173, 174, and 175

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

INTER-OFFICE CORRESPONDENCE

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

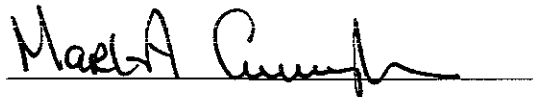
DATE: November 30, 2001

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

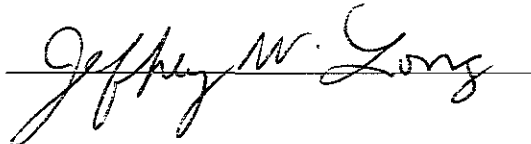
SUBJECT: Zoning Advisory Petition(s): Case(s) 02-151 & 02-172

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.

Prepared by:



Section Chief:



AFK/JL:MAC



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 12.3.01

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

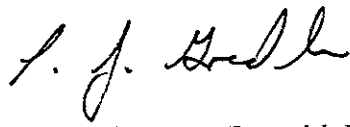
RE: Baltimore County
Item No. ~~12-01~~ JNP

Dear Mr. Zahner:

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,


for 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

***** ACTIVITY REPORT *****

TRANSMISSION OK

TX/RX NO. 1284
CONNECTION TEL 94102525213
CONNECTION ID
START TIME 12/03 15:06
USAGE TIME 00'56
PAGES 2
RESULT OK

Post-it® Fax Note	7671	Date	12/3/01	# of pages	2
To	FRAN STEFANSKI	From	ZONING COMM		
Co./Dept.		Co.			
Phone #		Phone #	410-887-3868		
Fax #	410-252-5213	Fax #			

ORDER #02-151-A

TRANSMISSION

SUSQUEHANNA

SITE

148

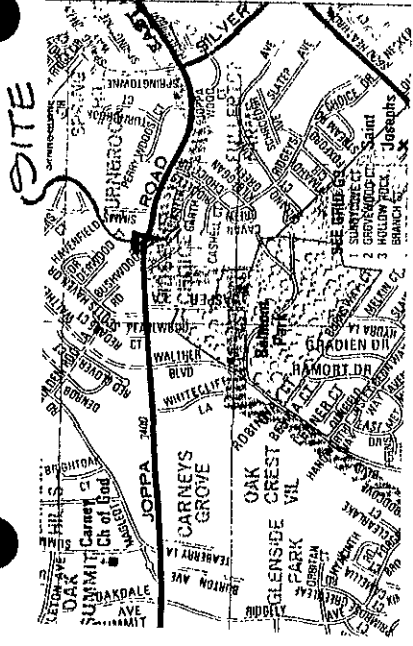
LINK

20 LEINSTER GARTH
NE 9 F
11TH DIST

BL

GREENHOUSES

3M



VICINITY MAP
1" = 1000'

Plat to accompany Petition for Administrative Variances.

Property address: #20 Leinster Garth
Balto. Md. 21236

Property Owners: Joseph T. & Lee H. Hammerbacker

Zoning location: Map 71 / Grid 18 / Parcel 1424
Zoning: DR S.5

Sub-division: Ridgely's Choice, Sect #1, lot 10 (Plat A)
Plat Ref 55 / 114

Election District: 11
Proposed structure: Being 14251 sq. ft. / SFD 1723 sq. ft.
Councilmanic District 6
Pool Area

Public Sewer
Public Water
Not in C&CA
Not in 100 Year Flood Plain

No Prior Zoning Hearings
Not Historic District
No Violations

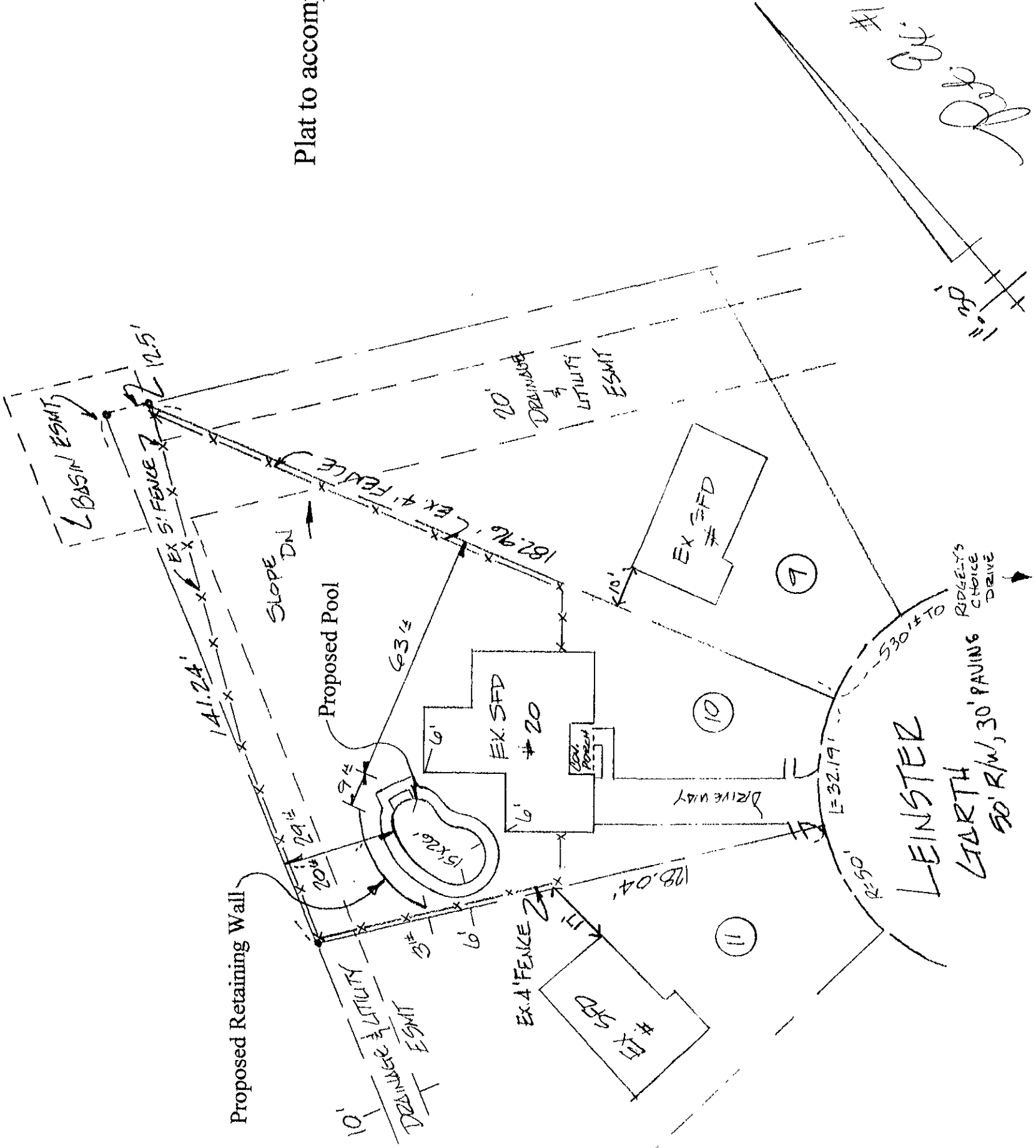
Retaining Wall
Approx. 30 lf of stone stacked wall.
0' to mid way 2' to 0' at 30' end.
Drainage vents located @ pool and wall.

15' x 26' Kidney In-ground Pool.
Steel wall with vinyl liner design.
3' profile concrete walk way.
6' end walk in-stairs, D.E. Filter Sys.
Water to be trucked in / excess fill removed.
Area to be stabilized before end of season.

POOL & WALL LAYOUT PLAN

SCALE: AS NOTED	APPROVED BY	DRAWN BY: DULL
DATE: 10/11/01		REVISED
R. LEINSTER POOLS 2066 York & Timonium Md 21093		
DRAWING NUMBER		

JNP 02-151-A





EAST FRONT



NEIGHBORS

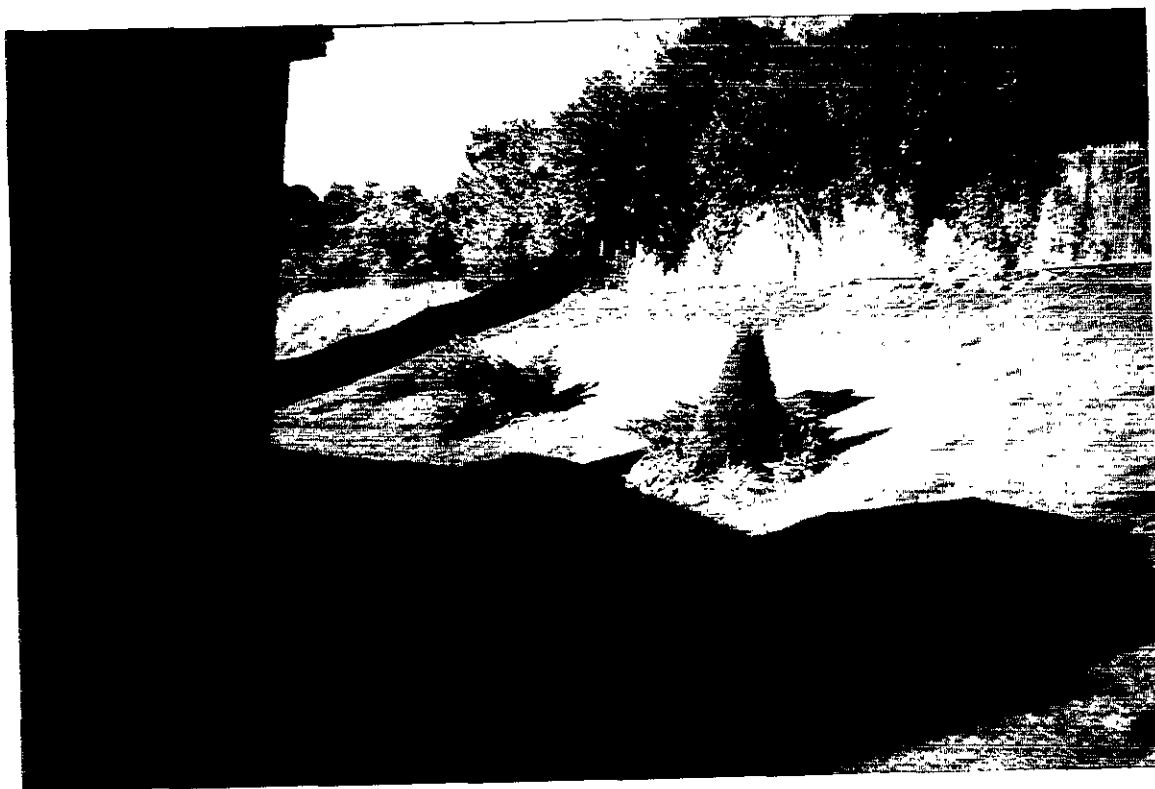


SOUTH SIDE

02-151-A



NORTH SIDE



WEST REAR

02-151-A



RERR South (Pool Location)



SIDE South (Pool Location)

02-151-A