IN RE: PETITION FOR ADMIN. VARIANCE W/S of Five Springs Road, 25' South of centerline of Cool Springs Ct. 3rd Election District 2nd Councilmanic District **(11202 Five Springs Road)** Steven and Michele Rubin Petitioners	* * * * * *	BEFORE THE DEPUTY ZONING COMMISSIONER OF BALTIMORE COUNTY CASE NO. 05-660-A

* * * * * * * * * * * * * *

ORDER OF DISMISSAL

The Petitioners herein filed a Petition for Administrative Variance for the property located at 11202 Five Springs Road in the Lutherville area of Baltimore County. An administrative variance was requested from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an accessory structure (swimming pool) to be located in the third portion of the rear yard closest to the road in lieu of the required third portion farthest from the road.

WHEREAS, correspondence addressed to Mr. and Mrs. Rubin dated December 1, 2005 from the Deputy Zoning Commissioner was returned (attempted – not known), which resulted in a telephone conversation on January 4, 2006 between this office and Mrs. Rubin who indicated that the Petitioners' had moved and therefore no longer needed variance.

IT IS THEREFORE, ORDERED, by the Deputy Zoning Commissioner of Baltimore County, this 10 day of February, 2006 that the hereinabove Petition for Administrative Variance be and is hereby WITHDRAWN and DISMISSED, without prejudice.

John V. Murphy
JOHN V. MURPHY
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

ORDER RECEIVED FOR FILING
Date 2-10-06
By

JVM:dlw

c: Steven and Michelle Rubin, 5 Dipping Pond Court, Lutherville, MD 21093
People's Counsel; Office of Planning; Case File

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11202 Five Springs rd

which is presently zoned RC 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 permit an accessory structure (swimming pool) be located in the third portion of the rear yard closest to the road in lieu of the required third portion farthest from the road.

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:

Steven Rubin
Name - Type or Print

Signature

11202 Five Springs Rd
Address — Telephone No.

Lutherville MD 21093
City — State — Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address — Telephone No

City — State — Zip Code

Legal Owner(s):

Steven Rubin
Name - Type or Print

Signature

Steven Rubin Michele Rubin
Name - Type or Print

Michele Rubin
Signature

11202 Five Springs Rd
Address — Telephone No

Lutherville MD 21093
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. 05-660-A

Reviewed By CR **Date** 6/13/05

Estimated Posting Date 6/26/05

REV 10/25/01

JRUEN RECEIVED FOR FILING

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 11202 Five springs road
Address
Lutherville MD 21093
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*):

Being a corner lot, the only location for the proposed in-ground swimming pool is in the half of the rear yard closest to the side street. The other side of the rear yard contains the septic tank, drainfields, and septic reserve area for the property.

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

Steven Rubin
Name - Type or Print

Signature

Michele Rubin
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, *to wit:*

I HEREBY CERTIFY, this 10th day of June, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Steven + Michele Rubin

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

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires August 20, 2006

REV 10/25/01

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 11202 Five Springs rd
Address
Lutherville MD 21093
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):

Being a corner lot, the only location for the proposed in-ground swimming pool is in the half of the rear yard closest to the side street. The other side of the rear yard contains the septic tank, drainfields, and septic reserve area for the property.

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

Steven Rubin
Name - Type or Print

Signature

Michele Rubin
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10th day of June, 2005, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Steven + Michele Rubin

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

AS WITNESS my hand and Notarial Seal

Notary Public

My Commission Expires August 20, 2006

REV 10/25/01

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 11202 Five springs rd
which is presently zoned RC 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 permit an accessory structure (swimming pool) be located in the third portion of the rear yard closest to the road in lieu of the required third portion farthest from the road.

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:

Steven Rubin
Name - Type or Print

Signature

11202 Five Springs Rd. 410 960 1180
Address Telephone No

Lutherville MD 21093
City State Zip Code

Legal Owner(s):

Steven Rubin
Name - Type or Print

Signature

Steven Rubin Michele Rubin
Name - Type or Print

Signature

11202 Five Springs Rd 410-960 1180
Address Telephone No

Lutherville MD 21093
City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

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

ORDER RECEIVED FOR FILING
Date 2-10
By

CASE NO. 05-660-A

Reviewed By BR **Date** 6/13/05

Estimated Posting Date 6/25/05

REV 10/25/01

Zoning description for 11202 Five Springs Road

Lutherville, MD 21093

Beginning at a point on the West side of Five Springs rd. which is 50 feet wide at the distance of 25 feet South of the centerline of the nearest improved intersecting street Cool Springs Ct. which is 50 feet wide.

Being lot #14 in the subdivision of Five Springs as recorded in Baltimore County plat book #61, Folio #92, containing 1.05 acres. Also known as 11202 Five Springs Road. and located in the 3rd election district, 2nd councilmanic district.

#660

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 446340

DATE 6/13/05 ACCOUNT R001-006-6150

AMOUNT $ 65.00

RECEIVED FROM: Michael Ails

FOR: Alternative Variance

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS	ACTUAL	TIME	DRW
6/13/2005	6/13/2005	15:12:57	2

REG WOOD WALKIN DRW DRW
RECEIPT # 316579 6/13/2005 DRWP
Dept 5 528 ZONING VERIFICATION
R.M. 446342
Recpt Tot 65.00
65.00 CK 0.00 CA
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 05-660A

Petitioner/Developer: STEVE + MICHELLE RUBIN

Date of Hearing/Closing: 7-11-05

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West [illegible]ke Avenue
Towson [illegible]204

ATTN: [illegible] (410) 887-3394 }

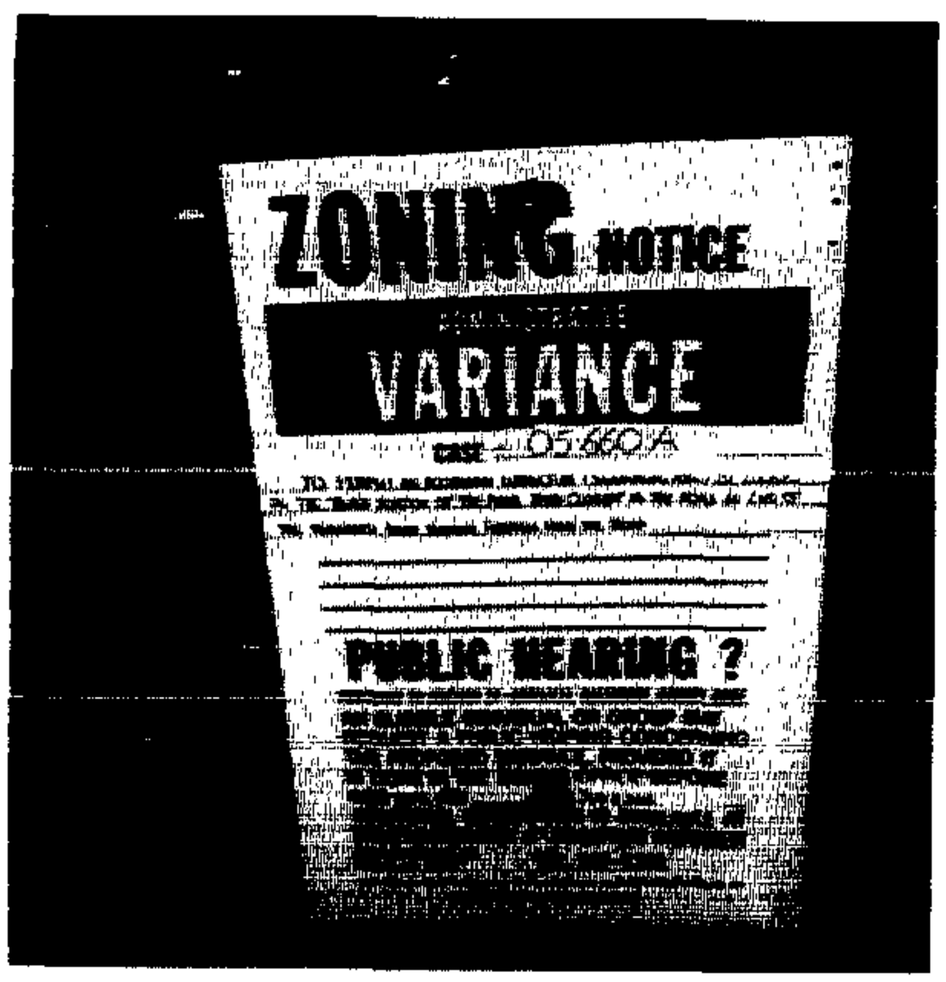
Ladies and Gentlemen:

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:

11202 FIVE SPRINGS RD

The sign(s) were posted on 6/26/05
(Month, Day, Year)

Sincerely,



11202 FIVE SPRINGS RD

Robert Black 6-27-05
(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: 05-660-A

Petitioner: Michelle + Steven Rbin

Address or Location: 11202 Five Springs Rd. Lutherville MD 21093

PLEASE FORWARD ADVERTISING BILL TO:

Name: [redacted] Maryland Pools

Address: [redacted] 9515 Gerwig Ln Suite 119
Columbia MD 21046

Telephone Number: 410-995-6600 x217 Jon Cantley

Revised 2/20/98 - SCJ

BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 05-660 -A Address 11202 Five Springs Rd.

Contact Person: Bruno Rudaitis Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 6/13/05 **Posting Date:** 6/26/05 **Closing Date:** 7/11/05

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 05-660 -A Address 11202 Five Springs Rd.

Petitioner's Name Steven & Michelle Rubin Telephone 410-960-1180

Posting Date: 6/26/05 **Closing Date:** 7/11/05

Wording for Sign: To Permit an accessory structure (swimming pool) be located in the third portion of the rear yard closest to the road in lieu of the required third portion forthest from the road.

WCR - Revised 6/25/04

Department of Permits and 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

July 11, 2005

Steven Rubin
Michelle Rubin
11202 Five Springs Road
Lutherville, Maryland 21093

Dear Mr. and Mrs. Rubin:

RE: Case Number: 05-660-A, 11202 Five Springs Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on June 13, 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,

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: clb

Enclosures

c: People's Counsel

Printed on Recycled Paper

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

June 20,2005

ATTENTION: Zoning Review Planners

Distribution Meeting of April 4, 2005

Item No.
633,639,643,644,645,646,647.648,649,650,651,652,653,654,655,656,657,
658,659,660 and 661

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

The Fire Department has no comments at this time.
If you have any questions contact my office.

Acting Lt. Warren T. Moffitt
Fire Marshal's Office
410-887-4880
MS-1102F

Cc:file

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

State Highway Administration
Driven to Excel
Maryland Department of Transportation

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

Date: 6·20·05

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

RE: Baltimore County
Item No. 660 BPR

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: June 27, 2005

RECEIVED
JUN 24 2005
ZONING COMMISSIONER

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

SUBJECT: 11202 Five Springs Road

INFORMATION:

Item Number: 5-660

Petitioner: Michele and Steven Rubin

Zoning: RC 5

Requested Action: Administrative Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the petitioner's request to locate a pool in the third of the lot closest to the side street in lieu of the required third of the lot farthest removed from the side street provided the pool and surrounding deck be shifted back 15 feet to be farther from Cool Springs Court and have less impact on the adjacent dwelling located at 5 Cool Springs Court.

If the petitioner is unwilling or unable to shift the pool, the Office of Planning recommends that the administrative variance be denied, as the practical difficulty appears to be self-imposed.

For further information concerning the matters stated here in, please contact Diana Itter at 410-887-3480.

Prepared by: Curtis Murray

Division Chief: Jeffrey W. Long

AFK/LL: CM

W:\DEVREV\ZAC\5-660.doc

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: June 28, 2005

FROM: Dennis A. Kennedy, Acting Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For June 27, 2005
Item No. 633, 639, 643, 645, 647, 648, 649, 652, 653, 654, 656, 658, 660, 661

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

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-06282005.doc

BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

WILLIAM J. WISEMAN III
Zoning Commissioner

January 4, 2006

Mr. & Mrs. Steve Rubin
5 Dipping Pond Court
Lutherville, Maryland 21093

Re: Petition for Administrative Variance
Case No. 05-660-A
Property: 11202 Five Springs Road

Dear Mr. & Mrs. Rubin:

I understand that you have moved and are no longer interested in pursuing the above referenced case.

If I do not hear from you within thirty (30) days indicating you wish to proceed with the case, I will dismiss the case.

Very truly yours,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner

JVM:dlw

c: People's Counsel
Office of Planning

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

December 1, 2005

Mr. & Mrs. Steve Rubin
11202 Five Springs Road
Lutherville, Maryland 21093

Re: Petition for Administrative Variance
Case No. 05-660-A
Property: 11202 Five Springs Road

Dear Mr. & Mrs. Rubin:

Your request for Administrative Variance has been given to me for review. Upon my review of your file, it came to my attention that the Zoning Advisory Committee (ZAC) comment prepared by the Office of Planning does not support your request unless you comply with the recommendation set forth in the summary. I am enclosing a copy of this ZAC comment for your review.

It would be appreciated if you would respond to their recommendation in writing to the undersigned. Once I receive your reasons supporting your request, I can then make my decision and prepare an Order.

Thank you for your attention and cooperation in this matter.

Very truly yours,

John V. Murphy
Deputy Zoning Commissioner

JVM:dlw
Enclosure

c: Office of Planning

Debra Wiley - Re: 05-660-A - Rubin - 11202 Five Springs Road

From: Diana Itter
To: Debra Wiley
Date: 12/1/2005 3:26 PM
Subject: Re: 05-660-A - Rubin - 11202 Five Springs Road
CC: Curtis Murray; John Murphy

I had a phone conversation with the pool contractor several months ago. He was going to take some photographs of some trees that the owners wanted to save by locating the pool in the manner shown on the site plan. He was going to make an appointment to meet with me after taking the photos. He has never called to set anything up.

From: Debra Wiley
To: Itter, Diana
Date: 12/1/2005 3:19:09 PM
Subject: 05-660-A - Rubin - 11202 Five Springs Road

Hi Diana,

The above referenced case is what we were just speaking about regarding the pool. Thanks.

Diary 8/26

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

July 26, 2005

Mr. & Mrs. Steve Rubin
11202 Five Springs Road
Lutherville, Maryland 21093

Re: Petition for Administrative Variance
Case No. 05-660-A
Property: 11202 Five Springs Road

Dear Mr. & Mrs. Rubin:

I was given your requested administrative variance for review and approval. Upon my review of your file, it came to my attention that the Zoning Advisory Committee (ZAC) comment prepared by the Office of Planning does not support your request unless you comply with the recommendation set forth in the summary. I am enclosing a copy of this ZAC comment for your review.

It would be appreciated if you would respond to their recommendation in writing to the undersigned. Once I receive your reasons supporting your request, I can then make my decision and prepare an Order.

Thank you for your attention and cooperation in this matter.

Very truly yours,

John V. Murphy

John V. Murphy
Deputy Zoning Commissioner

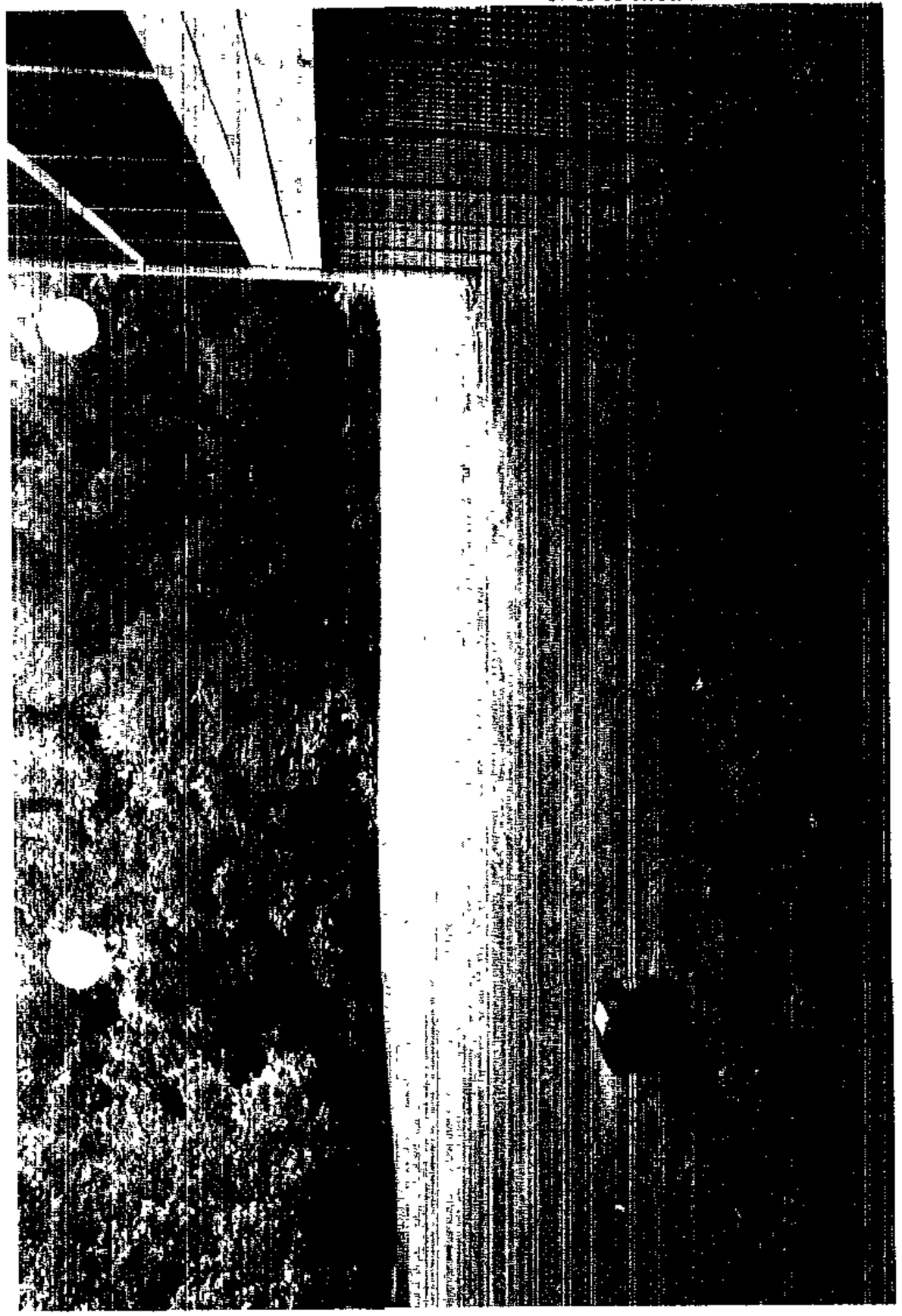
JVM:raj
Enclosure

Baltimore County - My Neighborhood

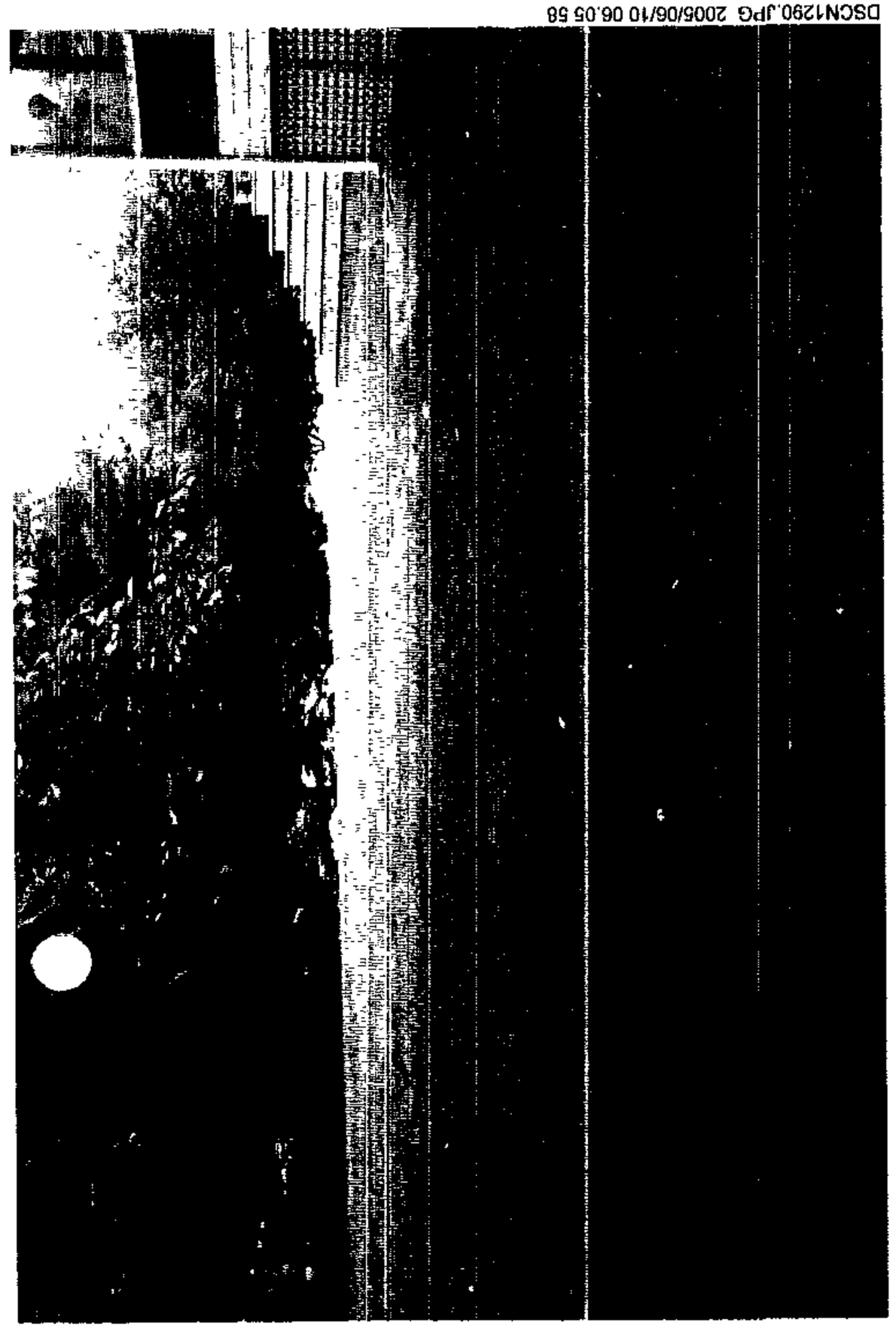
#660

www.Baltimorecountyarchive.info

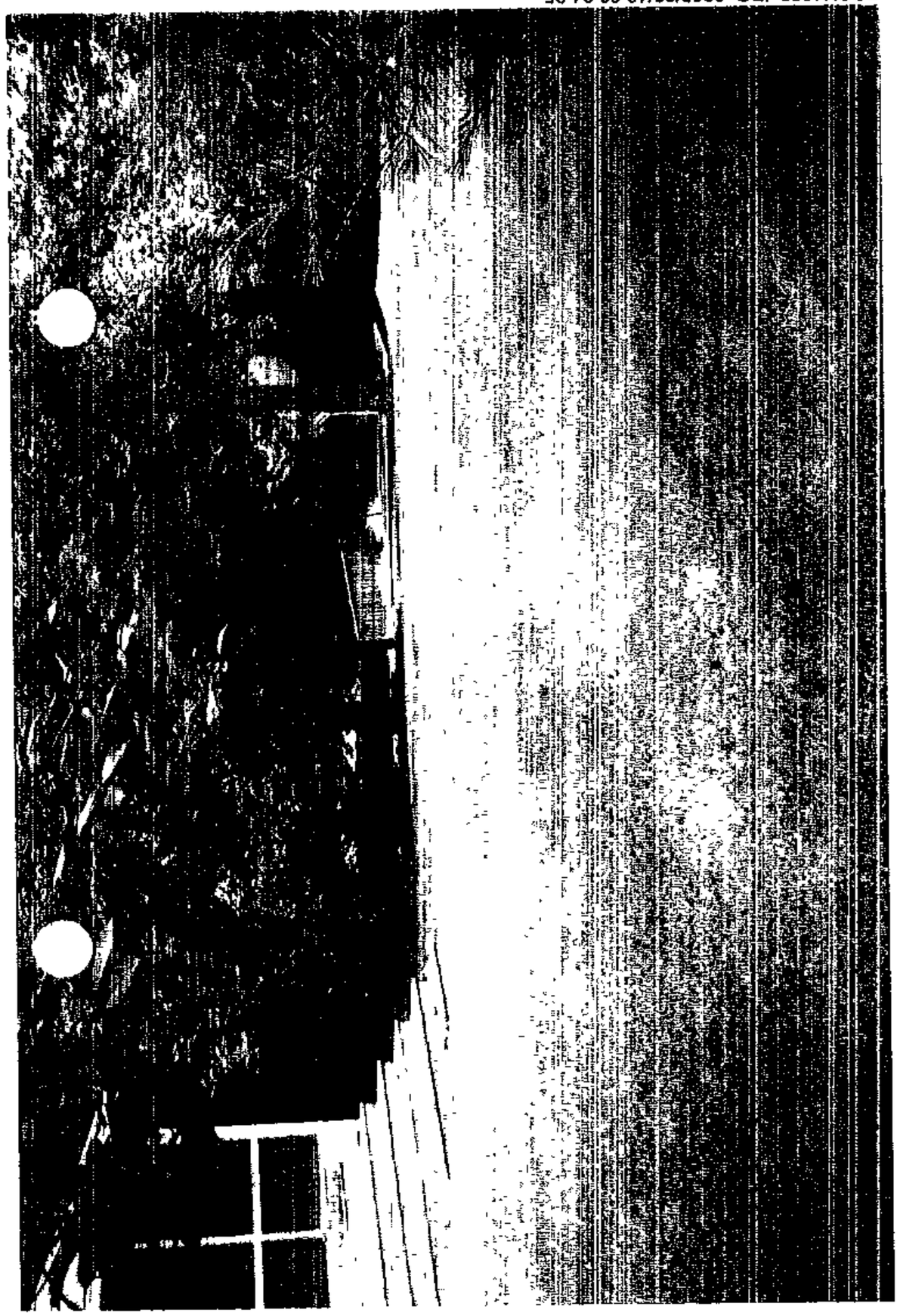
DSCN1284.JPG 2005/06/10 06 04:16



DSCN1292.JPG 2005/06/10 06 06:18



DSCN1290.JPG 2005/06/10 06:05 58

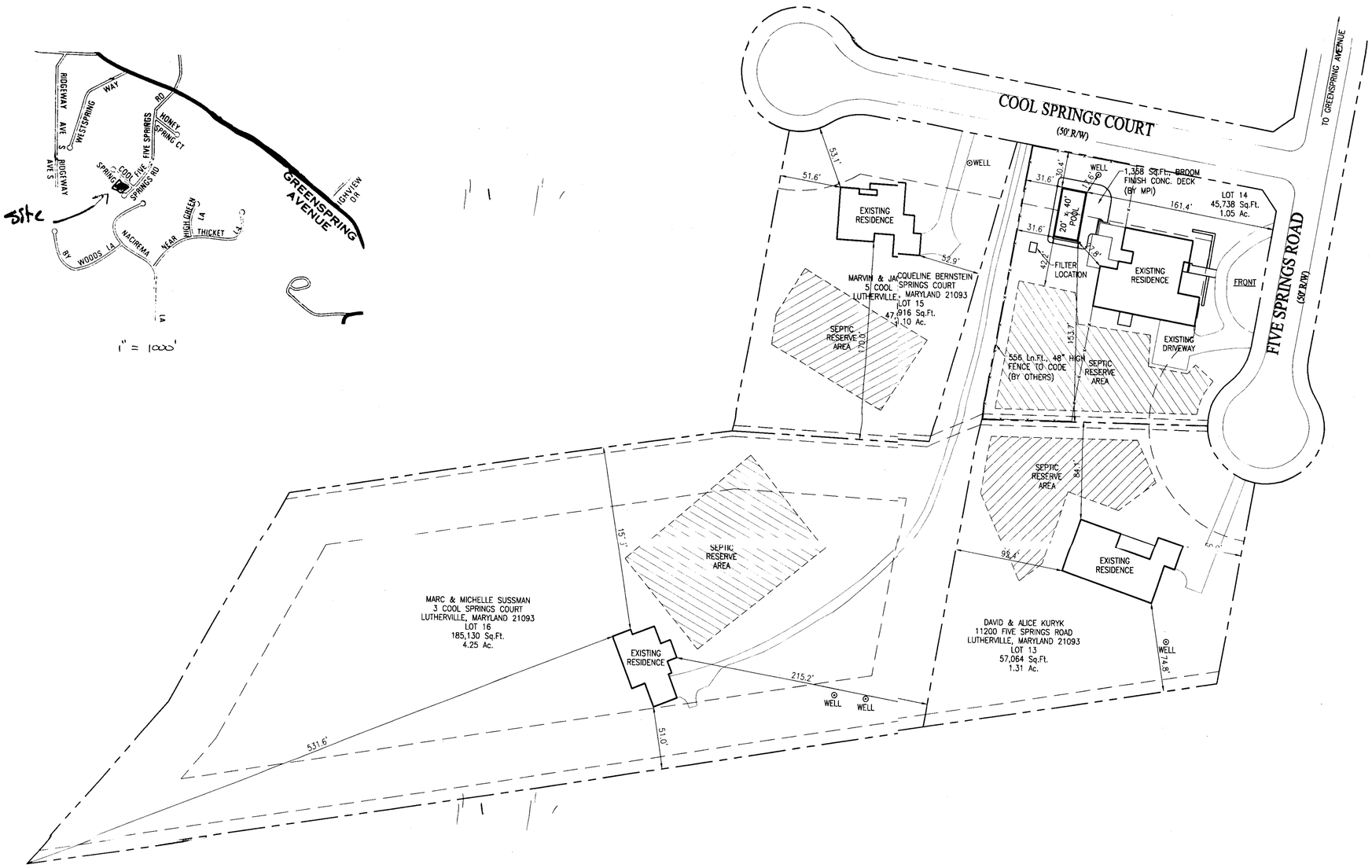


DSCN1283.JPG 2005/06/10 06:04 05

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

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS: 11202 FIVE SPRINGS ROAD
SUBDIVISON NAME: FIVE SPRINGS
PLAT BOOK: 61 FOLIO: 92 LOT#: 14 BLOCK: A
PROPERTY OWNER: STEVEN AND MICHELLE RUBIN



SITE PLAN
1"=50'

LOT 14
FIVE SPRINGS
TAX ACCOUNT #1900011366
ZONING: RC5
3RD ELECTION DISTRICT
2ND COUNCILMATIC DISTRICT
BALTIMORE COUNTY, MARYLAND
CHESAPEAKE BAY CRITICAL AREA: NO
100 YR. FLOOD PLAN: NO
HISTORIC PROPERTY: NO
PRIOR ZONING HEARING: NONE

NORTH

LOCATION INFORMATION

ZONING: RC5
3RD ELECTION DISTRICT
2ND COUNCILMANIC DISTRICT
1"=200' SCALE MAP #059B2
1.05 ACRES/45,738 Sq.Ft.
PRIVATE WELL
PRIVATE SEPTIC
NOT IN CRITICAL AREA

Pet. Ex. #1

ZONING OFFICE USE ONLY		
REVIEWED BY:	ITEM #	CASE #
AR	660	05-660-A

PERMIT SET
DATE: 06-10-06

Maryland POOLS Inc.
9515 GERWIG LANE SUITE 119 COLUMBIA, MD 21046 410-995-6600
11166 MAIN STREET SUITE 402 FAIRFAX, VA 22030 703-359-7192
800-252-SWIM
WWW.MARYLANDPOOLS.COM

GENERAL NOTES

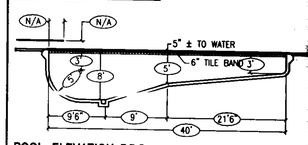
1) POOL AREA TO BE FENCED BY OWNER. GATES TO BE SELF CLOSING & LATCHING PER COUNTY CODES.
2) STEPS TO HAVE 12" +/- TREADS & 8.25" RISERS, TOP TREAD TO 18".
3) DO NOT TURN POOL LIGHTS ON WHEN POOL IS EMPTY.
4) DO NOT USE BLACK RUBBER HOSE WHEN FILLING POOL, IT WILL MARK PLASTER & COPING.
5) WET DOWN CONCRETE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

EQUIPMENT LIST

DIRT/GRADING: HAUL
SPA: NONE
RAISED BEAM: NONE
TILE: M-350
COPING: 14" A/C FLAT - WHITE
PLASTER: WHITE MARBELITE
FILTER SYS: C&C 420 SF CART. W/2HP PUMP
CLEANING SYS: PCC-2000
TREATMENT SYS: MINERAL SPRINGS
CONTROL SYS: NONE
HEATER: 400K BTU (PROPANE)
LIGHTS: TWO WATTS: 500 VOLTS: 120
LOVESEAT: (1) @ 6' - INSIDE W/STEP
AQUA BENCH: (2) @ 5' W/UMBRELLA SOCKETS (2)
RAIL GOODS: NONE
DECKING: 1,358 Sq.Ft., BROOM FINISH CONCRETE
FENCE: BY OWNER
POOL COVER: AUTO TYPE: R/H DRIVE
CHEMICALS: $100 CHEMICAL ALLOWANCE
OTHER ITEMS:

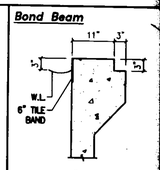
ELECTRIC: 200 FT.

Cross Section - Hopper



POOL ELEVATION: T.B.D.

Bond Beam



COPING: 14" A/C FLAT

POOL DATA

SIZE/SHAPE: 20' x 40' - RECTANGLE
POOL AREA: 800 SPA: OTHER:
TOTAL AREA: 800
PERIMETER: 120 SPA:
GALLONAGE: 32,000 DEPTH: 3'-0" TO 8'-0"

DIRECTIONS TO SITE

95/NORTH TO 695/WEST TO EXIT #22, GO RIGHT AT END OF RAMP TO GREENSPRING AVE., NORTH. FOLLOW TO LEFT ONTO FIVE SPRINGS RD. FOLLOW TO SITE ON RIGHT AT CORNER OF FIVE SPRINGS & COOL SPRINGS CT.

MAP # 25
GRID H-1

Michelle & Steven Rubin
11202 Five Springs Road
Lutherville, Maryland 21093
Baltimore County

HOME PHONE: 410-560-2705
CELLULAR PHONE: 410-960-1180 (Michelle)
OFFICE PHONE:

SITE PLANS

REVISIONS:				ZONE:
00/00/00				ONE
SCALE: 1"=50'	BY: J.L.R.	DATE: 06/10/05	JOB NUMBER: JC05-8426	SHEET # 1/1