

**IN RE: PETITION FOR ADMIN. VARIANCE**

NE corner of Wesley Woods Court  
and Belair Road  
11<sup>th</sup> Election District  
3<sup>rd</sup> Councilmanic District  
(3 Wesley Woods Court)

Ronald and Dawn Silverthorn-Cerra  
*Petitioners*

\* BEFORE THE  
\* DEPUTY ZONING  
\* COMMISSIONER  
\* FOR BALTIMORE COUNTY  
\* Case No. 2009-0011-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, Ronald and Dawn Silverthorn-Cerra for property located at 3 Wesley Woods Court. The variance request is from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an in-ground swimming pool as an accessory structure in a residential zone to be placed in the rear and in the third of the lot closest to the street in lieu of being in the third lot farthest removed from the street. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1. The proposed in-ground pool, which is actually under construction, replaces an above ground swimming pool of similar size, but different configuration. An above-ground swimming pool was installed according to a plot plan that accompanied a permit application that was approved in July, 1995 under permit number B242840. The existing dwelling, septic tank and septic reserve area make it prohibitive to install the in-ground pool in a location different than depicted on the site plan. Many of the Petitioners' neighbors signed a letter acknowledging that they are not opposed to the proposed in-ground swimming pool.

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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 Petitioner having filed a Petition for Administrative Variance and the subject property having been posted on July 27, 2008 and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 32-3-303 of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

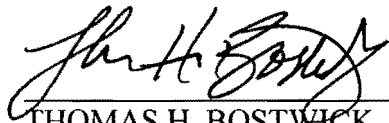
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County, this 30<sup>th</sup> day of August, 2008 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow an in-ground swimming pool as an accessory structure in a residential zone to be placed in the rear and in the third of the lot closest to the street in lieu of being in the third lot farthest removed from the street is hereby GRANTED, subject to the following:

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[Signature]

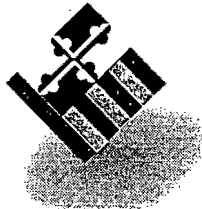
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

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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8-20-08  
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**BALTIMORE COUNTY**  
MARYLAND

JAMES T. SMITH, JR.  
*County Executive*

THOMAS H. BOSTWICK  
*Deputy Zoning Commissioner*

August 20, 2008

RONALD AND DAWN SILVERTHORN-CERRA  
3 WESLEY WOODS COURT  
KINGSVILLE MD 21087

Re: Petition for Administrative Variance  
Case No. 2009-0011-A  
Property: 3 Wesley Woods Court

Dear Mr. and Mrs. Cerra:

Enclosed please find the decision rendered in the above-captioned case. The petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Th. H. Bostwick".

THOMAS H. BOSTWICK  
Deputy Zoning Commissioner  
for Baltimore County

THB:pz

Enclosure

c: Kenneth J. Wells, 7403 New Cut Road, Kingsville MD 21087



# Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County for the property  
located at 3 Wesley Woods Court  
which is presently zoned RC-5

Deed Reference: 13046 / 312 Tax Account # 2100010276

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)

See attached sheet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.  
I, or we, agree to pay expenses of above Administrative 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):

Ronald ~~Gera~~ Cerra  
Name - Type or Print \_\_\_\_\_  
Signature Ronald Cerra \_\_\_\_\_  
Dawn Silverthorn-Cerra  
Name - Type or Print \_\_\_\_\_  
Signature Dawn Silverthorn-Cerra \_\_\_\_\_  
3 Wesley Woods Court 410-817-6568  
Address Telephone No.  
Kingsville Maryland 21087  
City State Zip Code

## Representative to be Contacted:

Kenneth J. Wells  
Name \_\_\_\_\_  
7403 New Cut Road  
Address Telephone No.  
Kingsville, Maryland 21087  
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. 2009-0011-A

Reviewed By CM Date 7-15-08

REV 7/20/07

Estimated Posting Date 7-27-08

8-20-08  
[Signature]

# 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 3 Wesley Woods Court

Address

Kingsville

City

Maryland

State

21087

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):

See attached sheet.

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.

Ronald Cerra  
Signature

Dawn Silverthorn-Cerra  
Signature

Ronald Cerra  
Name - Type or Print

Dawn Silverthorn-Cerra  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14 day of July, 2008, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

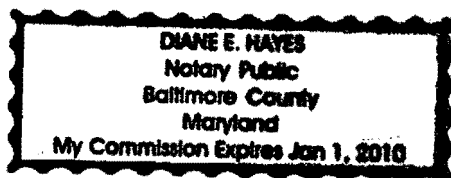
Ronald Cerra and Dawn Silverthorn-Cerra  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notarial Seal

Diane E. Hayes  
Notary Public

My Commission Expires 1-1-2010

REV 7/24/07



2011

Administrative Variance  
of the

Cerra Property

3 Wesley Woods Court  
Kingsville, Maryland 21087

Variance Requested:

To allow a swimming pool as an accessory structure in a residential zone to be placed in the rear and in the third of the lot closest to the street in lieu of being in the third of the lot farthest removed from the street per Section 400.1 of the BCZR.

Explanation of Hardship and Practical Difficulty:

The hardship and practical difficulty is based on two reasons. The first is the proposed in ground pool is replacing the existing above ground pool both being of similar size, but differ slightly in configuration. The existing above ground pool was installed according to a plot plan that accompanied a permit application that was approved on July of 1995 under Permit Number B242840. The second reason is the relationship between the existing dwelling, septic tank and septic reserve area make it prohibitive to install the proposed in ground pool in the third of the lot that is farthest removed from any street in accordance to Section 400.1 of the BCZR.

**kjWellsInc**  
*Land Surveying and Site Planning*

Telephone: (410) 592-8800  
Fax: (410) 817-4055  
Email: [kwells@kiwellsinc.com](mailto:kwells@kiwellsinc.com)

7403 New Cut Road  
Kingsville, Md. 21087-1132

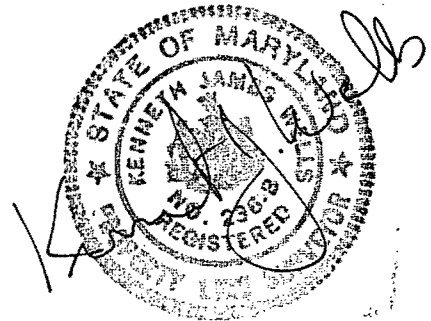
July 4, 2008

**Zoning Description  
of the  
Cerra Property**  
3 Wesley Woods Court  
Baltimore County, Maryland  
11<sup>th</sup> Election District  
3<sup>rd</sup> Councilmanic District

***Beginning at a point*** located at the intersection of the north side of New Cut Road (60 feet wide) and the east side of Wesley Woods Court (50 feet wide) at a distance of 39 feet east of the said Wesley Woods Court.

***Being known as*** Lot 1 as shown on a Plat entitled "Section Two, Wesley Woods" as recorded in the Land Records of Baltimore County in Plat Book 59 folio 104.

***Containing*** 1.412 acres or 61,507 square feet.



**CASHIER'S  
VALIDATION**

# ZONING NOTICE

## ADMINISTRATIVE VARIANCE

CASE # 09-0011A

TO PERMIT AN ACCESSORY STRUCTURE  
(SWIMMING POOL) IN THE REAR YARD IN THE  
THIRD OF THE LOT CLOSEST TO THE  
STREET IN LIEU OF REQUIRED FARTHEST  
FROM STREET.

### PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(b)(1), BALTIMORE COUNTY CODE,  
AN ELIGIBLE INDIVIDUAL OR GROUP MAY  
REQUEST A PUBLIC HEARING CONCERNING  
THE PROPOSED VARIANCE, PROVIDED THE REQUEST IS  
RECEIVED IN THE ZONING REVIEW BUREAU BEFORE  
5:00 P.M. ON 8-11-08

IT IS AVAILABLE AT THE DEPARTMENT OF  
COUNTY OFFICE BUILDING,

**CERTIFICATE OF POSTING**

Date: 7/27/08

RE: Case Number: 09-0011-A

Petitioner/Developer: Ron Cerra

Date of Hearing/Closing: N/A

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 3 Wesley Woods Ct

The signs(s) were posted on 7/27/08  
(Month, Day, Year)

J. Lawrence Pilson  
(Signature of Sign Poster)

J. LAWRENCE PILSON  
(Printed Name of Sign Poster)

ATTACH PHOTOGRAPH

1015 Old Barn Road  
(Street Address of Sign Poster)

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

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

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 2009- 0011 -A Address 3 Wesley Woods Ct  
Contact Person: CRAIG McGRAW Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 7-15-09 Posting Date: 7-27-08 Closing Date: 8-11-08

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- 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.
- 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.
- 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, usually within 10 days of the closing date if all County agencies' comments are received, 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.
- 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)

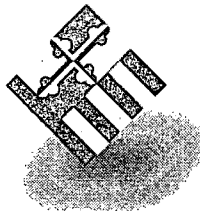
**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 2009- 0011 -A Address 3 Wesley Woods Ct  
Petitioner's Name RON CERRA Telephone 410-817-6568  
Posting Date: 7-27-08 Closing Date: 8-11-08

Wording for Sign: To Permit AN ACCESSORY STRUCTURE (SWIMMING POOL) IN THE  
REAR YARD IN THE THIRD OF THE LOT CLOSEST TO THE  
STREET IN LIEU OF REQUIRED FARTHEST FROM THE  
STREET

WCR - Revised 7/7/08



## 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*  
August 12, 2008

Ronald Cerra  
Dawn Silverthorn-Cerra  
3 Wesley Woods Court  
Kingsville, MD 21087

Dear Mr. & Mrs. Cerra:

RE: Case Number: 2009-0011-A, 3 Wesley Woods Court

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on July 15, 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,

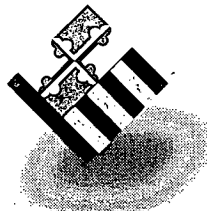
A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR/klm

Enclosures

c: Kenneth Wells, 7403 New Cut Road, Kingsville 21087



**BALTIMORE COUNTY**

M A R Y L A N D

JAMES T. SMITH, JR.  
*County Executive*

JOHN J. HOHMAN, *Chief*  
*Fire Department*

July 29, 2008

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

ATTENTION: Zoning Review planners

Distribution Meeting of: July 21, 2008

Item No.: 2009-0011-A, 2009-0012-A, 2009-0014-A, 2009-00015-SPH,  
2009-0016-A and 2009-0018-A.

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.

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

Don W. Muddiman, Acting Lieutenant  
Fire Marshal's Office  
(Office) 410-887-4880  
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: 7-29-2008

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

RE: Baltimore County  
Item No 2008-0011-A  
3 WEALEY WOODS CT  
SILVERTON - CERRA 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. 2008-0011-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,

For Steven D. Foster, Chief  
Engineering Access Permits  
Division

SDF/MB

My telephone number/toll-free number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410.545.0300 • www.marylandroads.com



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

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

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

**SUBJECT:** Zoning Advisory Committee Meeting  
For August 4, 2008  
Item Nos. 2009-0011, 0012, 0013, 0014,  
0015, 0016, 0017, and 0018

**DATE:** July 29, 2008

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

DAK:CEN:lrk

cc: File

ZAC- 07292008-NO COMMENTS

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

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

**DATE:** August 12, 2008

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

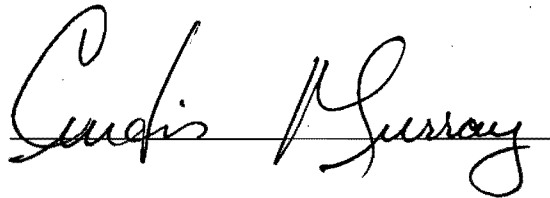
BY:.....

**SUBJECT:** Zoning Advisory Petition(s): **Case(s) 09-011- 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, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco  
FROM: Dave Lykens, DEPRM - Development Coordination JWL  
DATE: August 19, 2008  
SUBJECT: Zoning Item # 09-011-A  
Address 3 Wesley Woods Court  
(Cerra Property)

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AUG 19 2008

BY:.....

Zoning Advisory Committee Meeting of July 27, 2008

X The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

\_\_\_\_\_ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

\_\_\_\_\_ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

\_\_\_\_\_ Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

\_\_\_\_\_ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: J. Livingston

Date: August 19, 2008

I understand that if any unusual  
circumstances should arise I may incur  
additional expense I may also incur  
additional time

7/15/08

Ronald M. Carr

NOTE TO FILE

Ron and Dawn Cerra  
3 Wesley Woods Court  
Kingsville, MD 21087

July 7, 2008

Dear Neighbors,

We are in the process of replacing our existing swimming pool due to structural damage. The pool when originally built was granted a permit by Baltimore County.

Baltimore County has notified us that we need to apply for an administrative variance to put our new pool in the exact same location as the original pool.

We are asking our immediate neighbors to sign this letter acknowledging the fact that they are not opposed to our project.

Sincerely,

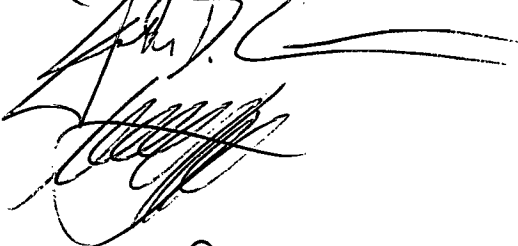
Signature

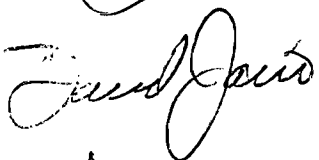
Address

Rosemarie Mokeny

Dan Kup

Nancy M. Carr





Anasole

Agnes Jichter

4 Wesley Woods Ct. Kingsville  
MD 21087

7511 New Cut Kingsville MD 21087

7517 New Cut Kingsville, MD 21087

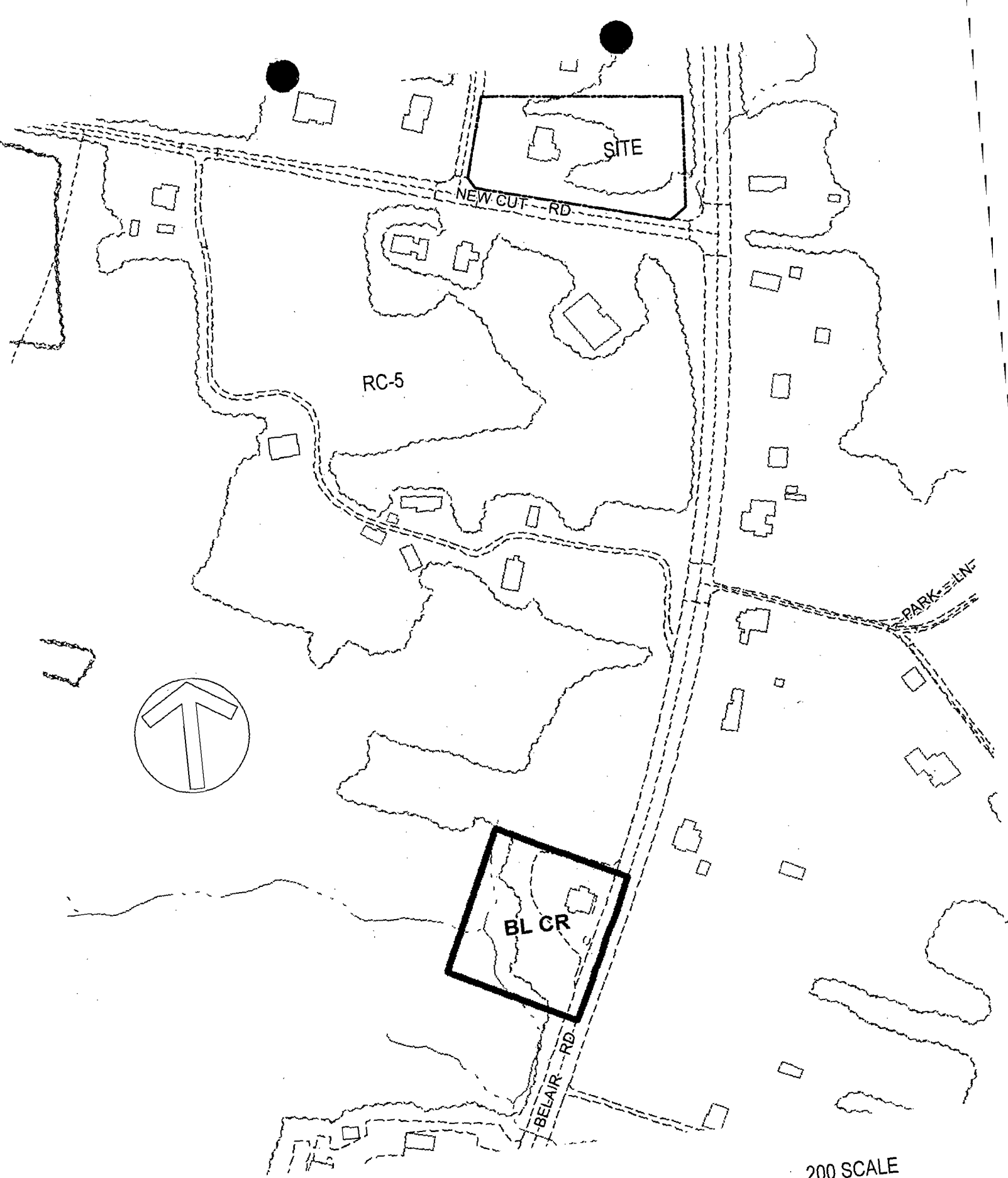
7517 New Cut Rd. Kingsville, MD 21087

7519 New Cut Rd Kingsville MD 21087

2 Wesley Woods Ct. 21087

5 Wesley Woods Ct, 21087

7515 New Cut Rd 21087



CERRA PROPERTY

0011

200 SCALE  
ZONING MAP  
NO. 055A2



View from New Cut Rd.  
completely tree lined to Bel Air Rd.

View from Basement Door

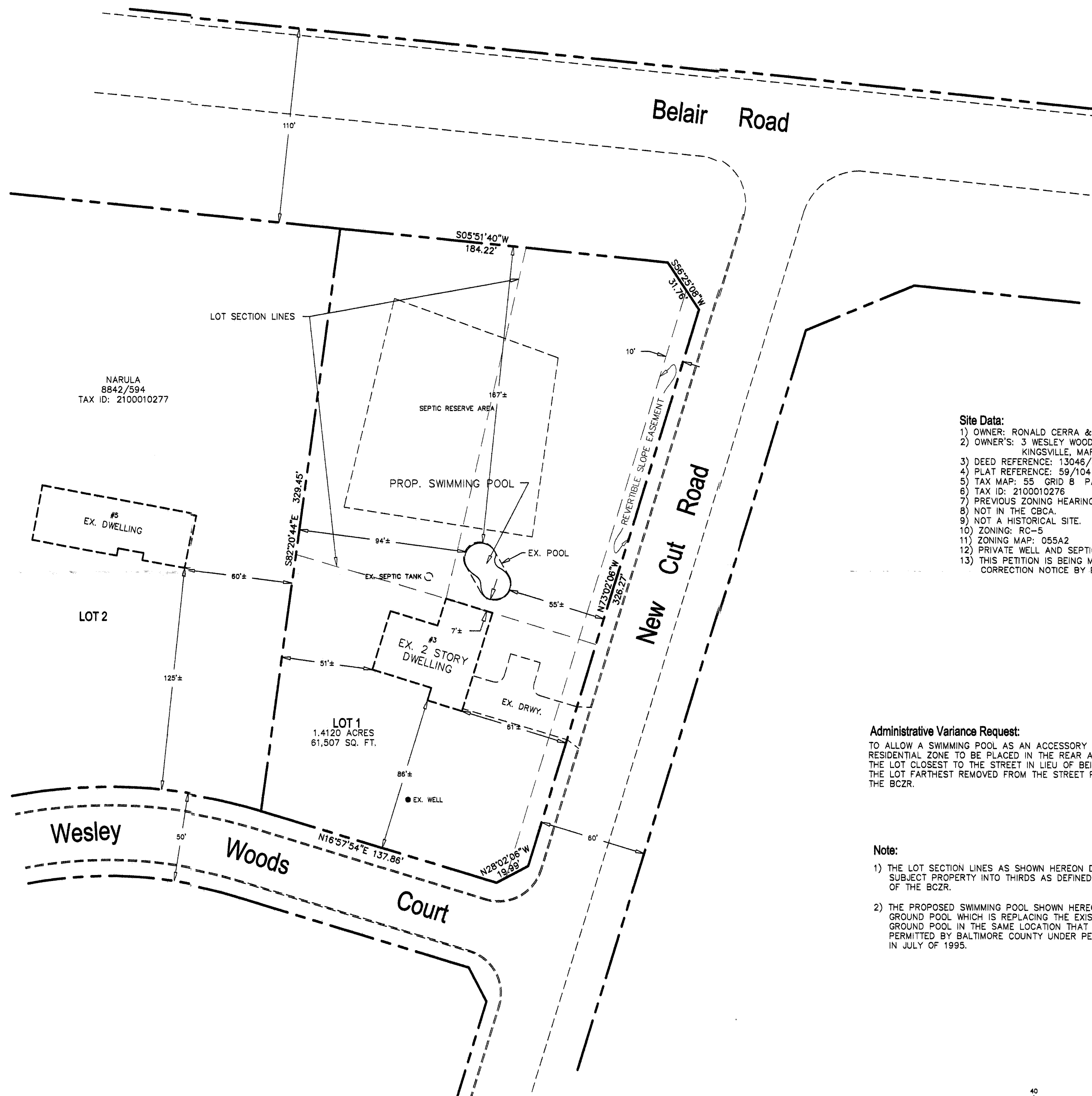




2-23-2003 AL-50347

View from only adjoining Neighbor



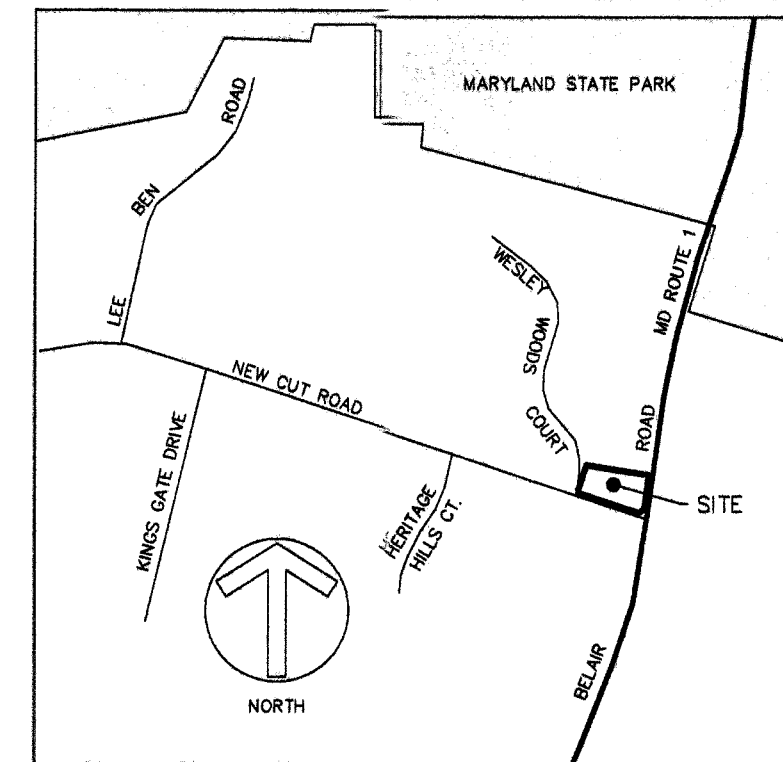


NARULA  
8842/594  
TAX ID: 2100010277

- Site Data:**
- 1) OWNER: RONALD CERRA & DAWN SILVERTHORN-CERRA
  - 2) OWNER'S: 3 WESLEY WOODS COURT  
KINGSVILLE, MARYLAND 21087
  - 3) DEED REFERENCE: 13046/312
  - 4) PLAT REFERENCE: 59/104
  - 5) TAX MAP: 55 GRID 8 PARCEL 421 LOT 1
  - 6) TAX ID: 2100010276
  - 7) PREVIOUS ZONING HEARINGS: NONE
  - 8) NOT IN THE CBCA.
  - 9) NOT A HISTORICAL SITE.
  - 10) ZONING: RC-5
  - 11) ZONING MAP: 055A2
  - 12) PRIVATE WELL AND SEPTIC.
  - 13) THIS PETITION IS BEING MADE AS A RESULT OF AN  
CORRECTION NOTICE BY BUILDING INSPECTIONS.

**Administrative Variance Request:**  
TO ALLOW A SWIMMING POOL AS AN ACCESSORY STRUCTURE IN A  
RESIDENTIAL ZONE TO BE PLACED IN THE REAR AND IN THE THIRD OF  
THE LOT CLOSEST TO THE STREET IN LIEU OF BEING IN THE THIRD OF  
THE LOT FARTHEST REMOVED FROM THE STREET PER SECTION 400.1 OF  
THE BCZR.

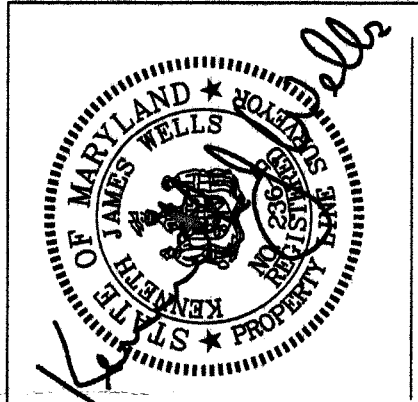
- Note:**
- 1) THE LOT SECTION LINES AS SHOWN HEREON DELINEATE THE  
SUBJECT PROPERTY INTO THIRDS AS DEFINED IN SECTION 400.1  
OF THE BCZR.
  - 2) THE PROPOSED SWIMMING POOL SHOWN HEREON IS AN IN  
GROUND POOL WHICH IS REPLACING THE EXISTING ABOVE  
GROUND POOL IN THE SAME LOCATION THAT HAD BEEN  
PERMITTED BY BALTIMORE COUNTY UNDER PERMIT NO. B242840  
IN JULY OF 1995.



Vicinity Map  
SCALE: 1" = 1000'

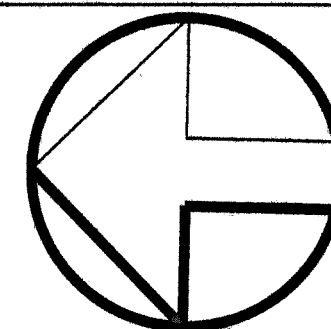
**kjWellsinc<sup>SM</sup>**  
7403 NEW CUT ROAD  
KINGSVILLE, MARYLAND 21087  
(410) 592-8800

*Land Surveying & Site Planning*



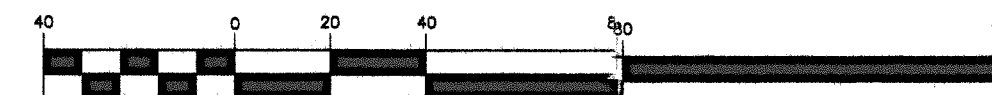
Plan to Accompany a Petition for an  
Administrative Variance  
Cerra Property

BALTIMORE COUNTY, MARYLAND  
11th ELECTION DISTRICT 3rd CONGRESSIONAL DISTRICT



PLAT NORTH

GRAPHIC SCALE



( IN FEET )  
1 inch = 40 ft.

DRAWN BY: KJW  
CHECKED BY: KJW  
DATE: 7/03/2008  
PROJECT NO.: 2008-017  
SHEET 1 OF 1