

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Chesterfield Way, 35 ft. S
centerline of King Avenue
14th Election District
6th Councilmanic District
(7626 Chesterfield Way)

John Bell
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 05-397-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 owner of the subject property, John Bell. The variance request is for property located at 7626 Chesterfield Way in the eastern area of Baltimore County. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (pool) to be located on the third of the lot closest to the side street in lieu of the required third of the lot farthest removed from any street. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on February 20, 2005, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

In addition, the Petitioner has received a letter of support from an adjacent property, a copy of which is attached hereto and made a part hereof.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 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

RECEIVED FOR PLANNING

5/4/05

Ray

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 Petitioner.

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 4 day of May, 2005, that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow an accessory structure (pool) to be located on the third of the lot closest to the side street in lieu of the required third of the lot farthest removed from any street, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

1. The Petitioner may apply for his necessary permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his 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 Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.


JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

JVM:raj

NOTED RECEIVED FOR PLANNING

5/4/05
By [Signature]

Zoning Commissioner

Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468



Baltimore County

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

May 3, 2005

Mr. John Bell
7626 Chesterfield Way
Baltimore, Maryland 21237

Re: Petition for Administrative Variance
Case No. 05-397-A
Property: 7626 Chesterfield Way

Dear Mr. Bell:

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, appearing to read "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure

c: Ted Johnson, 9104 Industry Drive, Manassas, VA 20111

Visit the County's Website at www.baltimorecountyonline.info



Printed on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7626 CHESTERFIELD WAY
which is presently zoned D.R. S.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 AN ACCESSORY STRUCTURE (POOL) TO BE LOCATED
ON THE THIRD OF THE LOT CLOSEST TO THE SIDE STREET IN LIEU
OF THE REQUIRED THIRD OF THE LOT FARTHEST REMOVED FROM
ANY STREET.

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:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address Telephone No.

Name - Type or Print

City State Zip Code

Signature

Attorney For Petitioner:

7626 CHESTERFIELD WAY 780-9801
Address Telephone No.

Name - Type or Print

BALTIMORE MD 21237
City State Zip Code

Signature

Representative to be Contacted: BLUE HAVEN POOLS

Company

JOHN BE TED JOHNSON
Name

Address Telephone No.

9104 INDUSTRY DR. 443-254-2075
Address Telephone No.

City State Zip Code

MANASSAS VA 20111
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 February, 2005, 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

Reviewed By D.T. Date 2/8/05

Estimated Posting Date 2/20/05

CASE NO.

REV 10/25/01

05-397-A

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

7626 CHESTERFIELD
Address
BALTIMORE MD 21237
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):

DUE TO THE FACT THIS IS A CORNER LOT, THERE ARE LIMITED OPTIONS. THE ONLY PLACE A POOL IS POSSIBLE IS TO ENCRUACH ON CORNER LOT SETBACK.
(WHICH DOES NOT MEET THE SETBACK FOR PRINCIPAL RES.)

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.

Signature

Signature

Name - Type or Print

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of February, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

John Bell
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

John Francis Argentino
Notary Public

My Commission Expires
JOHN FRANCIS ARGENTINO
Notary Public
Baltimore County
Maryland
My Commission Expires Sep 1, 2006

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

7626 CHESTERFIELD WAY
Address
BALTIMORE MD 21237
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):

DUE TO THE FACT THIS IS A CORNER LOT, THERE ARE LIMITED OPTIONS. THE ONLY PLACE A POOL IS POSSIBLE IS TO ENCROACH ON CORNER LOT SETBACK, (WHICH DOES NOT MEET THE SETBACK FOR PRINCIPAL RES.)

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.

X John Bell
Signature
John Bell
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 8th day of February, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

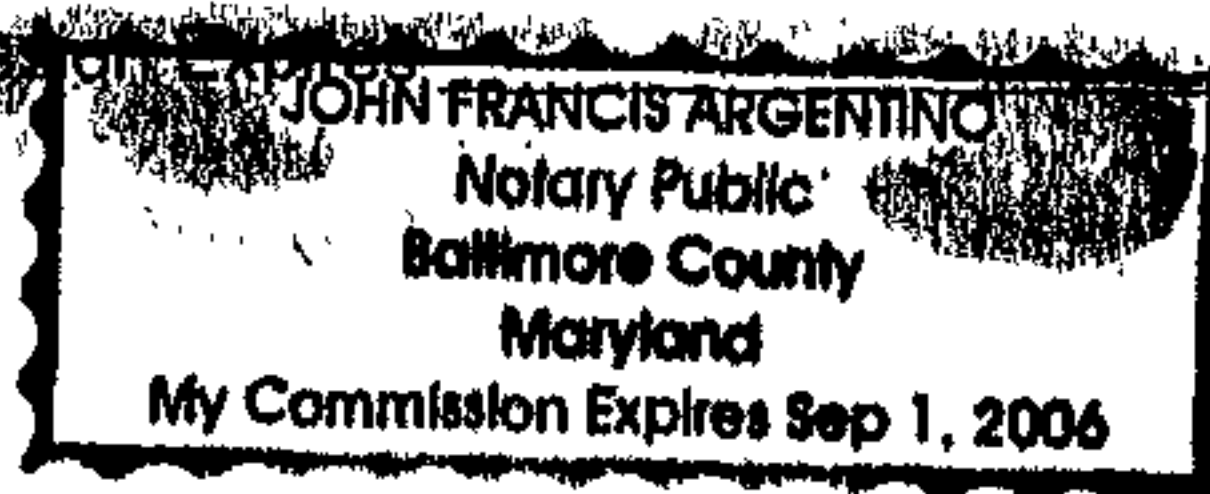
John Bell
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

John Francis Argentino
Notary Public

My Commission Expires

REV 10/25/01





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 7626 CHESTERFIELD WAY
which is presently zoned 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 (BCZR)

TO PERMIT AN ACCESSORY STRUCTURE (POOL) TO BE LOCATED
ON THE THIRD OF THE LOT CLOSEST TO THE SIDE STREET IN LIEU
OF THE REQUIRED THIRD OF THE LOT FARTHEST REMOVED FROM
ANY STREET.

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

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 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.

REV 10/25/01

Reviewed By D.T.

Date 2/8/05

Estimated Posting Date

2/20/05

05-397-A

Zoning Description
John Bell
7626 Chesterfield Way
Baltimore, MD 21237
410-780-9801-home

Beginning at a point on the west side of Chesterfield Way which is a 50 foot wide R/W. At the distance of 35 feet south of the centerline of the nearest improved intersection of King Ave. which is a 70 foot wide right of way. Lot #21 Block Section in the subdivision of Winter's Manor as recorded in Baltimore county book # 74 Folio # 77 containing .169 ac. Also known as 7626 Chesterfield Way, located in 14th election district 6th councilmatic

Liber 74 Folio 77
Plat book # 74-77
Lot # 21
Also known as Winterstein property

03-397-A

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 39313

DATE 3/8/05 ACCOUNT 0010066150

AMOUNT \$ 65.00

RECEIVED FROM JOHN BELL

FOR ITEM # 397 05-297-A

116216 CHESTERFIELD 444 D THOMPSON

DISTRIBUTION
WRITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTING TIME
2/07/2005 2/08/2005 12:25:20

REG. NO. 00000000000000000000

DEPT. 5 520 JUDGING VERIFICATION

CR. NO. 00000000000000000000

Receipt Tot. \$45.00

1.00 00 \$45.00 00

Fall-Sovere County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-397-A

Petitioner/Developer: BELL

Date of Hearing/Closing: 3/7/05

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

ATTN: Kristen Matthews ((410) 887-3394)

Ladies and Gentlemen:

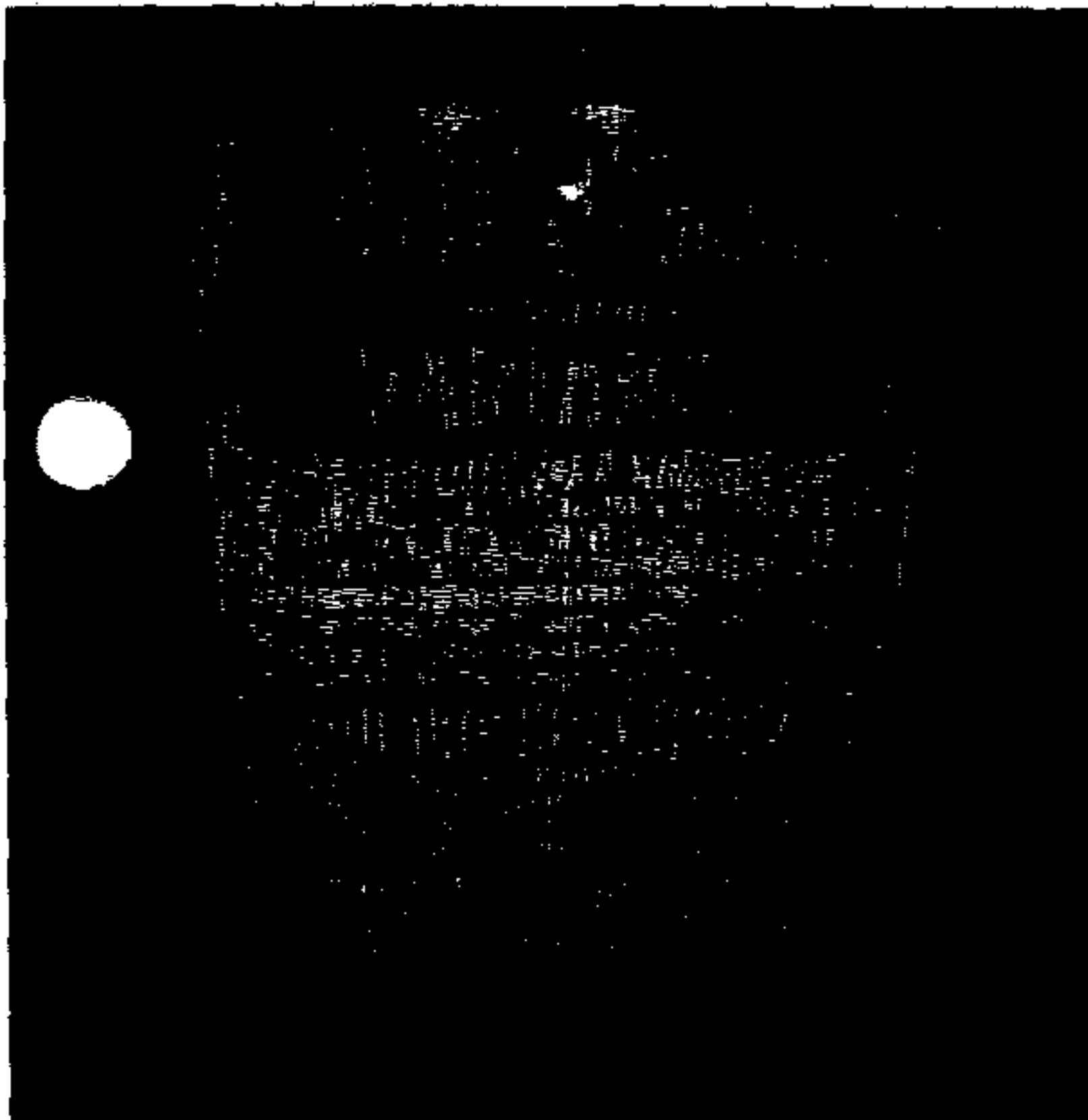
This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

7626 CHESTERFIELD WAY

The sign(s) were posted on _____

2/20/05
(Month, Day, Year)

Sincerely,



Robert Black 2/21/05
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)

**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: 05-397-A

Petitioner: JOHN BELL

Address or Location: 7626 CHESTERFIELD WAY

PLEASE FORWARD ADVERTISING BILL TO:

Name: MR. JOHN BELL

Address: 7626 CHESTERFIELD WAY

BALTO. MD 21237

Telephone Number: 410-780-9801

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05- 397 -A

Address 7626 CHESTERFIELD WAY

Contact Person: DONNA THOMPSON
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 2/8/05

Posting Date: 2/20/05

Closing Date: 3/7/05

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 05- 397 -A

Address 7626 CHESTERFIELD WAY

Petitioner's Name BELL

Telephone 410-780-9801

Posting Date: 2/20/05

Closing Date: 3/7/05

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (POOL) TO BE LOCATED
ON THE THIRD OF THE LOT CLOSEST TO THE SIDE STREET IN LIEU
OF THE REQUIRED THIRD OF THE LOT FARTHEST REMOVED
FROM ANY STREET.

**Department of Permits
Development Management**

Development Processing
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

March 7, 2005

John Bell
7626 Chesterfield Way
Baltimore, Maryland 21237

Dear Mr. Bell:

RE: Case Number: 05-397-A, 7626 Chesterfield Way

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 8, 2005.

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 black ink, reading "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel
Ted Johnson 9104 Industry Drive Manassas Virginia 20111

Visit the County's Website at www.baltimorecountyonline.info



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Fire Department

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



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

February 24, 2005

ATTENTION: Zoning Review planners

Distribution Meeting of: February 22, 2005

Item No.: (39), 399-402, 404

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Franklin J. Cook
Fire Marshal's Office
(O) 410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

Visit the County's Website at www.baltimorecountyonline.info



Robert L. Ehrlich, Jr., Governor
Michael S. Steele, Lt. Governor



Robert L. Flanagan, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 2.18.05

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

RE: Baltimore County
Item No. 397 DT

Dear Ms. Matthews:

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,

Steven D. Foster, Chief
Engineering Access Permits Division

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

TO: Tim Kotroco
FROM: John D. Oltman, Jr. *mo*
DATE: March 15, 2005
SUBJECT: Zoning Items # See List Below

Zoning Advisory Committee Meeting of February 22, 2005

X The Department of Environmental Protection and Resource Management has no comments on the following zoning items:

05-395

05-397

05-398

05-400

05-402

05-404

Reviewers: Sue Farinetti, Dave Lykens

S:\Devcoord\ZAC SHELL 11-20-03.doc

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

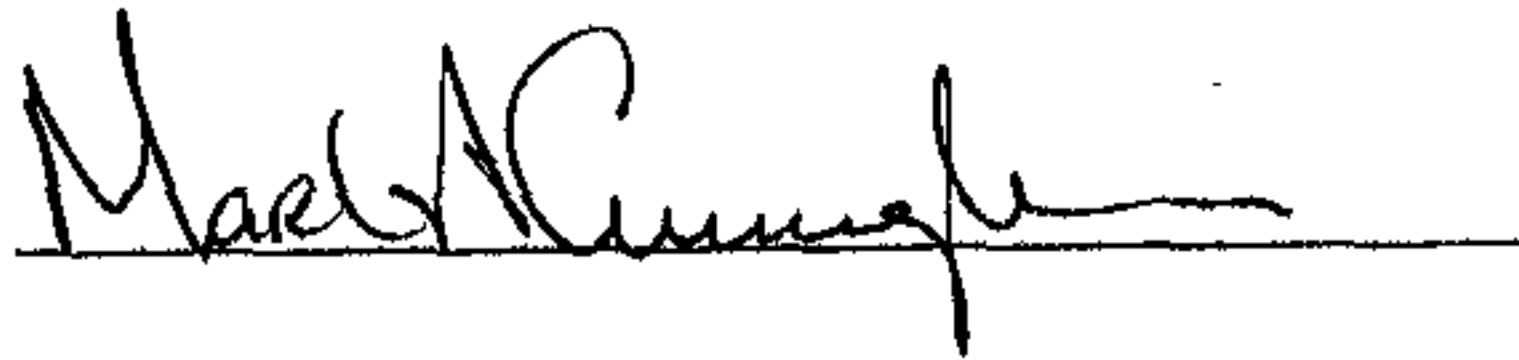
DATE: March 9, 2005

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

SUBJECT: Zoning Advisory Petition(s): **Case(s) 5-397 and 5-418**
Administrative Variance

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 Cunningham in the Office of Planning at 410-887-3480.

Prepared By:



Division Chief:



MAC/LL

RECEIVED

MAR 10 2005

ZONING COMMISSIONER

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits &
Development Management

DATE: March 7, 2005

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

SUBJECT: Zoning Advisory Committee Meeting
For February 28, 2005
Item Nos. 395, 397, 398, 399, 402, 403,
and 404

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

RWB:CEN:jrb

cc: File



Suite 405, County Courts Building
401 Bosley Avenue
Towson, Maryland 21204
Tel: 410-887-3868 • Fax: 410-887-3468

James T. Smith, Jr., County Executive
William J. Wiseman III, Zoning Commissioner

March 15, 2003

Mr. & Mrs. John Bell
7626 Chesterfield Way
Baltimore, Maryland 21237

Re: Petition for Administrative Variance
Case No. 05-397-A
Property: 7626 Chesterfield Way

Dear Mr. & Mrs. Bell:

I was given your requested administrative variance for review regarding the location of the proposed pool. I note that you have a large home on a relatively small lot, which leaves a small back yard. I am concerned that placing a pool of the size you describe in the yard will essentially pave over your back yard. Combined with the required 6 ft. fence around the pool, I believe the pool and fence will substantially change the neighborhood in which your home is located.

Nevertheless, if your neighbor on Chesterfield Way and the homeowners association agree, I will grant the administrative variance. It would be appreciated if you would send me some written documentation that they agree to your request, at your convenience. If they do not agree, I will set the case in for a public hearing.

Thank you for your attention and cooperation in this matter. Should you have any questions regarding this matter, please feel free to contact my office at 410-887-3868.

Very truly yours,

A handwritten signature in cursive script that reads "John V. Murphy".

John V. Murphy
Deputy Zoning Commissioner

JVM:raj
Enclosure





Facsimile

To: Mr. Murphy

From: Cindy Kohls

Fax: 410-887-3468

Pages: 2 (Including Cover)

Phone: 410-887-3868

Date: 5/3/2005

Re: Case #05-397-A

CC: File

☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☒ **Please Reply** ☐ **Please Recycle**

Please see attached letter from Winters Manor Homeowners Association approving Mr. Bell's swimming pool at 7626 Chesterfield Way, Rosedale, MD 21237.

I can be reached at 410-668-1300 ext. 105.

Once again, thank you for your help.

WINTERS MANOR HOMEOWNERS ASSOCIATION

Exterior Alteration Application

Mail to: WINTERS MANOR ARCHITECTURAL COMMITTEE

c/o MRA Property Management, Inc.

3445 C Box Hill Corporate Center Drive

Abingdon, MD 21009

PHONE: (410) 515-7390

Name: John BellAddress: 7126 ChesfieldLot #: 21Phone: (410) 780 9801

(home)

(work)

Full description of desired changes

Install 14x28 Post in Middle
of fence. Post to be approx 12 to 14 ft high of
properly line fence to be installed along N.Y.
Property. Fence is black aluminum.

If applying for approval of paint or stain, please attach a paint/stain chip, type and color. Please include a drawing of proposed change, where applicable. *Note the location of these changes on a copy of the site plan you received at the time of settlement.*

Applications for deck approval must include construction drawings of the deck and a plat of the lot showing the dimensions of the deck.

To ensure community integrity and appeal, it is necessary for everyone to cooperate in completing this application for any exterior changes that one may wish to do, pursuant to your association's documents.

This application does not exempt you from obtaining, where necessary, any Cecil County permits and contacting Miss Utility, if relevant to the change desired. If using a contractor for said work, please furnish us with the following information:

Name of contractor: _____

Address of contractor: _____

Phone: _____ License No.: _____

This application has been reviewed by the Architectural Control Committee of Winters Manor Homeowners Association and has been:

☒ Approved as submitted☐ Approved with changes☐ Disapproved as presented

[Signature]
Association's Representative

ARC Board Members 4/30/05
 Title Date



Facsimile

To: Mr. Murphy **From:** Cindy Kohls
Fax: 410-887-3468 **Pages:** 2
Phone: 410-887-3868 **Date:** 4/29/2005
Re: Case #05-397-A **cc:** File

☐ Urgent ☐ For Review ☐ Please Comment ☒ Please Reply ☐ Please Recycle

Please see the attached letter from Mr. Bells neighbor stating he has no objections to Mr. Bell having a pool installed at 7626 Chesterfield Way, Rosedale, MD 21237.

It would appreciated if you would review this letter and the above case and let me know if we are able to obtain the permit for Mr. Bell or if there is anything you need to expedite this.

I can be reached at 410-668-1300 ext. 105.

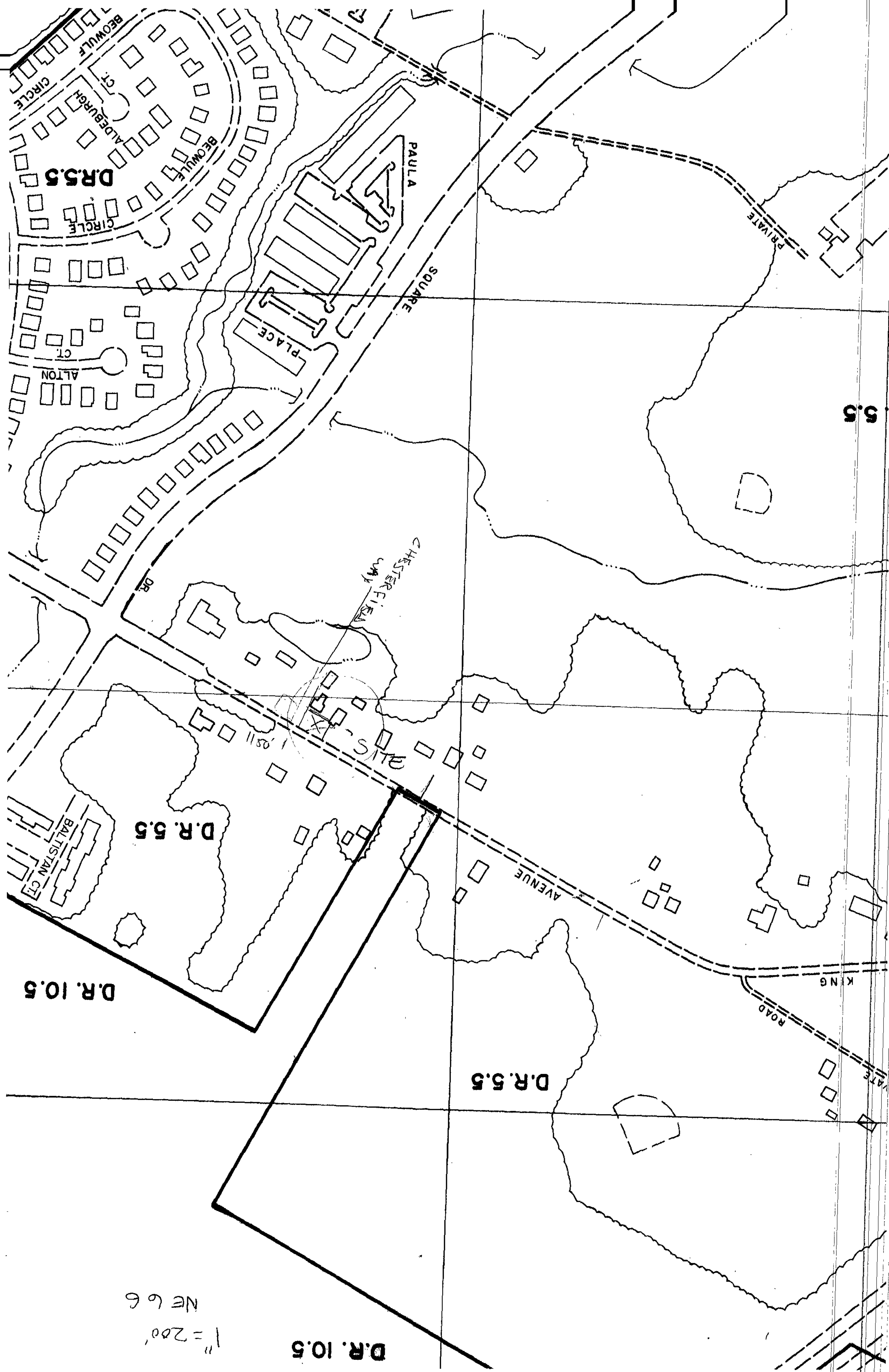
Thank you for your assistance.

April 12, 2005

To Whom It May Concern:

I, currently reside at 7624 Chesterfield Way, am the neighbor of John Bell. I have no objections to his pool, patio or fence being installed.

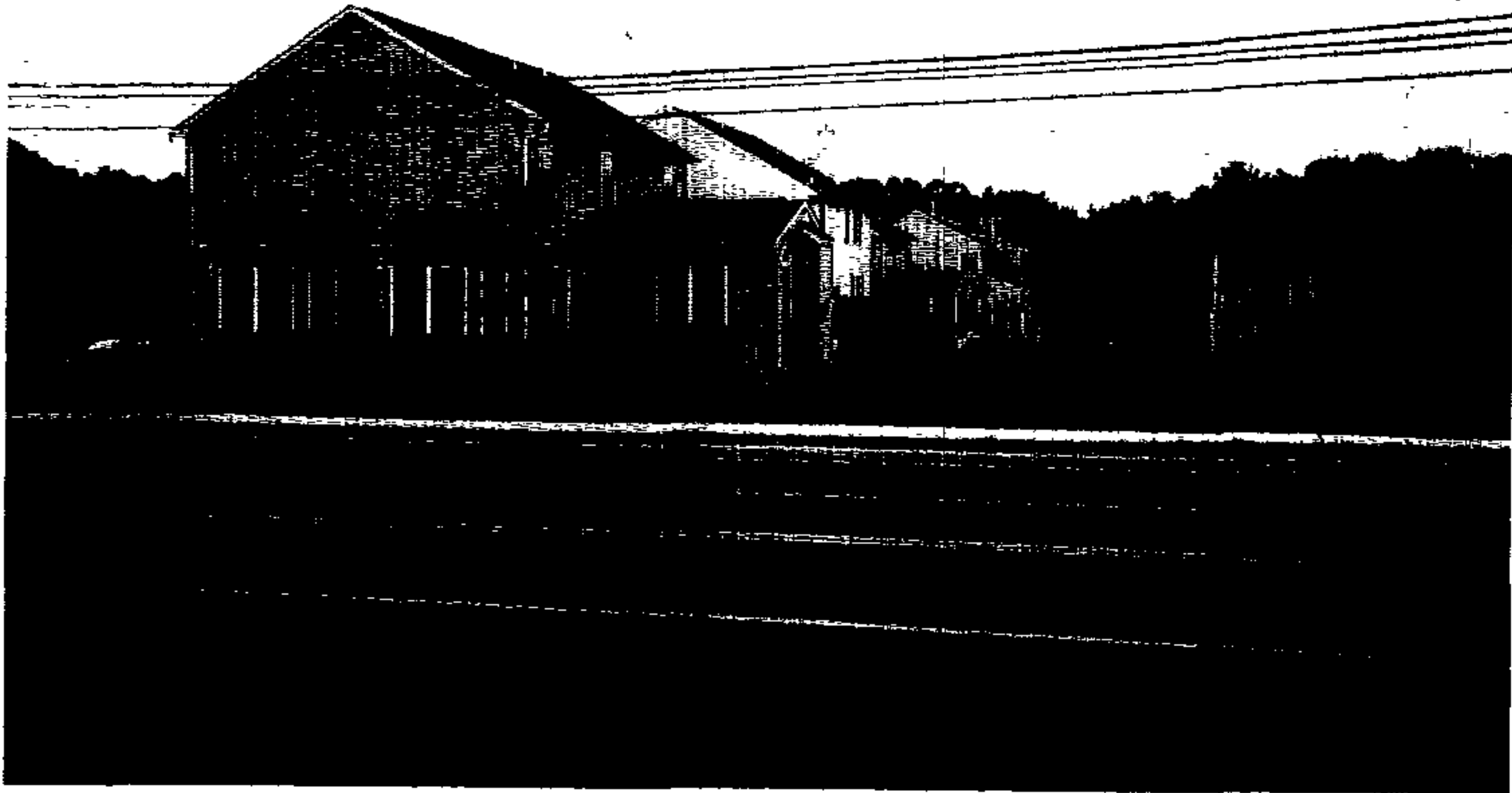
Joseph Taylor 4/12/05



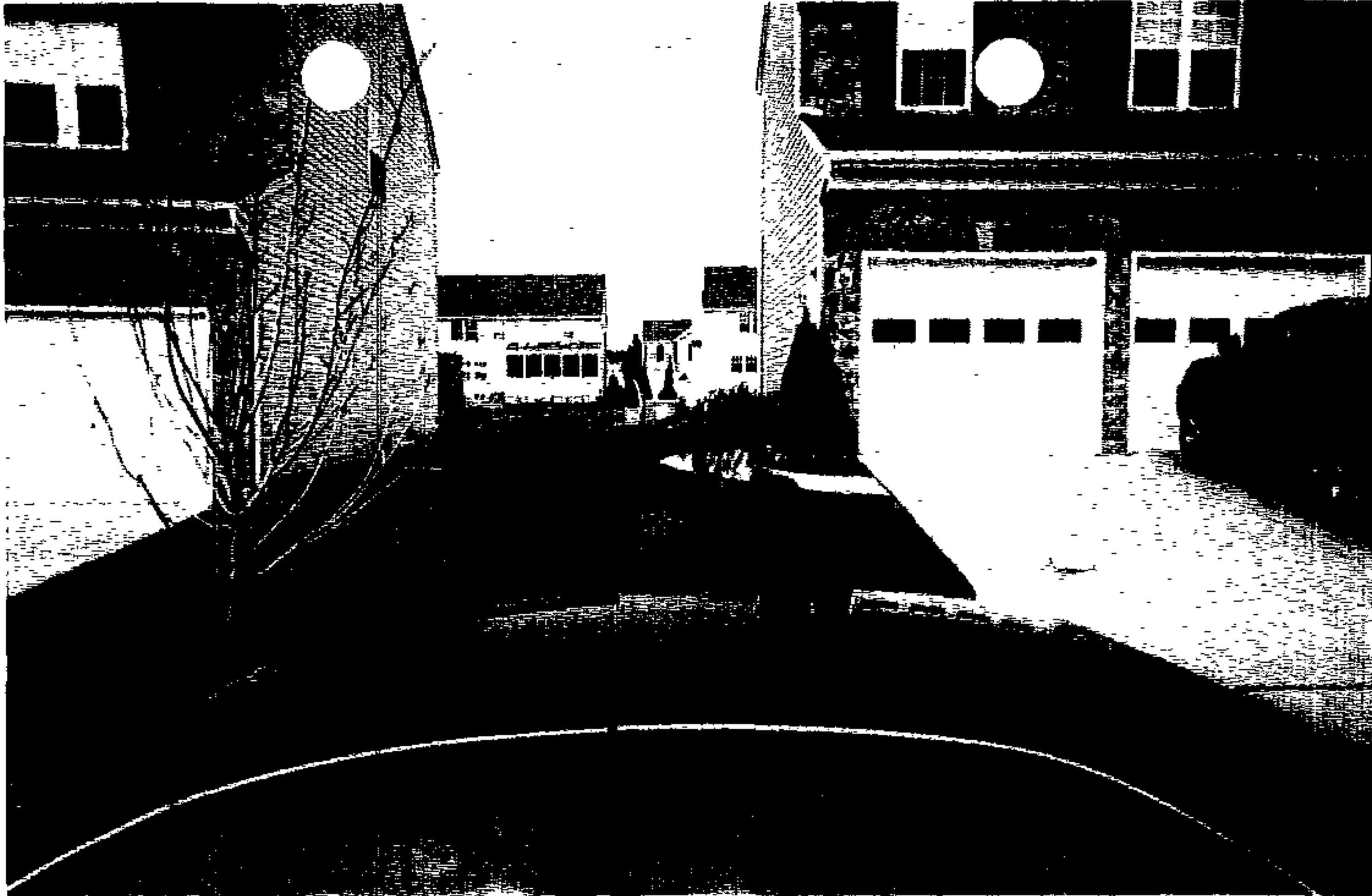
05-397A



05-397-A



A-7DE-20



05-397-A