

IN RE: PETITION FOR VARIANCE

E side of York Road, 75 feet S
of intersection of Bens Court
7th Election District
3rd Councilmanic District
(20307 York Road)

Richard D. Pimentel, Jr.
Petitioner

* BEFORE THE
* DEPUTY ZONING
* COMMISSIONER
* FOR BALTIMORE COUNTY
* **CASE NO. 2008-0513-A**

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner for consideration of a Petition for Variance filed by the legal owner of the subject property, Richard D. Pimentel, Jr. Petitioner is requesting variance relief from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool and deck) in a side yard in lieu of the required rear yard. The subject property and requested relief are more fully depicted on the site plan which was marked and accepted into evidence as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the variance request was Petitioner Richard D. Pimentel, Jr. and David Billingsley, with Central Drafting & Design, Inc., the professional surveyor who prepared the site plan. There were no Protestants or other interested parties at the hearing.

This matter is currently the subject of an active violation case (Case No. 08-1942) in the Division of Code Inspections and Enforcement. A citation for code violation has been issued in this matter due to the construction of a swimming pool and attached deck without the required permits. In addition, the code inspector noted that a 48 inch fencing barrier must be installed around the swimming pool. It should be noted that the fact that a zoning violation is issued is generally not relevant to the underlying zoning case. This means that on the one hand, Petitioner

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[Signature]

cannot use the fact that a structure has been built to set a precedent in order to allow it to continue. Nor does the fact that a structure may be costly to remove or modify come into consideration of the zoning case. On the other hand, the fact that something may have been done which could violate the regulations is not held against Petitioner as some sort of an additional punishment. Zoning enforcement is conducted by the Department of Permits and Development Management, which has the authority to impose fines and other penalties for violation of law, and is not the role of this office.

Testimony and evidence offered revealed that the subject property is rectangular-shaped and contains approximately 72,963 square feet or 1.675 acres, more or less, and zoned R.C.5. The property is improved with Petitioner's single-family dwelling and the swimming pool with wood deck. The property is located on the east side of York Road, just west of Interstate 83 and approximately four miles south of the Maryland line.

Petitioner's lot was created pursuant to a previous minor subdivision. In 2006, Petitioner's mother and step-father submitted a minor subdivision plan. As part of the minor subdivision process, Petitioner's parents also requested a variance to permit a building setback of 75 feet from the centerline of a "scenic route" road in lieu of the required 150 feet for a proposed dwelling. In Case No. 06-228-A and pursuant to an Order dated January 2006, Zoning Commissioner William J. Wiseman, III granted the variance request and thereafter, the minor subdivision was approved on March 24, 2006. A copy of the approved minor subdivision plat was marked and accepted into evidence as Petitioner's Exhibit 3.

Petitioner constructed a home on the subject property in 2007, as shown on the aerial photograph that was marked and accepted into evidence as Petitioner's Exhibit 4. More recently, Petitioner placed an above-ground pool at the side yard of the property and did so without the

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required permit and initially without required fencing. Because the pool is proposed to be located in the side yard in lieu of the rear yard, Petitioner filed the instant variance request.

In support of the variance request, Petitioner's consultant, Mr. Billingsley, explained the difficulty of locating the pool in the rear yard, setting forth a number of unusual features of the property. First, as is obvious from the site plan and aerial photograph, the property has frontage on two sides. The property is located on York Road to the west and also directly abuts Interstate 83 to the east. Petitioner's property is only about 55 feet from the rear right-of-way line to Interstate 83. There is a swale running along the rear of Petitioner's property that serves as drainage for the highway; the highway itself is approximately the same grade level as Petitioner's home. The lot is also very unusual in that it is very wide but not very deep. Hence there is not very much room in the rear yard to place an accessory structure such as a pool. In addition, the property slopes downward from York Road to the swale between the rear of the property and Interstate 83.

Mr. Billingsley also indicated that there would be very little impact from the pool located in the side yard. The area in question is very rural without a great deal of development. Petitioner's parents live next door to the south and the closest neighbor to the north lives approximately 500 feet from where the pool would be located. The next closest structure is the Seventh District Elementary School right across the street from Petitioner's property. Mr. Billingsley described the pool as above-ground, but indicated it is dug partially in the ground on the front side due to the downward slope of the property from York Road. It is also improved with decking and a railing surrounding the pool -- in compliance with the requirement of a safety fence around the pool. Photographs of the pool and decking were marked and accepted into

~~PLANNING DEPARTMENT~~
7-2-08
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evidence as Petitioner's Exhibits 5A through 5C. The pool and decking is located 15 feet from the dwelling and is approximately 50 feet long by 30 feet deep.

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.

Considering of all the testimony and evidence presented, I find special circumstances or conditions exist that are peculiar to the land or structure which is the subject of the variance request. The property has several built-in constraints, including the odd configuration of the property's width and depth, and its proximity to a major interstate highway. I further find that the imposition of zoning on this property disproportionately impacts the subject property as compared to others in the zoning district.

Finally, I find this variance can be granted in strict harmony with the spirit and intent of said regulations, and in such manner as to grant relief without injury to the public health, safety and general welfare. In order to ensure proper screening of the pool, decking, and railing from York Road, I will require that Petitioner plant evergreen trees in front of the accessory structure. Thus, I find that this variance can be granted in such a manner as to meet the requirements of Section 307 of the B.C.Z.R, as established in *Cromwell v. Ward*, 102 Md.App. 691 (1995).

Pursuant to the advertisement, posting of the property, and public hearing on this petition held, and after considering the testimony and evidence offered by Petitioner, I find that Petitioner's variance requests should be granted.

THEREFORE, IT IS ORDERED this 2nd day of July, 2008 by this Deputy Zoning Commissioner, that Petitioner's variance request from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (swimming pool and deck) in a

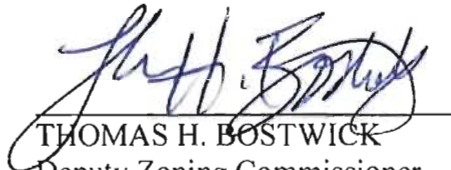
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7-2-08

side yard in lieu of the required rear yard be and is hereby GRANTED. The relief granted herein shall be subject to the following:

1. Petitioner may apply for his building 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, Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. In order to provide screening of the pool from the public street, Petitioner shall plant at least five evergreen trees in front of the pool area. The trees shall be located in the area from the bottom of the slope in the front yard to where the deck area begins, as shown on the site plan.

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

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pm



BALTIMORE COUNTY
MARYLAND

JAMES T. SMITH, JR.
County Executive

THOMAS H. BOSTWICK
Deputy Zoning Commissioner

July 2, 2008

RICHARD D. PIMENTEL, JR.
20307 YORK ROAD
PARKTON MD 21120

Re: Petition for Variance
Case No. 2008-0513-A
Property: 20307 York Road

Dear Mr. Pimentel:

Enclosed please find the decision rendered in the above-captioned case.

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

c: David Billingsley, Central Drafting & Design, Inc., 601 Charwood Court, Edgewood MD 21040



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property located at 20307 YORK ROAD which is presently zoned RC-5

Deed Reference: 24205 / 86 Tax Account # 2500000360

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 USE (SWIMMING POOL AND DECK) IN A 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 following reasons: (indicate hardship or practical difficulty.)

TO BE PRESENTED AT HEARING

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):

RICHARD D. PIMENTEL, JR.
Name - Type or Print _____
Richard D. Pimentel Jr.
Signature _____
Name - Type or Print _____

Signature _____
20307 YORK ROAD (410) 256-9777
Address _____ Telephone No. _____
PARKTON MD. 21120
City _____ State _____ Zip Code _____

Representative to be Contacted:

CENTRAL DRAFTING & DESIGN, INC.
DAVID BILLINGSLEY
Name _____
601 CHARWOOD CT. (410) 679-8719
Address _____ Telephone No. _____
EDGEWOOD MD. 21040
City _____ State _____ Zip Code _____

Case No. 2008-0513-A

Office Use Only

Estimated Length of Hearing _____
Unavailable For Hearing _____

Reviewed by A-TSU Date 04/30/08

REV 8/20/07

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ZONING DESCRIPTION

20307 YORK ROAD

Beginning at a point in the center of York Road (Md. Route 45) distant southerly 75 feet from it's intersection with the center of Bens Court, thence (1) N 88 12 48 E 142.16 feet, thence (2) S 03 54 48 E 464.46 feet, thence (3) N 87 06 33 W 177.77 feet, thence (4) N 00 28 41 E 450 feet to the place of beginning.

Containing 72,963 square feet or 1.675 acres of land, more or less.

Being known as 20307 York Road. Located in the 7TH Election District, 3RD Councilmanic District of Baltimore County, Maryland

2008-0513-A

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: # 2008-0513-A
20307 York Road
E/side of York Road, 75 feet south of intersection of Bens Court

7th Election District
3rd Councilmanic District
Legal Owner(s): Richard Pimentel, Jr.

Variance: to permit an accessory use (swimming pool and deck) in a side yard in lieu of the required rear yard.

Hearing: Wednesday, July 2, 2008 at 11:00 a.m. in Room 102, Jefferson Building, 105 W. Chesapeake Avenue, Towson 21286

WILLIAM J. WISEMAN, III
Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

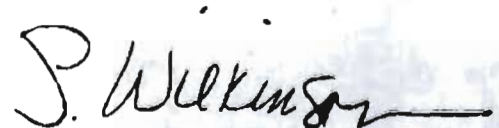
JT 6/84 June 17 176091

CERTIFICATE OF PUBLICATION

_____ 6/19 _____, 2008

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/17, 2008.

- The Jeffersonian
- Arbutus Times
- Catonsville Times
- Towson Times
- Owings Mills Times
- NE Booster/Reporter
- North County News



LEGAL ADVERTISING

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS RECEIPT

No. 13945

Date: 04/30/00

PAID RECEIPT

BUSINESS ACTION TIME WSH
 04/2000 4/30/2000 08:59:50 2
 MAIL JANA JEE
 RECEIPT # 576943 4/30/2000 OFLH
 Dept 5 528 JORDAN VERIFICATION
 013945
 Recpt Tot 645.00
 645.00 CR 1.00 CG
 Baltimore County, Md 121

Fund	Agcy	Orgn	Sub Orgn	Rev Source	Sub Rev	Rept Catg	BS Acct	Amount
001	006			6150				65-

Total: 765-

Rec

From: _____

For: 20307 YORK RD

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

2000-0513-A

**CASHIER'S
 VALIDATION**

ZONING NOTICE

CASE # 08-0513-A

**A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD**

JEFFERSON BLDG, ROOM 102
PLACE: 115 W CHESTNUT AVE

DATE AND TIME: MED: JULY 2, 2008 11AM

REQUEST: TO PERMIT AN ACCESSORY USE

CONVERTING 2nd AND DECK) IN A SIDE

YARD IN REAR OF THE REQUIRED

REAR YARD

PERMITS ARE IN EFFECT

CERTIFICATE OF POSTING

Date: 6-15-08

RE: Case Number: 08-0513-A

Petitioner/Developer: Richard Pimentel

Date of Hearing/Closing: 7-2-08 11AM

This is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at 20307 York Rd

The sign(s) were posted on 6-15-08
(Month, Day, Year)

J. Lawrence Pilson
(Signature of Sign Poster)

J. LAWRENCE PILSON
(Printed Name of Sign Poster)

1015 Old Barn Rd
(Street Address of Sign Poster)

Parkton, Md 21120
(City, State, Zip Code of Sign Poster)

410-343-1443
(Telephone Number of Sign Poster)

**ATTACH PHOTOGRAPH
OF
SIGN POSTED ON
PROPERTY
HERE**

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: 2008-0513-A
Petitioner: RICHARD PIMENTEL, JR
Address or Location: 20307 YORK ROAD

PLEASE FORWARD ADVERTISING BILL TO:

Name: RICHARD PIMENTEL, JR
Address: 20307 YORK ROAD
PARKTON, MD.
Telephone Number: (410) 256-9777



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

May 30, 2008
TIMOTHY M. KOTROCO, *Director*
*Department of Permits and
Development Management*

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2008-0513-A

20307 York Road

E/side of York Road, 75 feet south of intersection of Bens Court

7th Election District – 3rd Councilmanic District

Legal Owners: Richard Pimentel, Jr.

Variance to permit an accessory use (swimming pool and deck) in a side yard in lieu of the required rear yard.

Hearing: Wednesday, July 2, 2008 at 11:00 a.m. in Room 102, Jefferson Building,
105 W. Chesapeake Avenue, Towson 21286

Timothy Kotroco
Director

TK:klm

C: Richard Pimentel, Jr., 20307 York Road, Parkton 21120
David Billingsley, Central Drafting & Design, 601 Charwood Ct., Edgewood 21040

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 17, 2008.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 17, 2008 Issue - Jeffersonian

Please forward billing to:
Richard Pimentel, Jr.
20307 York Road
Parkton, MD 21120

410-256-9777

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 2008-0513-A

20307 York Road

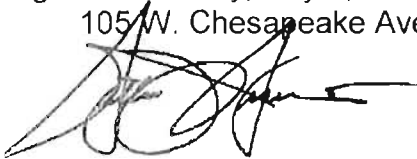
E/side of York Road, 75 feet south of intersection of Bens Court

7th Election District – 3rd Councilmanic District

Legal Owners: Richard Pimentel, Jr.

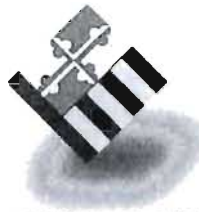
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105 W. Chesapeake Avenue, Towson 21286



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



BALTIMORE COUNTY
M A R Y L A N D

JAMES T. SMITH, JR.
County Executive
Richard D. Pimentel, Jr.
20307 York Rd.
Parkton, MD 21120

TIMOTHY M. KOTROCO, *Director*
June 23, 2008
*Department of Permits and
Development Management*

Dear: Richard D. Pimentel, Jr.

RE: Case Number 2008-0513-A, Address: 20307 York Rd.

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on April 30, 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:lnw

Enclosures

c: People's Counsel
David Billingsley: Central Drafting & Design, INC, 601 Charwood Ct., Edgewood, MD 21040

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

DATE: May 9, 2008

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

SUBJECT: Zoning Advisory Committee Meeting
For May 12, 2008
Item Nos. 08-504, 506, 507, 508, 509,
511, 512, ~~513~~, 515, 516, 517, and 519

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

DAK:CEN:lrk
ZAC-04092008-NO COMMENTS
cc: File



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

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

Maryland Department of Transportation

Date: MAY 15, 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. 8-513-A 20307 YORK RD PIMENTEL PROPERTY VARIANCE

Dear Ms. Matthews:

We have reviewed the site plan to accompany petition for variance on the subject of the above captioned, which was received on 5/5/08. A field inspection and internal review reveals that the existing entrance onto MD is consistent with current State Highway Administration requirements. Therefore, this office has no objection to 20307 YORK ROAD, Case Number 8-513-A approval.

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

Very truly yours,

Michael P. Bailey

FOD¹ Steven D. Foster, Chief Engineering Access Permits Division

SDF/MB

Cc: Mr. David Malkowski, District Engineer, SHA Mr. Michael Pasquariello, Utility Engineer, SHA

TB 7/2
11 AM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: May 20, 2008

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

RECEIVED
MAY 27 2008

BY:.....

SUBJECT: Zoning Advisory Petition(s): **Case(s) 08-513- 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: Curtis Murray

Division Chief: Lynn Johnson
CM/LL

RE: PETITION FOR VARIANCE
20307 York Road; E/S York Road, 75' S
intersection of Bens Court
7th Election & 3rd Councilmanic Districts
Legal Owner(s): Richard Pimentel, Jr.
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* 08-513-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People's Counsel on all correspondence sent and all documentation filed in the case.

RECEIVED

MAY 14 2008

Per.....

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Jefferson Building, Room 204
105 West Chesapeake Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 14th day of May, 2008, a copy of the foregoing Entry of Appearance was mailed to David Billingsley, Central Drafting & Design, Inc, 601 Charwood Court, Edgewood, MD 21040, Representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

08-513

DIVISION OF CODE INSPECTIONS AND ENFORCEMENT

ACTIVE VIOLATION CASE DOCUMENTS

BALTIMORE COUNTY MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: May, 7, 2008

TO: W. Carl Richards, Jr.
Zoning Review Supervisor

FROM: Rick Wisnom, Chief
Division of Code Inspections & Enforcement

SUBJECT: Item No.: 513
Legal Owner/Petitioner Pimentel, Richard, Jr
Contract Purchaser: N/A
Property Address: 20307 York Rd
Location Description: E/side-York Rd, 75' S/of intersection of Bens Ct

VIOLATION INFORMATION: Case No. 08-1942
Defendants: Pimentel, Richard, Jr.

Please be advised that the aforementioned petition is the subject of an active violation case. When the petition is scheduled for a public hearing, please notify the following person(s) regarding the hearing date:

NAME	ADDRESS
Don Schlimm	6401 York Rd Balto. Co. Child Death Review Team

In addition, please find attached a duplicate copy of the following pertinent documents relative to the violation case, for review by the Zoning Commissioner's Office:

- 1. Complaint letter/memo/email/fax (if applicable)
- 2. Complaint Intake Form/Code Enforcement Officer's report and notes
- 3. State Tax Assessment printout
- 4. State Tax Parcel Map (if applicable)
- 5. MVA Registration printout (if applicable)
- 6. Deed (if applicable)
- 7. Lease-Residential or Commercial (if applicable)
- 8. Photographs including dates taken
- 9. Correction Notice/Code Violation Notice
- 10. Citation and Proof of Service (if applicable)
- 11. Certified Mail Receipt (if applicable)
- 12. Final Order of the Code Official/Hearing Officer (if applicable)
- 13. Office of Budget & Finance Billing Notice/Property Lien Sheet (if applicable)
- 14. Complete Chronology of Events, beginning with the first complaint through the Billing Notice/Property Lien Sheet (if applicable).

After the public hearing is held, please send a copy of the Zoning Commissioner's order to Helene Kehring in Room 113 in order that the appropriate action may be taken relative to the violation case.

RSW/jk
C: Code Enforcement Officer

entered KA

CODE ENFORCEMENT REPORT

JK

DATE: 4/21/08 INTAKE BY: web-site CASE #: 08-1942 INSPEC: Kemp

COMPLAINT LOCATION: 20307 York Rd

Parkton, Md

ZIP CODE: 21209 DIST: 7th

COMPLAINANT NAME: Don Schlumm (BC, Child Death Review Team) PHONE #: (H) (W) 8727

ADDRESS: ZIP CODE:

PROBLEM: Pool/Deck w/o Permits, No Protection for Pool.

IS THIS A RENTAL UNIT? YES NO IF YES, IS THIS SECTION 8? YES NO OWNER/TENANT INFORMATION:

TAX ACCOUNT #: ZONING:

INSPECTION: 4/21/08 Site Insp. - Pool w/ attached deck. Safety Hazard/No Barriers around pool. SWO posted to front door & mailed. Complainant updated

REINSPECTION: Via Phone RC 4/23/08 No Permits on File. JK

KA

REINSPECTION:

REINSPECTION:

JK



Baltimore County
Department of Permits and
Development Management

Code Inspections and Enforcement 7/21
County Office Building
111 West Chesapeake Avenue
Towson, MD 21204

Code Enforcement: 410-887-3351 Plumbing Inspection: 410-887-3620
Building Inspection: 410-887-3953 Electrical Inspection: 410-887-3960
7:30-8:00 A.M. or 2:30-3:15 P.M.

BALTIMORE COUNTY UNIFORM CODE ENFORCEMENT CORRECTION NOTICE

Citation/Case No. 08-1942	Property No. 25-00-000360	Zoning:
------------------------------	------------------------------	---------

Name(s): Pimentel, Richard D., Jr

Address: 20307 York Rd, Parkton, Md 21130-9235

Violation Location: Same

DID UNLAWFULLY VIOLATE THE FOLLOWING BALTIMORE COUNTY LAWS:

BCBC IRC Sects.: AG 105, "Swimming Pool Barriers", 105 "Permits Required", BCC 7-70, "Fines for Construction w/o Permits."

Please, Obtain permits for pool, Dock and Fence around pool.

Note: A 48" Barrier must be installed immediately around pool area or drain water from pool.

Subject to \$500⁰⁰/Day/Violation if not brought into compliance

YOU ARE HEREBY ORDERED TO CORRECT THESE VIOLATION(S) ON OR BEFORE:

On or Before:	Date Issued:
---------------	--------------

FAILURE TO COMPLY WITH THE DEADLINE STATED IS A MISDEMEANOR. A CONVICTION FOR EACH VIOLATION SUBJECTS YOU TO POTENTIAL FINES OF \$200, \$500, OR \$1000 PER DAY, PER VIOLATION, DEPENDING ON VIOLATION, OR 90 DAYS IN JAIL, OR BOTH.

Print Name

INSPECTOR:

STOP WORK NOTICE

PURSUANT TO INSPECTION OF THE FOREGOING VIOLATIONS, YOU SHALL CEASE ALL WORK UNTIL THE VIOLATIONS ARE CORRECTED AND/OR PROPER PERMITS OBTAINED. WORK CAN RESUME WITH THE APPROVAL OF THE DIVISION OF CODE INSPECTIONS AND ENFORCEMENT. THESE CONDITIONS MUST BE CORRECTED NOT LATER THAN:

Not Later Than: 4/22/8 Safety Hazard	Date Issued: 4/21/8 please call me ASAP
--------------------------------------	---

INSPECTOR: Jim Kemp 
AGENCY

DATE: '04/21/2008

STANDARD ASSESSMENT INQUIRY (1)

TIME: 07:52:47

PROPERTY NO.	DIST	GROUP	CLASS	OCC.	HISTORIC	DEL	LOAD DATE
25 00 000360	07	2-0	04-00	H	NO		02/15/08

PIMENTEL RICHARD D, JR

DESC-1.. IMPS1.675AC

DESC-2.. 900FT S OF DOWNES RD

20307 YORK RD

PREMISE. 20307 YORK

RD

00000-0000

PARKTON

MD 21120-9235 FORMER OWNER: WARNICK ROGER G/GERTRUDE K

----- FCV ----- PHASED IN -----

	PRIOR	PROPOSED		CURR	CURR	PRIOR
				FCV	ASSESS	ASSESS
LAND:	96,120	138,840				
IMPV:	133,720	191,040	TOTAL..	263,186	263,186	229,840
TOTL:	229,840	329,880	PREF...	0	0	0
PREF:	0	0	CURT...	263,186	263,186	229,840
CURT:	229,840	329,880	EXEMPT.		0	0
DATE:	04/07	07/07				

---- TAXABLE BASIS ---- FM DATE

ASSESS: 263,186 11/10/07

ASSESS: 229,840

ASSESS: 0

ENTER-INQUIRY2 PA1-PRINT PF4-MENU PF5-QUIT PF7-CROSS REF

John Altmeyer - Web-Code Enforcement Complaint

From: <webform@baltimorecountymd.gov>
To: <pdmenforce@baltimorecountymd.gov>
Date: 4/18/2008 7:49 AM
Subject: Web-Code Enforcement Complaint

Complaint Location: 20307 York Road (Right across from 7th District Elementary School)

Complaint Location Zip Code: 21120

Description of Problem: Water filled ground level swimming pool with no safety fencing around yard or pool.

Email: dschlimm@baltimorecountymd.gov

Name: Don Schlimm

Address: 6401 York Road, 3rd Floor

Zip Code: 21212

Home Phone Number:

Work Phone Number: 410/887-8727

Additional Information: Baltimore County Child Death Review Team

previous case

IN RE: **PETITION FOR VARIANCE**
E/S of York Road, 75' South of the c/l
Ben's Court
(20303 York Road)
7th Election District
3rd Council District

Roger G. Warnick, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* ~~OF BALTIMORE COUNTY~~
* Case No. 06-228-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Variance filed by the owners of the subject property, Roger G. Warnick, and his wife, Gertrude Warnick. The Petitioners request a variance from Section 1A04.3.B.2.b. of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a principal building setback of 75 feet from the centerline of a "scenic route" road in lieu of the required 150 feet for a proposed dwelling. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Roger and Gertrude Warnick, property owners, and Bruce Doak, the Surveyor who prepared the site plan for this property and who proffered the testimony on behalf of the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence proffered by Mr. Doak disclosed that the subject property is a long, rectangular shaped parcel located on the east side of York Road, just south of Ben's Court and Downes Road in Parkton. The property contains a gross area of 3.504 acres, more or less, zoned RC-5 and is improved with a single family detached dwelling. As shown on the site plan, the median depth of the property is approximately 180 feet; however, it stretches 859 feet along

York Road. Moreover, it is bounded to the rear by I-83. Currently, the property contains a total of two density units, one of which is utilized by the existing dwelling.

Mr. Doak testified that the Petitioners are desirous of subdividing their property to create a lot for their son. Testimony indicated that they began the minor subdivision process, when in mid course, the RC-5 regulations were changed, in particular, as they pertain to scenic roads. This portion of York Road is considered "scenic" and a minimum 150-foot setback from the centerline of the road is now required in lieu of the previously required 75 feet. Thus, the requested variance relief is necessary.

As shown on the site plan, proposed Lot 1 will contain 1.829 acres and the existing two-story dwelling known as 20303 York Road. Proposed Lot 2 will contain 1.675 acres, and the new dwelling to be constructed will be known as 20307 York Road. Mr. Doak testified that the proposed 75-foot setback is consistent and uniform with existing homes in the neighborhood on both sides of York Road. Immediately across the street from the site is the 7th District Elementary School. There were no adverse Zoning Advisory Comments (ZAC) submitted by any County reviewing agency and no one appeared in opposition to the request. Thus, it appears that relief can be granted without detrimental impact to the surrounding locale. However, the Office of Planning has requested that photographs of adjacent houses and building elevation drawings of the proposed dwelling be submitted for their review and approval to insure compliance with the current R.C.5 regulations. Thus, as a condition of approval, I will require said drawings be submitted prior to the issuance of any permits

After due consideration of the testimony and evidence presented, I am persuaded to grant the requested relief. I find that the Petitioners would suffer an undue hardship and practical difficulty if I were to deny the relief, and given the facts presented, be denied reasonable use of their property for a permitted purpose. This is clearly not a self-created hardship, but one that was thrust upon them midstream while moving in good faith through the Minor Subdivision process.

Pursuant to the advertisement, posting of the property and public hearing on this Petition held, and for the reasons set forth herein, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this _____ day of January 2006 that the Petition for Variance seeking relief from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a principal building setback of 75 feet from the centerline of a "scenic route" road in lieu of the required 150 feet, for a proposed single family dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) Petitioners may apply for building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at their own risk until the 30 day-appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) Prior to the issuance of any permits, the Petitioners shall submit photographs of adjacent dwellings and building elevation drawings of the proposed dwelling, including proposed building materials, color scheme, and architectural details, to the Office of Planning for review and approval to insure compatibility with existing houses in the area.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision shall be entered within thirty (30) days of the date hereof.

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

PETITIONER'S EXHIBITS

1. SITE PLAN (NO CHANGE)
2. COPY OF SOAR DATA SEARCH
3. COPY OF MINOR SUBDIVISION
WARRENICK PROPERTY 05-114 M
APPROVED MARCH 31, 2006
4. COPY OF MAP QUEST AERIAL PHOTO
5A PHOTOS
B OF
C SITE
6. Large Aerial Photo

	Maryland Department of Assessments and Taxation BALTIMORE COUNTY Real Property Data Search (2007 vwl.1)	Go Back View Map New Search
---	--	-----------------------------------

Account Identifier: District - 07 Account Number - 2500000360

Owner Information

Owner Name:	PIMENTEL RICHARD D, JR	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	20307 YORK RD PARKTON MD 21120-9235	Deed Reference:	1) /24205/ 86 2)

Location & Structure Information

Premises Address	Legal Description
20307 YORK RD	1.675AC 20307 YORK RD 900FT S OF DOWNES RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	MS
7	22	300					2	2		
										Plat Ref:

Special Tax Areas	Town Ad Valorem Tax Class
--------------------------	---------------------------------

Primary Structure Built	Enclosed Area	Property Land Area	County Use
2007	1,620 SF	1.68 AC	04

Stories	Basement	Type	Exterior
1	YES	STANDARD UNIT	SIDING

Value Information

	Base Value	Value Phase-in Assessments		
		As Of 01/01/2008	As Of 07/01/2007	As Of 07/01/2008
Land	96,120	138,840		
Improvements:	133,720	191,040		
Total:	229,840	329,880	229,840	263,186
Preferential Land:	0	0	0	0

Transfer Information

Seller: WARNICK ROGER G/GERTRUDE K	Date: 07/26/2006	Price: \$40,000
Type: UNIMPROVED ARMS-LENGTH	Deed1: /24205/ 86	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	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	Special Tax Recapture:
Exempt Class:	* NONE *

PETITIONER' S

EXHIBIT NO. 2

PETITIONER'S
EXHIBIT NO. 4

Map Data © 2008 NAVTEQ or its affiliates
Imagery © 2008 Herbol

© 2008 MapQuest Inc.

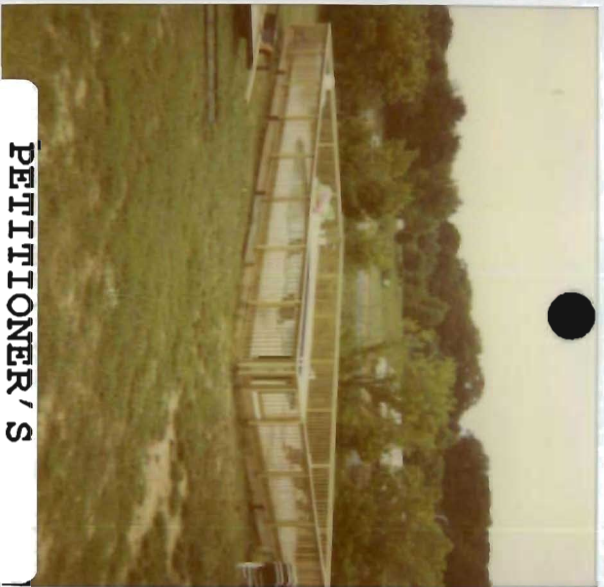




PETITIONER'S

EXHIBIT NO. _____

5A



PETITIONER'S

EXHIBIT NO.

5B



PETITIONER'S

EXHIBIT NO. _____

5C

Baltimore County - My Neighborhood



PETITIONER' S

EXHIBIT NO. 6

2008-0513-A

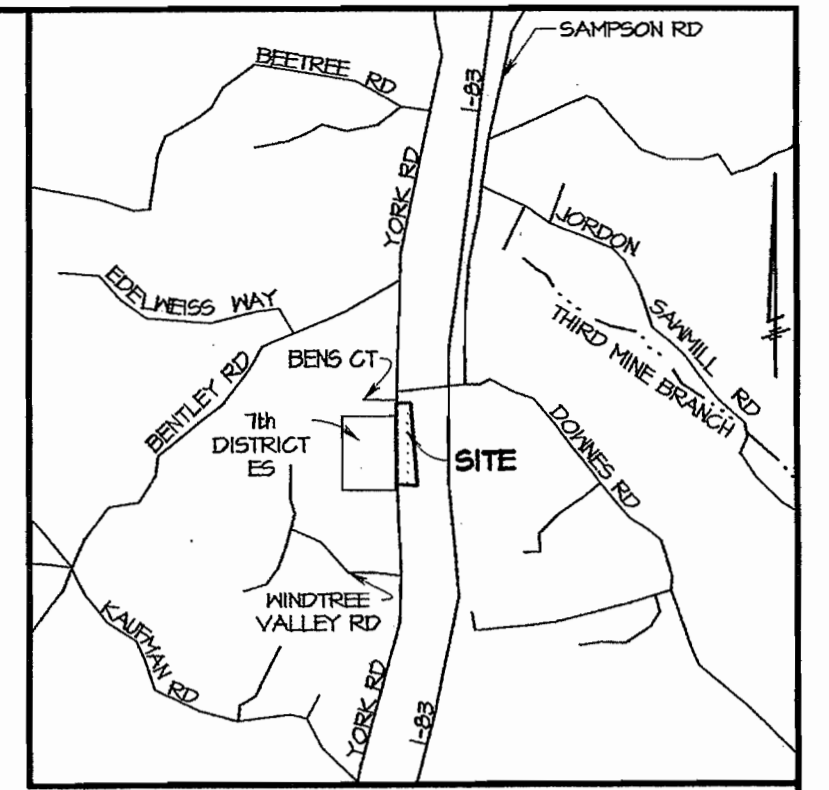
SOIL TYPES & LIMITATIONS

TYPE	SEPTIC FILTER FIELDS	HOMESITES w/BASEMENT	STREETS & PARKING
CcB2	Slight	Slight	Moderate slope
GgC2	Moderate slope	Moderate slope	Severe slope
GgD2	Severe slope	Severe slope	Severe slope

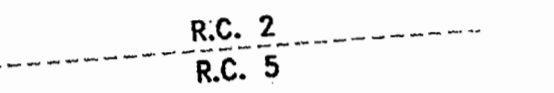
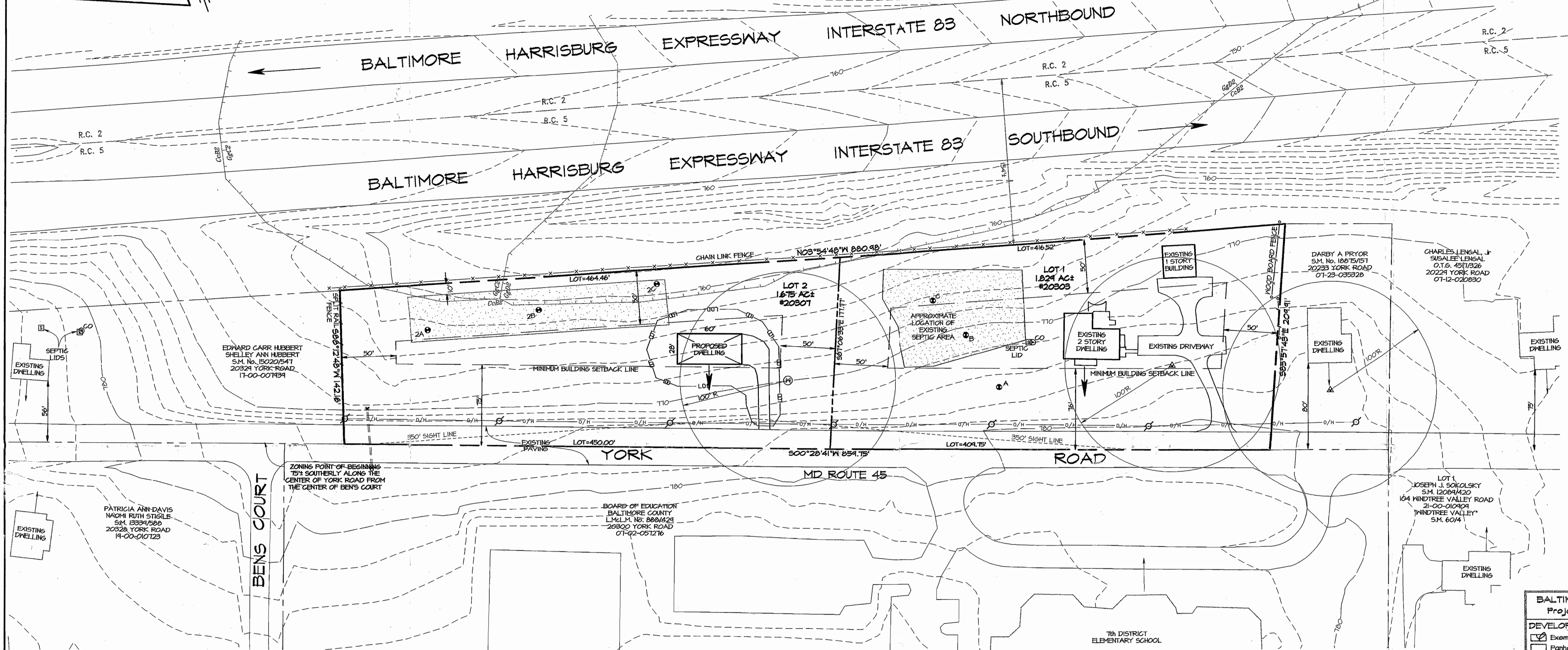
AGRICULTURAL NOTE

ANY DWELLING MAY BE SUBJECT TO INCONVENIENCES OR DISCOMFORTS ARISING FROM AGRICULTURAL OPERATIONS, INCLUDING, BUT NOT LIMITED TO, NOISE, ODORS, FUMES, DUST, THE OPERATIONS OF MACHINERY OF ANY KIND DURING ANY 24 HOUR PERIOD (INCLUDING AIRCRAFT), THE STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION BY SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES. THE COUNTY SHALL NOT CONSIDER AN AGRICULTURAL OPERATION TO BE A PUBLIC OR PRIVATE NUISANCE, IF THE OPERATION COMPLIES WITH THESE REGULATIONS AND ALL FEDERAL, STATE, OR COUNTY HEALTH OR ENVIRONMENTAL REQUIREMENTS.

Maryland Coordinate System
NAD 83-11



VICINITY MAP
1" = 2000'



DEVOLUTION OF TITLE

Scale: 1"=500'
PROPERTY AS OF NOVEMBER 22, 1975
GEORGE W. DAVIS
ELVA H. DAVIS
JAB. 1566/142
23.6 AC.±
43 AC.± R.C. 5
141 AC.± R.C. 2 (NOT INVESTIGATED)
OFF-CONVEYANCE
E.H.K. J. 5674/514 - SEPTEMBER 20, 1976
TO RAYMOND H. KITTING AND WIFE
10 AC.±
CONVEYANCE
S.M. 10677/104 - AUGUST 1, 1994
TO ROGER G. WARNICK AND WIFE
35 AC.±

OVERALL DENSITY CALCULATIONS

GROSS AREA	3,504 AC.±
HIGHWAY WIDENING	0.0 AC.±
NET AREA	3,504 AC.±
LOTS PERMITTED	3,504 X 0.667 AC.± = 2 Lots
LOTS UTILIZED	1 Lot
LOTS PROPOSED	1 Lot

OWNER
ROGER G. WARNICK
6. KATHLEEN WARNICK
20303 YORK ROAD
PARKTON, MARYLAND 21120
(410) 351-8043

BALTIMORE COUNTY MINOR SUBDIVISION
Project No. 05-114-M

DEVELOPMENT REGULATIONS
 Exempt from Article 32, Title 4, Subtitle 2, BCC
 Paraphrase exempt from Sections 32-4-21 through 32-4-21T and Sections 32-4-226 and 32-4-22T, BCC

PDM CERTIFICATION
 Approved Disapproved
By: *[Signature]* Date: 3/24/06
Approved, DEPRM
By: *[Signature]* Date: 3/31/06

PDM #05-114-M
MINOR SUBDIVISION
OF THE
WARNICK PROPERTY
#20303 YORK ROAD
Deed Ref: S.M. No. 10677 folio 704
Tax Account No.: 07-04-00075
Zoned R.C.- 5; 616 Tile 7B3
Tax Map 7; Grid 22; Parcel 94
7th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=50' Date: SEPTEMBER 22, 2005

GERHOLD, CROSS & ETZEL, LTD.
REGISTERED PROFESSIONAL LAND SURVEYORS

Suite 100
320 East Towsontown Boulevard
Towson, Maryland 21286
(410) 823-4470

REVISION	DATE	COMPUTED: E.D.-L.	DRAWN: C.J.S.	CHECKED: S.A.L.	FILE: X/Warn	EXHIBIT NO.
NOTE #11 REVISED	2/29/06					
ADDITION OF VARIANCE APPROVAL	1/14/06					
REVISED PER 1ST REVIEW COMMENTS	10/26/05					
DEVOLUTION OF TITLE ADDED	4/28/05					
DENSITY CALCULATIONS REVISED						

ZONING ORDER CASE No. 06-228-A

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 11th day of January 2006 that the Petition for Variance seeking relief from Section 1A04.3.B.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a principal building setback of 75 feet from the centerline of a "scenic route" road in lieu of the required 150 feet, for a proposed single family dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

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- Prior to the issuance of any permits, the Petitioners shall submit photographs of adjacent dwellings and building elevation drawings of the proposed dwelling, including proposed building materials, color scheme, and architectural details, to the Office of Planning for review and approval to insure compatibility with existing houses in the area.
- When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Any appeal of this decision shall be entered within thirty (30) days of the date hereof.

[Signature]
WILLIAM S. WISEMAN, III
Zoning Commissioner
for Baltimore County

GENERAL NOTES

- THE BOUNDARY SHOWN HEREON IS FROM A BOUNDARY SURVEY BY GERHOLD, CROSS & ETZEL, LTD.
- THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILE 7B3
- THE SOIL TYPES SHOWN HEREON WERE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP No. 2
- CENSUS TRACT 4070.00 REGIONAL PLANNING DISTRICT 501
WATERSHED LOCH RAVEN SUBWATERSHED NONE
SCHOOL DISTRICT, ELEMENTARY - SEVENTH DISTRICT E.S.; MIDDLE - HERFORD M.S.; HIGH - HERFORD H.S.
A.D.C. MAP # GRID 3 76
- THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY DOES NOT LIE IN A 100 YEAR FLOOD PLAIN.
- ALL LOTS SHOWN HEREON ARE TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
- NO GRADING IS TO BE DONE IN THE SEPTIC RESERVE AREAS.
- THE SUBJECT PROPERTY DOES NOT LIE IN A HISTORIC ZONE.
- THE SITE IS THE SUBJECT PROPERTY IN ZONING CASE No. 05-228-A.
- ACCESSORY STRUCTURES, FENCES, AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE BUT MUST COMPLY WITH SECTIONS 400 AND 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS)
- A.D.T.S 2 x 12.4 = 24.8
- LOCAL OPEN SPACE IS NOT REQUIRED FOR MINOR SUBDIVISIONS.
- ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.
- HIGHWAY, SLOPE EASEMENTS, DRAINAGE AND UTILITIES EASEMENTS, ACCESS EASEMENTS AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON, ARE RESERVED UNTO THE OWNER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND.
- THIS PROPERTY, AS SHOWN HEREON, HAS BEEN HELD INTAC SINCE OCTOBER 15, 1976. THE DEVELOPER'S SURVEY OR HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
- BALTIMORE COUNTY MAKES NO WARRANTY EXPRESSED OR IMPLIED AS TO THE RIGHT OF ANY PRESENT OR FUTURE OWNER OF ANY LOT SHOWN ON THIS PLAN TO USE ALL OR ANY PART OF THAT LAND DESIGNATED AS PRIVATE RIGHT OF WAY FOR THE PURPOSE OF INGRESS, EGRESS, OR THE RIGHT TO OPEN OR EXCAVATE THE AFORESAID RIGHT OF WAY FOR THE PURPOSES OF INSTALLING, CONSTRUCTING AND MAINTAINING UTILITIES SUCH AS BUT NOT LIMITED TO WATER, SEWER, ELECTRICAL, TELEPHONE OR CABLE TV.
- PROPOSED HOUSE PLANS, ELEVATIONS AND MATERIALS SHALL BE REVIEWED AND APPROVED BY THE OFFICE OF PLANNING PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- THE AREA BETWEEN THE SIGHT LINES AND THE EDGE OF PAVING MUST BE CLEARED, GRADED, AND KEPT FREE OF ANY OBSTRUCTIONS.
- YORK ROAD IS DESIGNATED AS A "SCENIC ROUTE" IN THE BALTIMORE COUNTY MASTER PLAN 2010.
- A DECLARATION OF INTRA-FAMILY TRANSFER WILL BE RECORDED TO ADDRESS ANY FOREST CONSERVATION ISSUES.
- PRIVATE DRIVEWAY ENTRANCES SHALL CONFORM WITH BALTIMORE COUNTY STANDARD DETAIL PLATE R-15.
- THE STATE HIGHWAY ADMINISTRATION WILL REQUIRE A DISTRICT RESIDENTIAL ACCESS PERMIT.

LEGEND

- UTILITY POLE
- EXISTING WELL
- EXISTING CLEANOUT
- PASSED PERC TEST
- PROPOSED WELL AREA
- EXISTING DWELLING
- PROPOSED DWELLING
- SOIL LINE
- PROPOSED PAVING
- EXISTING PAVING
- OVERHEAD UTILITY LINE
- PROPERTY LINE
- CONTOURS

