

IN RE: PETITION FOR ADMIN. VARIANCE

W side Lauren Knoll Court, 3900 feet SW
of Manor Road
10th Election District
3rd Councilmanic District
(46 Lauren Knoll Court)

Ambrose A. and Carolyn M. Fellner
Petitioners

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **Case No. 08-389-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, Ambrose A. and Carolyn M. Fellner for property located at 46 Lauren Knoll Court. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (in-ground pool) 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 Petitioners wish to construct in-ground pool to be located adjacent to the patio and basement steps and door. The proposed pool will actually be located mostly in the rear yard; a portion of the pool will be located diagonally from the side and rear corner of the home. The rear yard contains the septic reserve area and the other side of the yard contains steep slopes down to a heavily wooded area. The farthest corner of the rear yard contains the forest buffer area. An aerial photograph of the area depicts a number of in-ground swimming pools in the vicinity. The proposed pool will be approximately 290 feet from the right side property line and approximately 70 feet from the left side property line. The subject property contains 3.9212 acres zoned RC 6.

OPEN RECEIVED FOR FILING

4.10.08

13

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. The comments indicate no opposition or other recommendations concerning the requested relief.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on March 22, 2008 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 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 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.

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 10th day of April, 2008 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (in-ground pool) in the side yard in lieu of the required rear yard is hereby GRANTED, subject to the following:

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.

COPIES REVIEWED FOR FILE
4.10.08
PB

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



THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz





BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

April 10, 2008

AMBROSE A. AND CAROLYN M. FELLNER
46 LAUREN KNOLL COURT
BALDWIN MD 21013

Re: Petition for Administrative Variance
Case No. 08-389-A
Property: 46 Lauren Knoll Court

Dear Mr. and Mrs. Fellner:

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,

THOMAS H. BOSTWICK
Deputy Zoning Commissioner
for Baltimore County

THB:pz

Enclosure



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 46 LAUREN KNOLL CT ^{BALDWIN} MD
which is presently zoned RE-6

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 (in ground pool) 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):

AMBROSE A FELLNER
Name - Type or Print _____
Signature Ambrose A Fellner
CAROLYN M. FELLNER
Name - Type or Print _____
Signature Carolyn M. Fellner
46 LAUREN KNOLL CT 410-817-4459
Address _____ Telephone No. _____
BALDWIN MD 21013
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. 08-389-A

Reviewed By [Signature]

Date 2/22/08

REV 10/25/01

Estimated Posting Date 3/2/08

4.10.08

Affidavit in Support of Administrative Variance

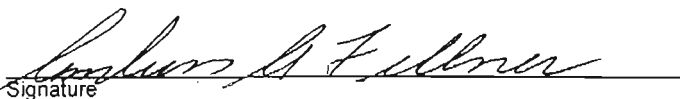
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

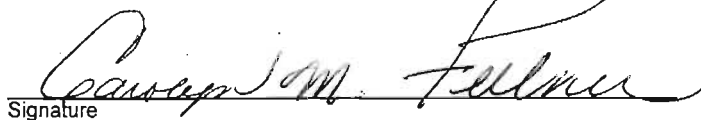
46 LAUREN KNOLL CT
Address
BALDWIN MD 21013
City State Zip Code

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):

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

AMBROSE A FELLNER
Name - Type or Print


Signature

CAROLYN M. FELLNER
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 22nd day of February, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

AMBROSE A. FELLNER and CAROLYN M. FELLNER
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

June 25, 2011

Administrative Variance

**Ambros and Carolyn Fellner
46 Lauren Knoll Court
Baldwin, Maryland 21013**

RE: Construction of an in ground Swimming Pool

We would like to construct a pool on the side of our house next to the patio and basement door. This would be an extension of our existing patio to the pool. The concrete would be to the existing patio now and up to the 3 foot brick wall. The pool would be placed in front of the wall. At the end of the driveway scrubs and bushes will be planted making the pool invisible to the road and privacy to our neighbors. This is the most logical location for the pool in our yard. Directly in back of the yard is our septic system. On the other side of the yard is a steep hill down to the woods. The ground slopes down drastically. This would make it an undesirable place for a pool. We have had several estimates from various pool companies and were advised that this is the best location for the pool.

Thank You.

OB-389-A

ZONNG DESCRIPTION

Zoning Description for 46 Lauren Knoll Court

Beginning at a point on the West side of

Lauren Knoll Court which is 50 feet wide at the

Distance of 3980 feet of the centerline of the nearest

Improved intersecting street Manor Road which

Is 70 foot wide. Being Lot# 17 in the subdivision of

Kimberly as recorded in Baltimore County Plat Book # 2

Folio # 64/48, containing 3.92 AC . Also known as

46 Lauren Knoll Court and located in the 10 Election District,

3 Council manic District.

08-389-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 08- 389 -A Address 46 Lauren Knoll Ct.

Contact Person: LEONARD WASILEWSKI Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 2/22/08 Posting Date: 3/2/08 Closing Date: 3/17/08

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 08- 389 -A Address 46 Lauren Knoll Ct.

Petitioner's Name Aubrey & Carolyn Fellner Telephone 410-817-4459

Posting Date: 3/2/08 3/23/08 p Closing Date: 3/17/08 4/07/08

Wording for Sign: To Permit

- To permit an accessory structure (in ground pool) in the side yard in lieu of -
- the required rear yard. -

WCR - Revised 6/25/04

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. **11105**

Date: **2/22/08**

PAID RECEIPT

BUSINESS ACTUAL TIME
 2/25/2008 2/22/2008 16:00:11
 WALKIN KCH-100
 RECEIPT N 615462 2/22/2008 OFLJ
 5 528 ZONING VERIFICATION
 011105
 Recpt Tot \$45.00
 1.00 CK \$45.00 CA
 Baltimore County, Maryland

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				65.00

Total: **65.00**

Rec From: **Ambrose & Company Folio**

For: **Al Var 08-389-A @ 46 Lucca Knoll Ct**

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

**CASHIER'S
 VALIDATION**

Certificate of Posting

RE: Case NO. 08-389-A

Petitioner/Developer _____

Ambrose & Carolyn Fellner

Date of Hearing/Closing 4/7/08

Baltimore County
Department of Permits and Development Managements
County Office Building – Room 111
111 W. Chesapeake Ave.
Towson, Md. 21204

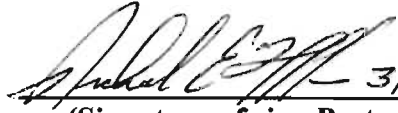
Attention:

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

46 Lauren Knoll Ct.

The sign(s) were posted on 3/22/08
(Month, Day, Year)

Sincerely,

 3/22/08
(Signature of sign Poster and date)

Richard E. Hoffman
(Printed Name)

904 Dellwood Drive
(Address)

Fallston, Md. 21047
(City, State, Zip Code)

410-879-3122
(Telephone Number)

**See Attached
Photograph**

Certificate of Posting
Photograph Attachment

Re: 08-389-A

Petitioner/Developer: _____

Ambrose & Carolyn Fellner

Date of Hearing/Closing: 4/7/08



46 Lauren Knoll Ct.

Posting Date: 3/22/08



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

TIMOTHY M. KOTROCO, *Director*
Department of Permits and
Development Management

April 7, 2008

Ambrose A. Fellner
Carolyn M. Fellner
46 Lauren Knoll Court
Baldwin, MD 21013

Dear Mr. and Mrs. Fellner:

RE: Case Number: 08-389-A, 46 Lauren Knoll Court

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on February 22, 2008. This letter is not an approval, but only a **NOTIFICATION**.

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:amf

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: February 11, 2008

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

RECEIVED
MAR 14 2008

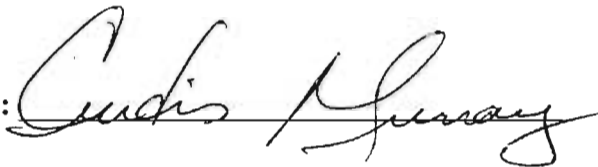
BY:

SUBJECT: Zoning Advisory Petition(s): ³⁸⁹Case(s) 08-~~354~~- 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 Jessie Bialek in the Office of Planning at 410-887-3480.

Prepared By:



CM/LL



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

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

March 10, 2008

ATTENTION: Zoning Review Planners

Distribution Meeting Of: March 3, 2008

Item Number: 377,384,385,386,387,388,389,390,391,392,393,395,396,397,398,399

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.

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

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4880 (C)443-829-2946
MS-1102F

cc: File



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: MARCH 11, 2008

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

RE: Baltimore County
Item No. B-389-A
46 LAUREN KNOLL COURT
FELLNER PROPERTY
ADMINISTRATIVE VARIANCE

Dear Ms. Matthews:

Thank you for the opportunity to review your referral request on the subject of the above captioned. We have determined that the subject property does not access a State roadway and is not affected by any State Highway Administration projects. Therefore, based upon available information this office has no objection to Baltimore County Zoning Advisory Committee approval of Item No. B-389-A.

Should you have any questions regarding this matter, please contact Michael Bailey at 410-545-2803 or 1-800-876-4742 extension 5593. Also, you may E-mail him at (mbailey@sha.state.md.us).

Very truly yours,

Foster

Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

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

DATE: March 5, 2008

FROM: Dennis A. Kennedy, ^{DAK}Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For March 10, 2008
Item Nos. 08-377, 384, 387, 388,
389, 390, 391, 392, 393, 394, 395, 396,
397, and 398

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-03052008.doc

Carolyn Fellner

From: capri ebright [cebright@msn.com]
Sent: Tuesday, February 05, 2008 8:07 PM
To: carfell@comcast.net; mwstarz13@comcast.net
Subject: RE: pool

Carolyn,

The architectural committee of Kimberly is happy to approve your plan for the pool in your backyard. We wish you the best in your project.

Sincerely,

Capri Ebright on behalf of the Kimberly Architectural Committee

cc: Mary Cole Kimberly President

From: "Carolyn Fellner" <carfell@comcast.net>
To: <cebright@msn.com>
Subject: pool
Date: Tue, 5 Feb 2008 13:46:27 -0500

Thank you for being so prompt in getting back to us about the construction of the swimming pool. I sent a copy of the plans to the President, Mary Cole. Talk to you soon. Carolyn Fellner

389-A

2/5/2008



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw3.1)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 10 **Account Number -** 2200011664

Owner Information

Owner Name:	FELLNER AMBROSE A FELLNER CAROLYN M	Use:	RESIDENTIAL
Mailing Address:	46 LAUREN KNOLL CT BALDWIN MD 21013	Principal Residence:	YES
		Deed Reference:	1) /10982/ 598 2)

Location & Structure Information

Premises Address	Legal Description
46 LAUREN KNOLL CT	3.9212 AC 46 LAUREN KNOLL CT KIMBERLY

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	2
44	14	70					17	2	Plat Ref:	64/ 48

Special Tax Areas

Town
Ad Valorem

Tax Class

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1995	3,709 SF	3.92 AC	04
Stories	Basement	Type	Exterior
1 1/2	YES	STANDARD UNIT	BRICK

Value Information

	Base Value	Value	Phase-in Assessments	
		As Of	As Of	As Of
		01/01/2008	07/01/2007	07/01/2008
Land	258,400	323,000		
Improvements:	383,390	560,360		
Total:	641,790	883,360	641,790	722,313
Preferential Land:	0	0	0	0

Transfer Information

Seller: KIMBERLY FARMS LLC	Date: 03/23/1995	Price: \$165,000
Type: IMPROVED ARMS-LENGTH	Deed1: /10982/ 598	Deed2:
Seller: DOTT A ERIC	Date: 09/02/1994	Price: \$2,040,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /10733/ 1	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO

Exempt Class:

Special Tax Recapture:

* NONE *

389-A



Maryland Department of Assessments and Taxation
BALTIMORE COUNTY
Real Property Data Search (2007 vw4.3)

[Go Back](#)
[View Map](#)
[New Search](#)

Account Identifier: District - 10 Account Number - 2200011664

Owner Information

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Mailing Address:	46 LAUREN KNOLL CT BALDWIN MD 21013	Principal Residence:	YES
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Ad Valorem
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Transfer Information

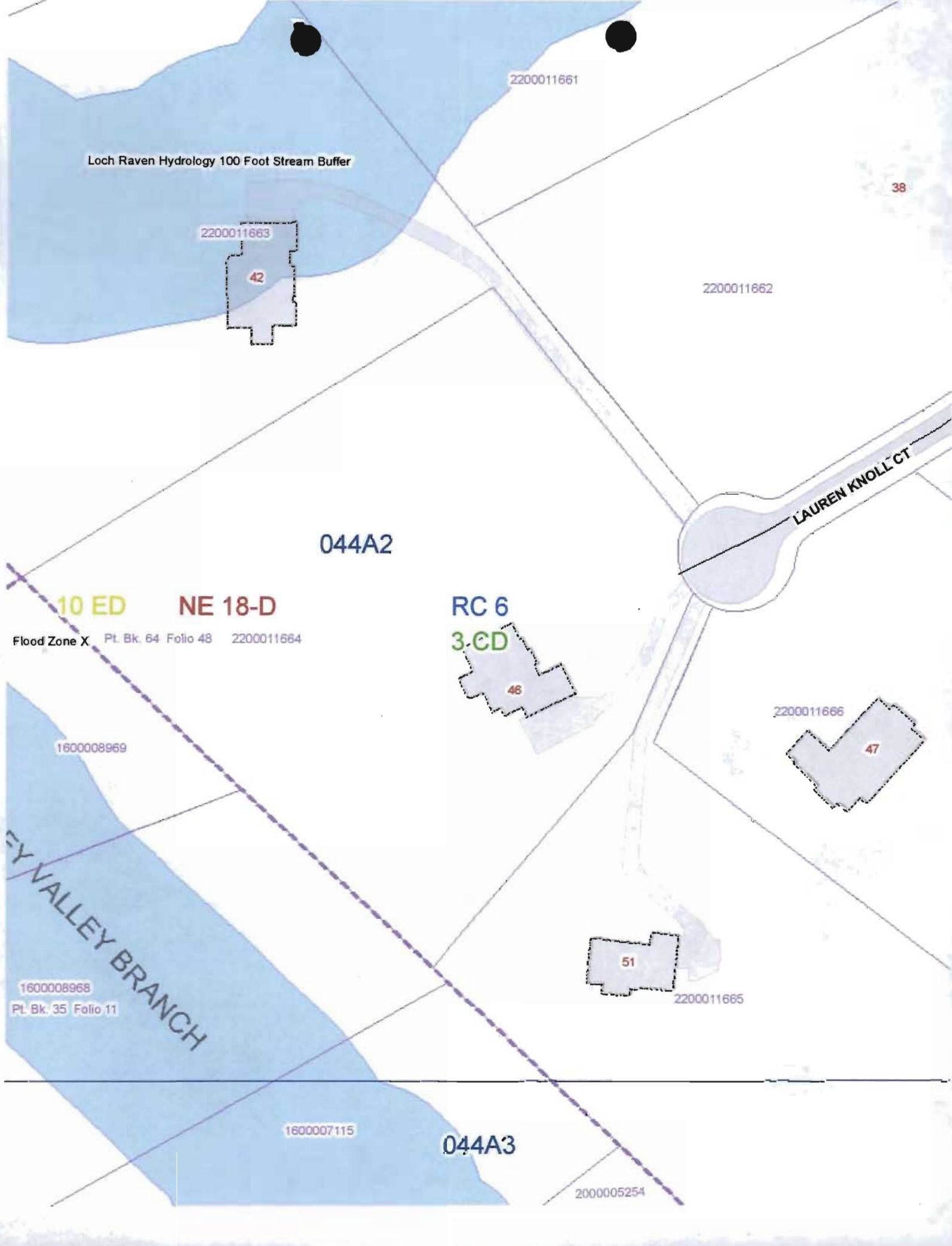
Seller: KIMBERLY FARMS LLC	Date: 03/23/1995	Price: \$165,000
Type: IMPROVED ARMS-LENGTH	Deed1: /10982/ 598	Deed2:
Seller: DOTT A ERIC	Date: 09/02/1994	Price: \$2,040,000
Type: MULT ACCTS ARMS-LENGTH	Deed1: /10733/ 1	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO
Exempt Class:

Special Tax Recapture:
 * NONE *



2200011661

Loch Raven Hydrology 100 Foot Stream Buffer

38

2200011663

42

2200011662

044A2

10 ED

NE 18-D

RC 6

3-CD

Flood Zone X Pt. Bk. 64 Folio 48 2200011664

46

2200011666

47

1600008969

51

2200011665

FLOOD VALLEY BRANCH

1600008968

Pt. Bk. 35 Folio 11

1600007115

044A3

2000005254







2000 2 24



2008 2 24



2008 2 24





2008 2 24



2008

BALTIMORE COUNTY
MAP PG 20 GRID D-2
CROSS STREET: SHAWNERY COURT

POOL PLAN ON
PAGE 2

ANTHONY & SYLVAN POOLS
Where America Swims

NAME AMBROSE & CAROLYN FELLNER
SITE ADDRESS 46 LAUREN KNOLL COURT
BALDWIN, MD 21013
MAILING ADDRESS
RES PHONE 410 817-4459 CELL PHONE 410 687-5151
CELL PHONE 410 382-2459 E-MAIL

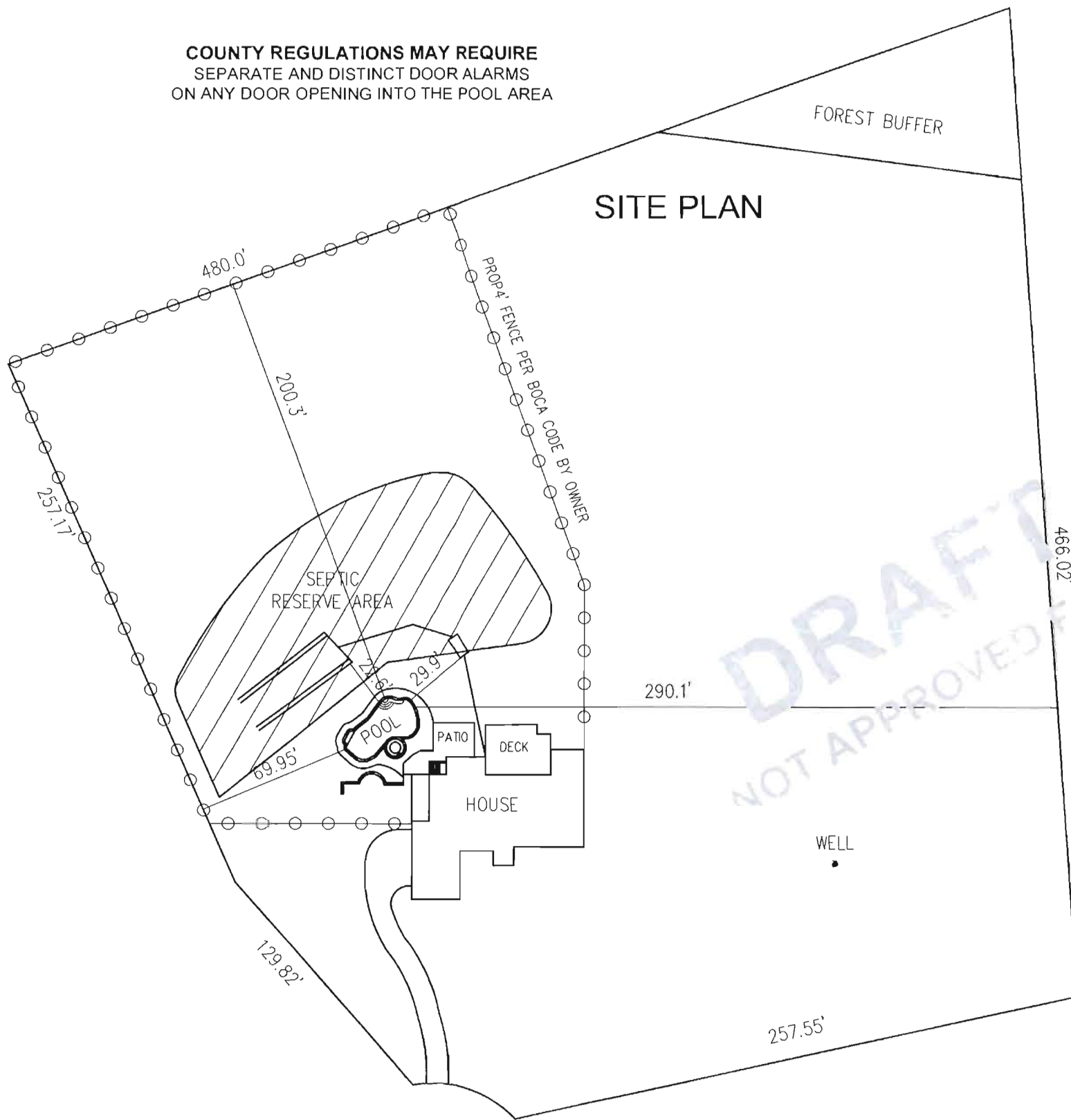
CONTRACT SPECIFICATIONS

POOL SHAPE MOUNTAIN LAKE
POOL SIZE 18-2 X 37-0 STEPS CLASSIC
SQ FOOTAGE 550 SQ FT COZY CORNER NA SQ FT
DEPTH 3-0 TO 5-6 LOVESEAT 2X6=12 SQ FT
PERIMETER 125 FEET SPA 50 SQ FT
CAPACITY 16,830 APPROXIMATE GALLONS TURNOVER 4.5 HRS
TOTAL WATER 612 SQ FT
POOL COPING BN BRICK-PLANTATION PUMP 2.0 HP
POOL TILE L-354 S SKIMMERS 2
INTERIOR FINISH WHITE PLASTER BOTTOM DRAIN DUAL
FILTER 60 SQ FT PURIFIBER WALL RETURNS 2
FLOOR RETURN ANSYL FLO ROPE & FLOATS YES
SANITIZER CLEAR VISION CLEANING TOOLS YES
CHLORINATOR YES IN-LINE VACUUM KIT YES
HEATER PROPANE BTU'S 400,000
DIVING STAND NA BOARD LENGTH NA
AUTO CLEANER POLARIS 380 w/ Booster POOL LIGHT 500w
LADDER NA SPA LIGHT 100w
REMOTE CONTROL PDA PS6 INJECTORS: SPA 6
2ND STEP BENCH 6' LOVESEAT NA
CONST FENCE YES COZY CORNER NA
POOL COVER A&S SAFETY SPA AIR BLOWER 1.5 HP
RAISED BOND 6'@6", 6'@12", 30'@18" PLUMBING SIZE RUN
BEAM TILE FACED A SKIMMER 2.0 10
B SKIMMER 2.0 50
C POOL DRAIN 2.0 25
D RETURNS 2.0 70
E AUTO CLEANER 1.5 45
F SPA RETURN 2.0 40
G SPA DRAIN 2.0 40
H AIR LINE 2.0 40
J FLOOR HEADS 2.0 45
CONST. OFFICE LAUREL, MD
PHONE 301 490-1919
SALES OFFICE SEVERNA PARK
PHONE 410 544-5693
SALESMAN Mike Duffy
MANAGER Mike Duffy

SITE CONDITIONS

SET BACKS
GRADING 1 HR STD + 1 = 2 REAR 6
DIRT HAUL YES SIDE 6
DIRT STAY NO HOUSE 0
STUMPS NO STUMPS EQUIP 0
ELECT BY A&S FENCE 48"
DECK BY A&S WELL 10
FENCE BY OWNER SEPTIC 20
WALL BY NA CITY WATER
GAS LINE BY OWNER WELL WATER X
PUBLIC SEWER
LOCAL SEPTIC X

COUNTY REGULATIONS MAY REQUIRE
SEPARATE AND DISTINCT DOOR ALARMS
ON ANY DOOR OPENING INTO THE POOL AREA



LAUREN KNOLL COURT
SCALE: 1"=50'



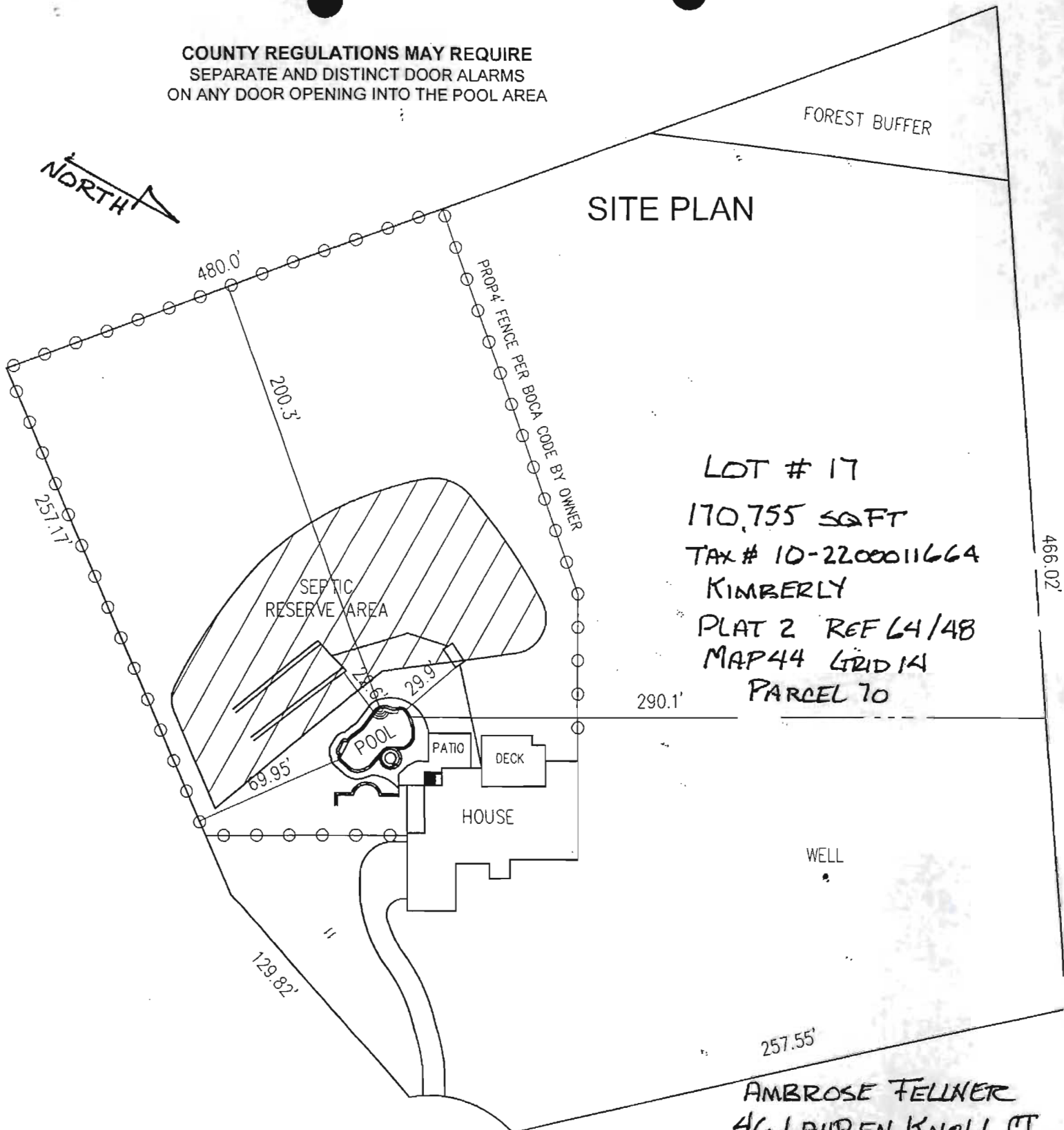
ADDITIONAL NOTES:

WINTERIZATION FIRST SEASON
START-UP CHEMICAL PACKAGE
HANDRAIL AT STEPS & SPA
A&S SOLID SAFETY COVER
TILE MOSAIC ON POOL FLOOR - BUYER TO LOCATE
#35 SEAGRASS & (2) #34 - 8" ROCK BEAUTY
SRVS VALVE INCLUDED
500 SQ FT BRUSHED CONCRETE DECK
EQUI-POTENTIAL GRID
30 LIN FT STEPS RISERS
CONCRETE PAD FOR POOL EQUIPMENT
EQUIPMENT PAD WITHIN 20' OF WATERLINE

CONTRACT DATE 8-28-07 DRAWN BY
DRAWING DATE 9-25-07 CMB

387-A

COUNTY REGULATIONS MAY REQUIRE
SEPARATE AND DISTINCT DOOR ALARMS
ON ANY DOOR OPENING INTO THE POOL AREA



SITE PLAN

LOT # 17

170,755 SQFT

TAX # 10-2200011664

KIMBERLY

PLAT 2 REF 64/48

MAP 44 GRID 14

PARCEL 70

LAUREN KNOLL COURT

SCALE: 1"=50'

AMBROSE FELLNER
46 LAUREN KNOLL CT
BALDWIN MD 21013



389-A

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

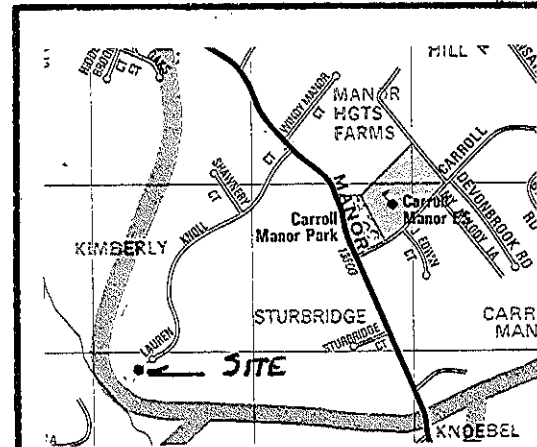
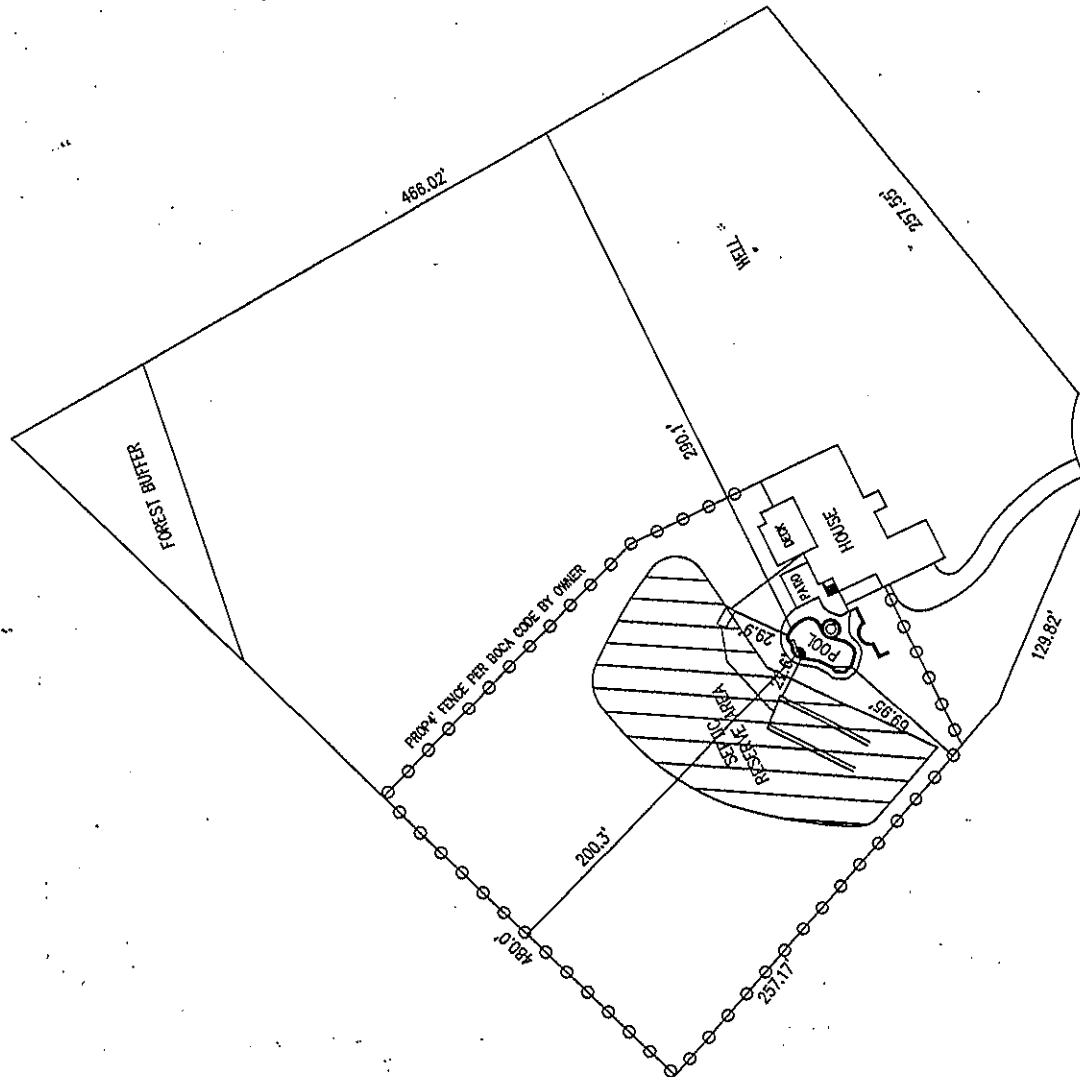
PROPERTY ADDRESS 46 LAUREN KNOLL CT

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

SUBDIVISION NAME KIMBERLY

PLAT BOOK # 2 FOLIO # 64/48 LOT # 17 SECTION #

OWNER AMBROSE & CAROLYN FELLNER



VICINITY MAP

SCALE: 1" = 1000'

LOCATION INFORMATION

ELECTION DISTRICT 10

COUNCILMANIC DISTRICT 3

1" = 200' SCALE MAP #

ZONING RC-6

LOT SIZE 3.92 170,755
ACREAGE SQUARE FEET

SEWER PUBLIC ☐ PRIVATE ☒

WATER ☐ ☒

CHESAPEAKE BAY CRITICAL AREA YES ☐ NO ☒

100 YEAR FLOOD PLAIN YES ☐ NO ☒

HISTORIC PROPERTY/ BUILDING YES ☐ NO ☒

PRIOR ZONING HEARING ☐



NORTH

PREPARED BY CM BEAVER 1-9-08

SCALE OF DRAWING: 1" = 100'

ZONING OFFICE USE ONLY
REVIEWED BY ITEM # CASE #

 08-389-A

2008-0389-A