

IN RE: PETITION FOR VARIANCE

N/Side of Corbett Road, 440' E of the
c/line of Corbett Village Lane
8th Election District
3rd Council District
(1732 Corbett Road)

Charles G. and Ellen J. Pepin
Petitioners

BEFORE THE

OFFICE OF ADMINISTRATIVE

HEARINGS FOR

BALTIMORE COUNTY

CASE NO. 2011-0292-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings for Baltimore County for consideration of a Petition for Variance filed by the legal owners of the property, Charles G. and Ellen J. Pepin. The Petitioners are requesting Variance relief under Sections 1A08.6c.2.f and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows:

- To allow an existing swimming pool, barn and two sheds in the front yard in lieu of the required rear yard, and
- To allow a proposed pool house in the front yard in lieu of the required rear yard, and
- To allow an existing accessory structure (barn) with a height of 30 feet, more or less, in lieu of the maximum permitted height of 15 feet, and
- To allow a proposed accessory structure (pool house) with a height of 20 feet in lieu of the maximum permitted height of 15 feet.

The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners' Exhibit 1.

Appearing at the requisite public hearing in support of the variance request were Petitioner Charles Pepin, adjacent property owner Richard Moreland, and Bruce E. Doak with Gerhold, Cross & Etzel, Ltd., the professional land surveyor who prepared the site plan. The file reveals

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Date 5-19-11

By [Signature]

that the Petition was properly advertised and the site was properly posted as required by the Baltimore County Zoning Regulations. There were no Protestants or other interested persons in attendance at the hearing.

The Zoning Advisory Committee (ZAC) comments were received and are made a part of the record of this case. Comments were received from the Office of Planning on April 20, 2011 and based on this review, they offer the following comments:

"The Office of Planning has reviewed the petitioner's request for Variances pertaining to accessory structures on the subject property. The subject property is a contributing structure within the boundaries of the Corbett County Historic District. A proposal for construction of a pool house would need review by and approval from the Landmarks Preservation Commission (LPC). To date, no request has been submitted to the Landmarks Preservation Commission for review".

ZAC comments were also received from the Department of Environmental Protection and Sustainability (DEPS) dated April 7, 2011 which indicated that the proposed building permits will be (are being currently) reviewed by Groundwater Management and is subject to its approval.

Bruce Doak proffered testimony on behalf of the Petitioner, which was later adopted under oath by him. Mr. Doak presented that the subject property consists of 3.5 acres located in the village of Corbett, it is zoned RC 7, has entrances on Corbett Road, and is improved by an already existing multi-story framed dwelling built in the late 19th century. An existing barn, swimming pool, and two sheds are also presently on the property. The site is served by a private well and septic system.

He placed the plat to accompany the variance petition into evidence. He explained that the dwelling house literally has doors on each side. The only access to and from the property is a driveway from Corbett Road. The adjacent properties to the site are owned by the Petitioner. Nevertheless, the "technical" front of the dwelling is located on the opposite side than that facing Corbett Road; hence rendering the location of the pool, shed, and proposed pool building

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By [Signature]

technically in the "front" yard of the site, and necessitating therefore the instant variance request.

The plan of the proposed pool house and a separate exhibit showing its elevations was entered into evidence. The structure will be 26'6" x 28'6". The existing barn is 30 feet high and the proposed pool house is to be 20 feet high. Mr. Doak explained that the existing dwelling, while not historic itself, is a contributing structure within the Corbett County Historic District. The existing structures includes roofs with distinctive steep pitches. In order to "mimic" this existing historic architectural characteristic, the additional 5 feet are structurally and architecturally necessary. He also noted that contact has been made with Karen Brown of the Landmarks Preservation Commission, who has proved of the Petitioner's intentions. The Petitioner will be submitting to the Commission for formal approval before construction.

Mr. Doak stated that the additional height of the pool house will be solely to accomplish the architectural plan. There will be no actual third floor in the structure, the view internally will go to the roof itself. Further, he related that a percolation test has been applied for construction of the pool house and submissions have already been made for the appropriate approvals.

Mr. Doak proffered that the property in question is unique in view of its novel geographic situation, with its "logical" front facing its only outside access, but its "official" front located on the opposite side of the main building. In addition, he points out that the property was created prior to the advent of zoning regulations. Finally, he points out that the existing pool, well buffered from any adjacent owners, already exists and the pool house should logically be placed near to it.

He alleges practical difficulty as the proposed pool house, in order to comply with the architectural characteristics desired by the Landmarks Preservation Commission, needs the additional height to so conform. Moreover, the topography of the site dictates that the flat nature of the side adjacent to the pool presents to the most efficacious location for the pool house.

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By 82

Charles Pepin, the Petitioner, testified as to the history of the site, addressed and confirmed the proffer regarding the topography and practical needs to construct the pool house and presented a photograph of the main structure in the late 1900s, as well as photos of the area proposed for the new structure.

Richard Moreland, an adjacent property owner living at 1822 Corbett Road, testified that Petitioner's project "would complete the neighborhood and lot package" and tie the property together. He has no objection whatsoever to the project.

Considering all of the testimony and evidence presented, I am persuaded to grant the requested variance relief. I find special circumstances or conditions exist as to the topography, geographic structure, and unique access situation that are particular to the land or structure which is the subject of the variance request.

I further find that practical difficulty exists, limiting the use of the property for a permitted purpose by the Petitioner if the variance is not granted; and further find that the granting of the relief set forth herein can be accomplished without injury to the public health, safety, and general welfare. Therefore, in all manner and form, I find that the variance requested 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). *McClellan v. Soley*, 270 Md. App. 208 (1973)

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 Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED, this 19th day of May, 2011 by this Administrative Law Judge that Petitioners' Variance requests from Sections 1A08.6c.2.f and 400.3 of the Baltimore County Zoning Regulations ("B.C.Z.R.") as follows:

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Date 5-19-11

By [Signature]

- To allow an existing swimming pool, barn and two sheds in the front yard in lieu of the required rear yard, and
- To allow a proposed pool house in the front yard in lieu of the required rear yard, and
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- To allow a proposed accessory structure (pool house) with a height of 20 feet in lieu of the maximum permitted height of 15 feet,

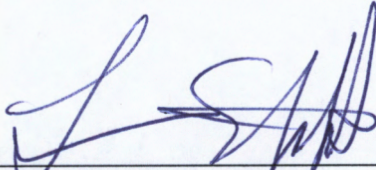
be and are hereby GRANTED.

The relief granted herein shall be subject to the following:

1. The Petitioners may apply for their building permit and may be granted same upon receipt of this Order, however the Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the thirty (30) day appellate process from this Order has expired. If for whatever reason, this Order is reversed, the Petitioners will be required to return and be responsible for returning said property to its original condition.
2. Petitioners shall comply with the Zoning Advisory Committee (ZAC) comments submitted by the Department of Environmental Protection and Sustainability (DEPS) dated April 7, 2011 and the Office of Planning received April 20, 2011; copies of which are attached hereto and made a part hereof.
3. There shall be no "residential" use of the pool house.

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

Order.


 LAWRENCE M. STAHL
 Managing Administrative Law Judge
 for Baltimore County

LMS:pz

Attachment

ORDER RECEIVED FOR FILING

Date 5-19-11 5

By [Signature]

5/9 10 AM
205

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits,
Approvals and Inspections

DATE: April 18, 2011

FROM: Jeff Mayhew
(Acting) Director, Office of Planning

SUBJECT: 1732 Corbett Road

INFORMATION:

Item Number: 11-292

Petitioner: Charles G. Pepin

Zoning: RC 7

Requested Action: Variance

RECEIVED

APR 20 2011

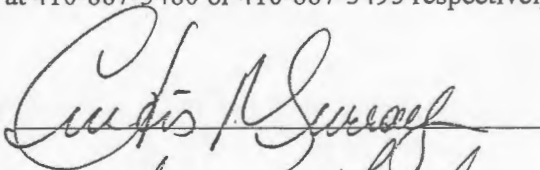
OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request for Variances pertaining to accessory structures on the subject property. The subject property is a contributing structure within the boundaries of the Corbett County Historic District. A proposal for construction of a pool house would need review by and approval from the Landmarks Preservation Commission (LPC). To date, no request has been submitted to the Landmarks Preservation Commission for review.

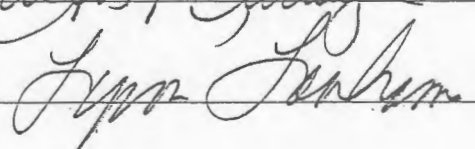
For further information concerning the matters stated here in, please contact Diana Itter or Karin Brown (LPC related) at 410-887-3480 or 410-887-3495 respectively.

Prepared by:



Division Chief:

JM/LL: CM



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Date 5-19-11

By J

5/9 10 AM
205

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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APR 07 2011

OFFICE OF ADMINISTRATIVE HEARINGS

TO: Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: April 7, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-292-A
Address 1732 Corbett Road
(Pepin Property)

Zoning Advisory Committee Meeting of April 4, 2011.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Proposed bldg. permits will be (are being currently) reviewed by Groundwater Mgmt.

Reviewer: *Dan Esser; Groundwater Management*

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Date 5-19-11

By [Signature]

KEVIN KAMENETZ
County Executive



LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
TIMOTHY M. KOTROCO
Administrative Law Judges

May 19, 2011

CHARLES G. AND ELLEN J. PEPIN
1732 CORBETT ROAD
MONKTON MD 21111

Re: Petition for Variance
Case No. 2011-0292-A
Property: 1732 Corbett Road

Dear Mr. and Mrs. Pepin:

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 with the Department of Permits, Applications and Inspections an appeal within thirty (30) days from the date of this Order. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Sincerely,

A handwritten signature in black ink, appearing to read "L. Stahl", is written over the printed name of Lawrence M. Stahl.

LAWRENCE M. STAHL
Managing Administrative Law Judge
for Baltimore County

LMS/pz

Enclosure

c: Bruce Doak, Gerhold Cross & Etzel, Ltd., 320 East Towsontown Blvd. #100, Towson MD 21286
Richard Moreland, 1822 Corbett Road, Monkton MD 21111



Petition for Variance

to the Zoning Commissioner of Baltimore County for the property
located at 1732 CORBETT ROAD, MONKTON, MD 21111
which is presently zoned RC 7

Deed Reference: 20093143 Tax Account # 0816035125

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)

1A08.6 C.2. F: TO ALLOW AN EXISTING SWIMMING POOL AND PROPOSED POOL HOUSE
IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD

400.3: TO ALLOW A PROPOSED ACCESSORY STRUCTURE (POOL HOUSE) WITH A HEIGHT
OF 20 FEET IN LIEU OF THE MAXIMUM PERMITTED 15 FEET.

SEE ATTACHED PAGE

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty.)

SEE ATTACHED PAGE

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 _____ Date 5-19-11
Company _____ By [Signature]
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

ORDER RECEIVED FOR FILING

Case No. 2011-0292-A

Legal Owner(s):

CHARLES G. PEPIN
Name - Type or Print _____
Signature [Signature]
ELLEN J. PEPIN
Name - Type or Print _____
Signature [Signature]
1732 CORBETT ROAD 410-345-4773
Address _____ Telephone No. _____
MONKTON MD 21111
City _____ State _____ Zip Code _____

Representative to be Contacted:

BRUCE E. DOAK
GERHOLD, CROSS & ETZEL, LTD.
Name SUITE 100
320 E. TOWSONTOWN BLVD 410-823-4470
Address _____ Telephone No. _____
TOWSON MD 21286
City _____ State _____ Zip Code _____

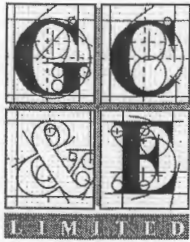
Office Use Only

Estimated Length of Hearing _____
Unavailable For Hearing _____

Reviewed by BH Date 3/28/11

* PLEASE EMAIL ZAC COMMENTS TO :

BDOAK@GCELIMITED.COM



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, MD 21286

Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

Petition For Variances 1732 Corbett Road

Variances requested:

From Section 1A08.6c.2.f (BCZR): to allow an existing swimming pool, barn and two sheds in the front yard in lieu of the required rear yard

From Section 1A08.6c.2.f (BCZR): to allow a proposed pool house in the front yard in lieu of the required rear yard

From Section 400.3(BCZR): to allow an existing accessory structure (barn) with a height of 30 feet, more or less, in lieu of the maximum permitted height of 15 feet

From Section 400.3(BCZR): to allow a proposed accessory structure (pool house) with a height of 20 feet in lieu of the maximum permitted height of 15 feet

Hardship and practical difficulty:

The existing barn and sheds were built prior to Section 1A08.6c.2.f of the zoning regulations. Therefore, the location and height of these accessory structures are non-conforming.

The location of the proposed pool house is next to the existing pool in an area with minimal amount of grading.

The proposed 20 foot height of the pool house will allow the roof pitch to match that of the house & barn.



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March 14, 2011

ZONING DESCRIPTION PROPERTY OF CHARLES & ELLEN PEPIN #1732 CORBETT ROAD

Beginning for the same in the center of Corbett Road, 440 feet, more or less, east of the center of Corbett Village Lane, thence leaving Corbett Road and running for the outlines of the petitioners, 1) North $6\frac{1}{2}$ degrees East 19.3 Perches (318.45 feet), 2) North $88\frac{1}{4}$ degrees East 3.6 Perches (59.4 feet), 3) North $88\frac{1}{4}$ degrees East 19 Perches (313.5 feet), 4) South $11\frac{3}{4}$ degrees East 20 Perches (330 feet), to the center of Corbett Road, thence running in the center of Corbett Road, 5) South $72\frac{1}{2}$ degrees West $11\frac{1}{2}$ Perches (189.75 feet), 6) North 80 degrees West $15\frac{1}{4}$ Perches (251.62 feet), and 7) North 80 West 3 Perches (49.5 feet), to the point of beginning.

Containing 3.5 Acres of land, more or less.

This description only satisfies the requirements of the Office of Zoning and should not be used for conveyance purposes.



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET AND FINANCE
MISCELLANEOUS CASH RECEIPT

No. **65912**

Date: **3/28/11**

PAID RECEIPT

BUSINESS ACTUAL TIME DRW
 3/29/2011 3/28/2011 14:47:11 2

REC WSD2 MAIL JEVA JEE
 RECEIPT # 729606 3/28/2011 OFLN

Dept 5 528 ZONING VERIFICATION

NO. 065912

Recpt Tot \$75.00

\$75.00 CK \$4.00 CA

Baltimore County, Maryland

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept Obj	BS Acct	Amount
001	806	0000		6150				\$75.00

Total: **\$75.00**

Rec From: ~~Gilbert, Cheryl F. et al. L.L. Charles Pepin~~

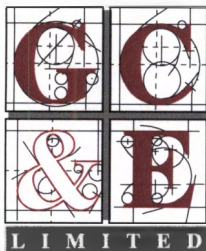
For: Variance

DISTRIBUTION

WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER GOLD - ACCOUNTING

PLEASE PRESS HARD!!!!

**CASHIER'S
 VALIDATION**



Gerhold, Cross & Etzel, Ltd.

Registered Professional Land Surveyors • Established 1906

Suite 100 • 320 East Towsontown Boulevard • Towson, Maryland 21286
Phone: (410) 823-4470 • Fax: (410) 823-4473 • www.gcelimited.com

CERTIFICATE OF POSTING

RE: Case# 2011-0292-A

PETITIONER: Charles & Ellen Pepin

DATE OF HEARING: May 9, 2011

BALTIMORE COUNTY DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVE.
TOWSON, MARYLAND 21204

ATTENTION: KRISTEN MATTHEWS

LADIES AND GENTLEMEN:

THIS LETTER IS TO CERTIFY UNDER THE PENALTIES OF PERJURY THAT THE NECESSARY
SIGN(S) REQUIRED BY LAW WERE POSTED CONSPICUOUSLY ON THE PROPERTY LOCATED AT

LOCATION:
1732 Corbett Road

(see page 2 for full size photo)

SIGNATURE OF SIGN POSTER

Bruce E. Doak

GERHOLD, CROSS & ETZEL, LTD
SUITE 100
320 EAST TOWSONTOWN BLVD
TOWSON, MARYLAND 21286
410-823-4470 PHONE
410-823-4473 FAX

POSTED ON: 4/21/11

ZONING NOTICE

CASE #:2011-0292-A

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

PLACE: Room 205 Jefferson Building
TIME & 105 West Chesapeake Avenue, Towson, MD
DATE : 10:00 am Monday May 9, 2011

Variance to allow an existing swimming pool, barn and two sheds in the front yard in lieu of the required rear yard; to allow a proposed pool house in the front yard in lieu of the required rear yard; to allow an accessory structure (barn) with a height of 30 feet, more or less, in lieu of the maximum permitted height of 15 feet; to allow a proposed accessory structure (pool house) with a height of 20 feet in lieu of the maximum permitted height of 15 feet.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES
NECESSARY TO CONFIRM HEARING
CALL 410-887-3391 THE DAY BEFORE THE SCHEDULED HEARING DATE

DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER HEARING. UNDER PENALTY OF LAW
HEARINGS ARE HANDICAPPED ACCESSIBLE

1732

ZONING NOTICE

CASE #: 2011-0292-A

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

PLACE: Room 205 Jefferson Building
115 West Chesapeake Avenue, Towson, MD

DATE: 10:00 am Monday May 9, 2011

Variances to allow an existing swimming pool, barn and two sheds in the front yard in lieu of the required rear yard, to allow a proposed pool house in the rear yard in lieu of the required rear yard, to allow an accessory structure (barn) with a height of 30 feet, more or less, with a proposed accessory structure height of 15 feet, to permit a height of 20 feet in lieu of the maximum permitted height of 15 feet.

HEARINGS ARE HANDLED BY THE ZONING COMMISSIONER
NO TESTIMONY IS REQUIRED AT THE HEARING
NO TESTIMONY IS REQUIRED AT THE HEARING

NOTICE OF ZONING HEARING

The Administrative Law Judges 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: # 2011-0292-A

1732 Corbett Road

N/side of Corbett Road, 440 ft. east of centerline of Corbett Village Lane

8th Election District - 3rd Councilmanic District

Legal Owner(s): Charles & Ellen Pepin

Variance: to allow an existing swimming pool, barn and two sheds in the front yard in lieu of the required rear yard; to allow a proposed pool house in the front yard in lieu of the required rear yard; to allow an existing accessory structure (barn) with a height of 30 feet, more or less, in lieu of the maximum permitted height of 15 feet; to allow a proposed accessory structure (pool house) with a height of 20 feet in lieu of the maximum permitted height of 15 feet.

Hearing: Monday, May 9, 2011 at 10:00 a.m. in Room 205, Jefferson Building, 105 West Chesapeake Avenue, Towson 21204.

ARNOLD JABLON, DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS FOR BALTIMORE COUNTY

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Administrative Hearings Office at (410) 887-3868.

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

4/131 Apr. 21

272994

CERTIFICATE OF PUBLICATION

4/21/2011

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 4/21/2011.

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

S. Wilkinson

LEGAL ADVERTISING

TO: PATUXENT PUBLISHING COMPANY
Thursday, April 21, 2011 Issue - Jeffersonian

Please forward billing to:
Charles & Ellen Pepin
1732 Corbett Road
Monkton, MD 21111

410-345-4777

NOTICE OF ZONING HEARING

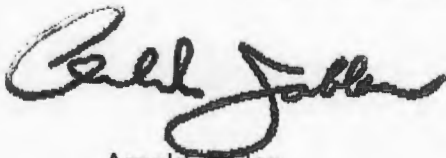
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CASE NUMBER: 2011-0292-A

1732 Corbett Road
N/side of Corbett Road, 440 ft. east of centerline of Corbett Village Lane
8th Election District – 3rd Councilmanic District
Legal Owners: Charles & Ellen Pepin

Variance to allow an existing swimming pool, barn and two sheds in the front yard in lieu of the required rear yard; to allow a proposed pool house in the front yard in lieu of the required rear yard; to allow an existing accessory structure (barn) with a height of 30 feet, more or less, in lieu of the maximum permitted height of 15 feet; to allow a proposed accessory structure (pool house) with a height of 20 feet in lieu of the maximum permitted height of 15 feet.

Hearing: Monday, May 9, 2011 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204



Arnold Jablon
Director of Permits, Approvals and Inspections for Baltimore County

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ADMINISTRATIVE HEARINGS OFFICE AT 410-887-3868.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

April 12, 2011

NOTICE OF ZONING HEARING

The Administrative Law Judge 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: 2011-0292-A

1732 Corbett Road

N/side of Corbett Road, 440 ft. east of centerline of Corbett Village Lane

8th Election District – 3rd Councilmanic District

Legal Owners: Charles & Ellen Pepin

Variance to allow an existing swimming pool, barn and two sheds in the front yard in lieu of the required rear yard; to allow a proposed pool house in the front yard in lieu of the required rear yard; to allow an existing accessory structure (barn) with a height of 30 feet, more or less, in lieu of the maximum permitted height of 15 feet; to allow a proposed accessory structure (pool house) with a height of 20 feet in lieu of the maximum permitted height of 15 feet.

Hearing: Monday, May 9, 2011 at 10:00 a.m. in Room 205, Jefferson Building,
105 West Chesapeake Avenue, Towson 21204

A handwritten signature in black ink, appearing to read "Arnold Jablon", is written over the printed name and title.

Arnold Jablon
Director

AJ:kl

C: Bruce Doak, GC&E, 320 E. Towsontown Blvd., Ste. 100, Towson 21286
Mr. & Mrs. Pepin, 1732 Corbett Road, Monkton 21111

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY SATURDAY, APRIL 23, 2011.**
- (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.**

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: 2011-0292-A

Petitioner: CHARLES G. & ELLEN J. PEPIN

Address or Location: 1732 CORBETT ROAD MONKTON, MD 21111

PLEASE FORWARD ADVERTISING BILL TO:

Name: CHARLES G. & ELLEN J. PEPIN

Address: 1732 CORBETT ROAD

MONKTON, MD 21111

Telephone Number: 410-345-4777



KEVIN KAMENETZ
County Executive

ARNOLD JABLON
Deputy Administrative Officer
Director, Department of Permits,
Approvals & Inspections

May 4, 2011

Mr. & Mrs. Pepin
1732 Corbett Road
Monkton, MD 21111

RE: Case Number 2011-0292 A, 1732 Corbett Road, Monkton, MD 21111

Dear Mr. & Mrs. Pepin,

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on March 28, 2011. 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 black ink, reading "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:mcn

Enclosures

c: People's Counsel
Bruce Doak, Gerhold, Cross & Etzel, Ltd., 320 E. Towsontown Blvd., Ste. 100, Towson, MD
21286



KEVIN KAMENETZ
County Executive

JOHN J. HOHMAN, *Chief*
Fire Department

March 31, 2011

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

ATTENTION: Zoning Review

Distribution Meeting of: **April 4, 2011**

Item No.:

Administrative Variance: 2011-0284A, 2011-0286A, 2011-0288A, 2011-0291A, 2011-0294A

Special Hearing: 2011-0283-SPHX, 2011-0293-SPH

Variance: 2011-0285A, 2011-0287-SPHA, 2011-0289-SPHA, 2011-0290A, 2011-0292A

Comments:

The Baltimore County Fire Marshal's Office has no comments on the above case numbers at this time.

Don W. Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 3RD Floor
Towson, Maryland 21286
Office: 410-887-4880
dmuddiman@baltimorecountymd.gov
cc: File

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits, Approvals
And Inspections

DATE: April 11, 2011

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

SUBJECT: Zoning Advisory Committee Meeting
For April 11, 2011
Item Nos. 2011- 283, 284, 285, 286,
287, 288, 289, 290, 291, 292 and
293

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

DAK:CEN:cab

cc: File

G:\DevPlanRev\ZAC -No Comments\ZAC-04112011 -NO COMMENTS.doc



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

State Highway
Administration

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 4-6-11

Ms. Kristen Matthews
Baltimore County Department of
Permits, Approvals and Inspections
County Office Building, Room 109
Towson, Maryland 21204

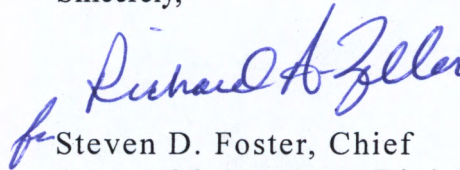
RE: Baltimore County
Item No. 2011-0292-A
Variance
Charles & Ellen Pepin
1732 Corbett Road

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. 2011-0292-A

Should you have any questions regarding this matter, please contact Richard Zeller at 410-545-5598 or 1-800-876-4742 extension 5598. Also, you may E-mail him at (rzeller@sha.state.md.us). Thank you for your cooperation.

Sincerely,


for Steven D. Foster, Chief
Access Management Division

SDF/rz

5/9 10 AM
205

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits,
Approvals and Inspections

DATE: April 18, 2011

FROM: Jeff Mayhew
(Acting) Director, Office of Planning

SUBJECT: 1732 Corbett Road

INFORMATION:

Item Number: 11-292

Petitioner: Charles G. Pepin

Zoning: RC 7

Requested Action: Variance

RECEIVED

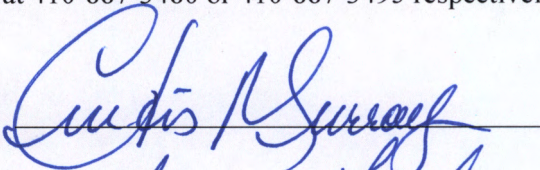
APR 20 2011

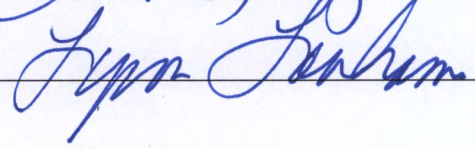
OFFICE OF ADMINISTRATIVE HEARINGS

SUMMARY OF RECOMMENDATIONS:

The Office of Planning has reviewed the petitioner's request for Variances pertaining to accessory structures on the subject property. The subject property is a contributing structure within the boundaries of the Corbett County Historic District. A proposal for construction of a pool house would need review by and approval from the Landmarks Preservation Commission (LPC). To date, no request has been submitted to the Landmarks Preservation Commission for review.

For further information concerning the matters stated here in, please contact Diana Itter or Karin Brown (LPC related) at 410-887-3480 or 410-887-3495 respectively.

Prepared by: 

Division Chief: 
JM/LL: CM

5/9 10 AM
205

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

APR 07 2011

OFFICE OF ADMINISTRATIVE HEARINGS

TO: Lawrence M. Stahl; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: David Lykens, Department of Environmental Protection and Sustainability
(DEPS) - Development Coordination

DATE: April 7, 2011

SUBJECT: DEPS Comment for Zoning Item # 11-292-A
Address 1732 Corbett Road
(Pepin Property)

Zoning Advisory Committee Meeting of April 4, 2011.

X The Department of Environmental Protection and Sustainability offers the following comments on the above-referenced zoning item:

1. Proposed bldg. permits will be (are being currently) reviewed by Groundwater Mgmt.

Reviewer: *Dan Esser; Groundwater Management*

RE: PETITION FOR VARIANCE	*	BEFORE THE
1732 Corbett Road; Northside Corbett Rd.	*	ZONING COMMISSIONER
440 ft. East of Center Line Corbet	*	FOR
Village Lane	*	BALTIMORE COUNTY
8 th Election & 3 rd Councilmanic Districts	*	2011-0292-A
Legal Owner(s): Charles & Ellen Pepin		
Petitioner(s)		

* * * * *

ENTRY OF APPEARANCE

Pursuant to Baltimore County Charter § 524.1, please enter the appearance of People's Counsel for Baltimore County as an interested party 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
MAR 31 2011
[Signature]

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 31st day of March, 2011, a copy of the foregoing Entry of Appearance was mailed to Charles & Ellen Pepin, 1732 Corbett Road, Monkton, Maryland 21111, Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

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

[Go Back](#)
[View Map](#)
[New Search](#)
[GroundRent](#)
[Redemption](#)
[GroundRent](#)
[Registration](#)

Account Identifier: District - 08 Account Number - 0816035125

Owner Information

Owner Name:	PEPIN CHARLES G PEPIN ELLEN J	Use:	AGRICULTURAL
Mailing Address:	1732 CORBETT RD MONKTON MD 21111-1513	Principal Residence:	YES
		Deed Reference:	1) /20893/ 00043 2)

Location & Structure Information

Premises Address	Legal Description
1732 CORBETT RD 0-0000	3.464 AC NS CORBETT RD 4900FT E MATHEWS RD

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
0028	0012	0100		0000				2	
									Plat Ref:

Special Tax Areas

Town	NONE
Ad Valorem	
Tax Class	

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1894	6,338 SF	3.4600 AC	05

Stories	Basement	Type	Exterior
2.500000	YES	STANDARD UNIT FRAME	

Value Information

	Base Value	Value	Phase-in Assessments		
		As Of	As Of	As Of	PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE
		01/01/2011	07/01/2010	07/01/2011	
Land	200,920	160,900			
Improvements:	1,169,680	804,300			
Total:	1,370,600	965,200	1,370,600	965,200	
Preferential Land:	920			900	

Transfer Information

Seller:	EWING MICHAEL J	Date:	10/27/2004	Price:	\$1,216,000
Type:	ARMS LENGTH MULTIPLE	Deed1:	/20893/ 00043	Deed2:	
Seller:	PHELPS AGNES D	Date:	08/24/1981	Price:	\$0
Type:	NON-ARMS LENGTH OTHER	Deed1:	/06321/ 00226	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2011	07/01/2012
County			0.00
State			0.00
Municipal			0.00

Tax Exempt:
Exempt Class:

Special Tax Recapture:
AGRICULTURAL TRANSFER TAX



Pt. Bk. Folio # 040115
Lot # 20
PDM # 080237

0823037190

0808068620

16215

0806082260

16213

0804021775

20050252

0820055252

028C1

029A1

2500007492

20060508
20100260

20040020

3 CD

8 ED

NW 25-A

RC 7

0816035126

1732

1718

0819032475

CORBETT RD

0802020075

0808004661

20040020

0816035126

028C2

029A2

PDM # 100215

10 ED

2000009128

Lot # 9

Pt. Bk. 54, Folio 127

Pt. Bk./Folio # 054127

Lot # 10
2000009128

2400001354

CASE NAME _____
CASE NUMBER _____
DATE _____

[illegible]

Case No.:

2011-0292-A

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	PLAN TO ACCOMPANY PETITION FOR VARIANCES	
No. 2	PLAN OF PHOTO SITES; PHOTOS A-W	
No. 3	FOUNDATION & 1ST FLOOR PLAN OF POOL HOUSE	
No. 4	POOL HOUSE ELEVATIONS	
No. 5	EARLY 1900'S PHOTO OF MAIN HOUSE	
No. 6	PHOTOS OF SITE	
No. 7		
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		



3





4



3









(H)

















2











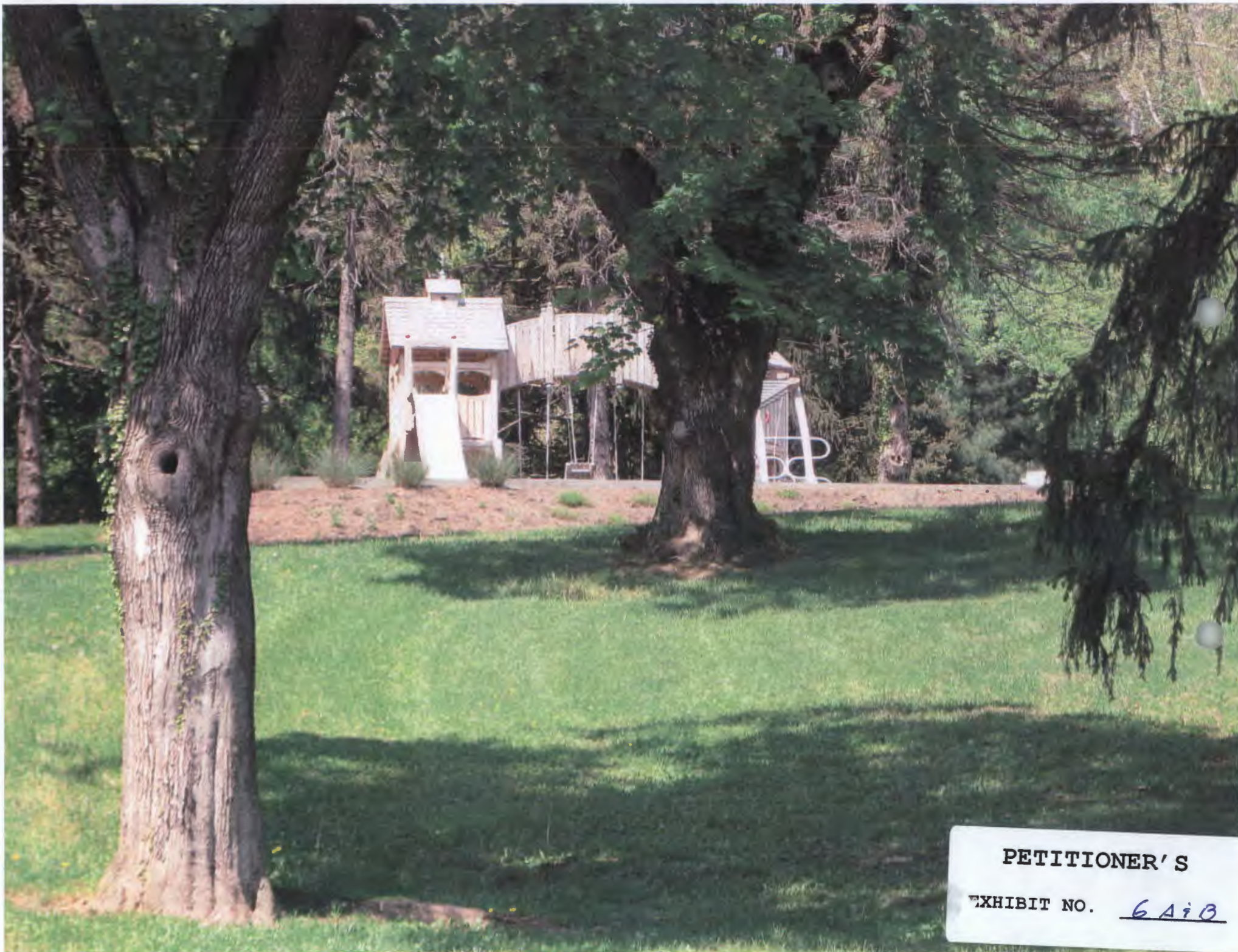




PETITIONER' S

EXHIBIT NO.

5

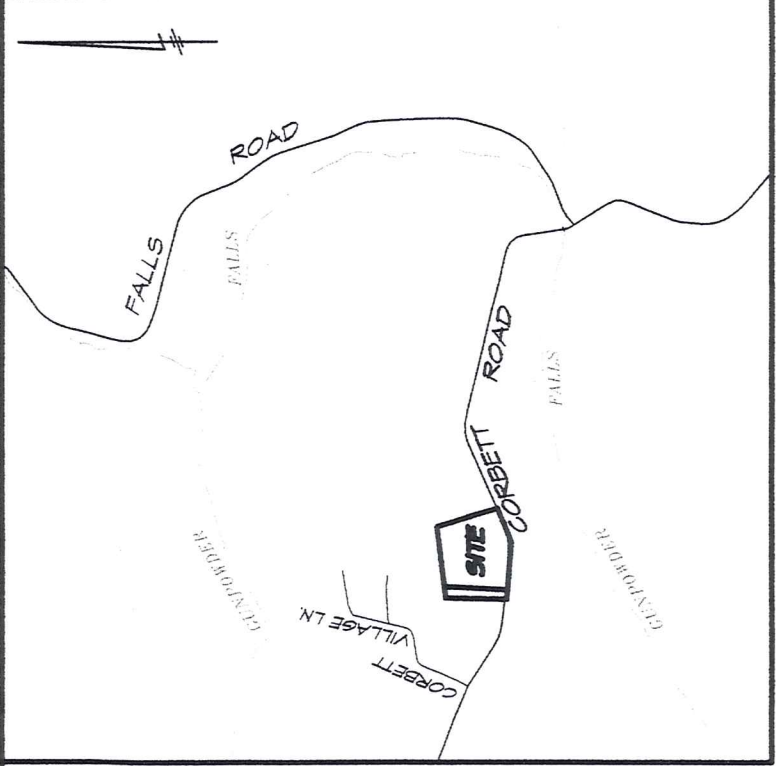
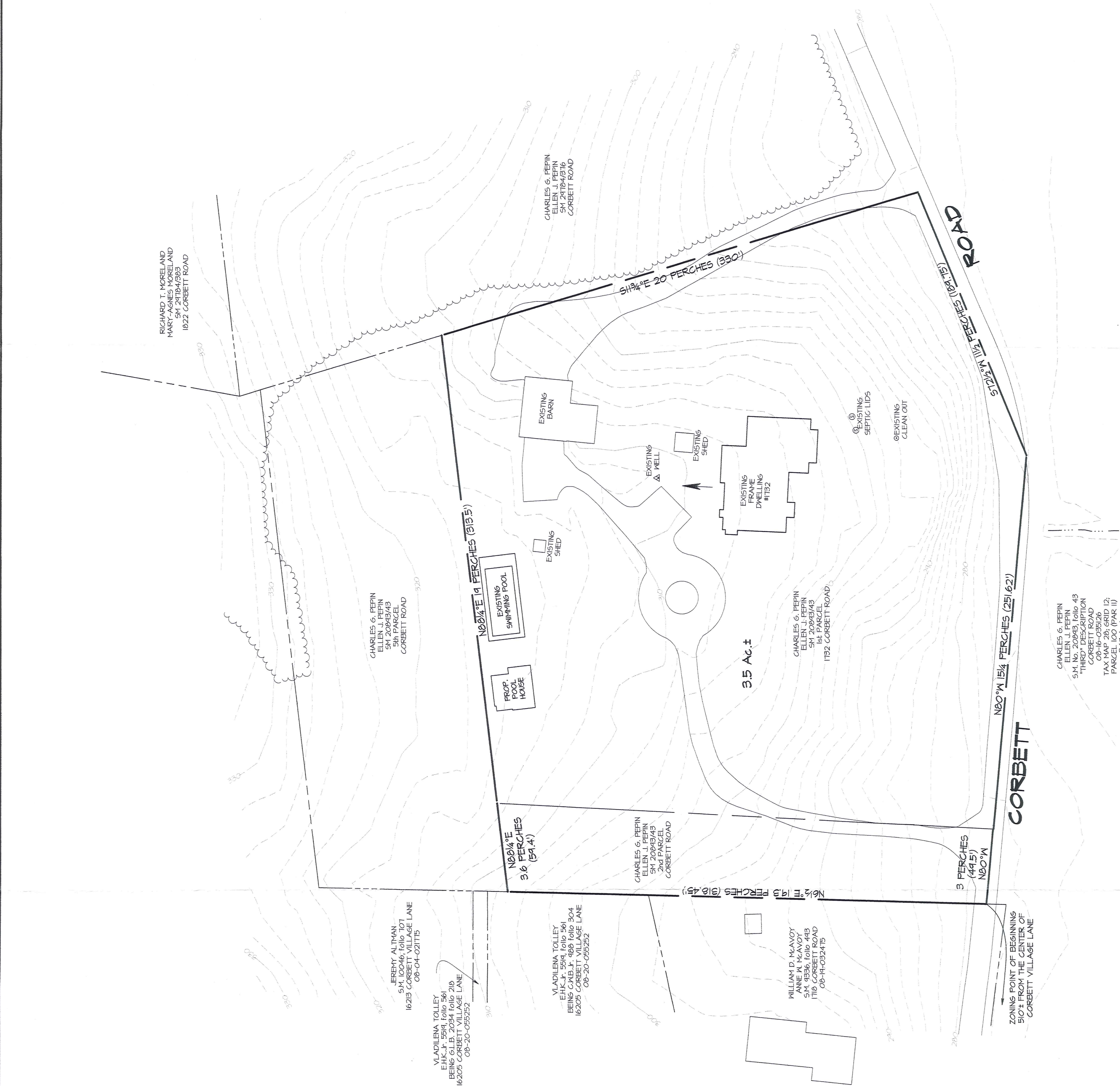


PETITIONER'S

EXHIBIT NO. 6A13

(63)





GENERAL NOTES

1. THE BOUNDARY SHOWN HEREON IS FROM THE TITLE DEED.
2. THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY 615 TILES 02801 & 02941.
3. THE PROPERTY IS LOCATED WITHIN 200' OF THE REGIONAL PLANNING DISTRICT 304.
4. GENUS TRACT 100000 LOCK RAVEN SUBBERSHERD NONE
5. SCHOOL DISTRICT: ELEMENTARY - SPARKS E.S.; MIDDLE - HERFORD H.S.; HIGH - HERFORD H.S.
6. THE SUBJECT PROPERTY IS NOT HISTORIC BUT IS WITHIN THE CORBETT NRHD & BGHD.
7. THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY.
8. THE SUBJECT PROPERTY IS NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA.
9. THE SUBJECT PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN.

OWNER
CHARLES G. PEPIN
ELLEN J. PEPIN
1732 CORBETT ROAD
MONKTON, MARYLAND 21111-1513
410-345-4777

PETITIONER'S

EXHIBIT NO. /

PETITION FOR VARIANCE

SECTION 1A02.6 C2.F: TO ALLOW AN EXISTING SWIMMING POOL, BARN AND TWO SHEDS IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD.

FROM SECTION 1A02.6 C2.F: TO ALLOW A PROPOSED POOL HOUSE IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD.

FROM SECTION 400.3: TO ALLOW AN EXISTING ACCESSORY STRUCTURE (BARN) WITH A HEIGHT OF 50 FEET MORE OR LESS, IN LIEU OF THE MAXIMUM PERMITTED HEIGHT OF 15 FEET.

FROM SECTION 400.3: TO ALLOW A PROPOSED ACCESSORY STRUCTURE (POOL HOUSE) WITH A HEIGHT OF 20 FEET IN LIEU OF THE MAXIMUM PERMITTED HEIGHT OF 15 FEET.

PLAT TO ACCOMPANY A
PETITION FOR VARIANCE
FOR THE

PEPIN PROPERTY

1732 CORBETT ROAD
Deed Ref: SM. No. 20893 folio 43
1st & 2nd PARCELS
Tax Account No.: 08-16-085125
Tax Map 28; Grid 12; Parcel 100
Zoned R.C.-T; 615 Tiles 02801 & 02941
8th ELECTION DISTRICT
9/28/11
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND



Scale: 1"=40'

Date: MARCH 28, 2011

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

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

DATE

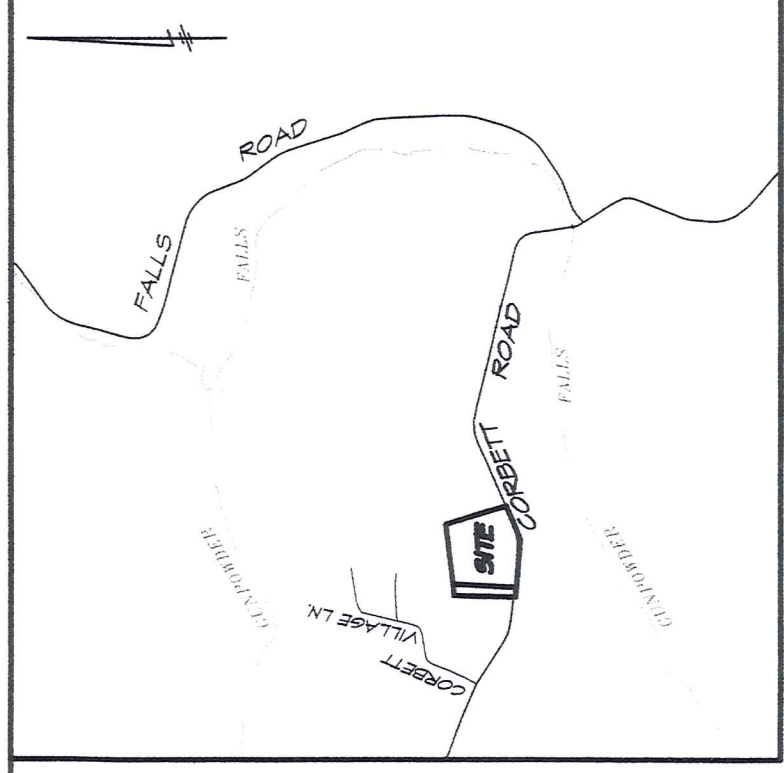
REVISION

COMPUTED: DRAWN: MEA: CHECKED:

FILE: X:\PEPIN_CORBETT\ZONING_08_2011.prt

LEGEND

- PROPOSED BUILDING
- EXISTING BUILDING
- WOODS LINE
- EXISTING PAVING
- PROPOSED PAVING
- PROPERTY LINE
- CONTOURS
- SLOPES > 25%

VICINITY MAP
$$\overline{100} = \overline{1}$$

GENERAL NOTES

- | | | |
|-----|---|----------------------------|
| 1. | THE BOUNDARY SHOWN HEREON IS FROM THE TITLE DEED. | |
| 2. | THE TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM BALTIMORE COUNTY GIS TILES 02801 & 02801A. | |
| 3. | THE ZONING LINE SHOWN 200' OF THE SUBJECT PROPERTY IS A 100' BUFFER FROM THE ZONING LINE. | |
| 4. | WATERSHED | 304 |
| 5. | GENUS TRACT | REGIONAL PLANNING DISTRICT |
| 6. | 10000 | 304 |
| 7. | LAKE RAVEN | SUBBERSHERD |
| 8. | ADJACENT GRID ELEMENTARY PARKS ETS. IS WITHIN THE CORRETT M.S., HIGH - HERFORD H.S. | NONE |
| 9. | THE SUBJECT PROPERTY IS NOT HISTORIC BUT IS MIDDLE - HERBERT M.S., HIGH - HERFORD H.S. | |
| 10. | THERE ARE NO KNOWN UNDERGROUND FUEL STORAGE TANKS ON THE SUBJECT PROPERTY. | |
| 11. | THE SUBJECT PROPERTY IS NOT WITHIN A 100' BUFFER FROM THE ZONING LINE. | |
| 12. | THE SUBJECT PROPERTY IS NOT WITHIN A 100' FEET FLOOD PLAIN. | |

OWNER

CHARLES G. PEPIN
ELLEN J. PEPIN
1732 CORBETT ROAD
MONKTON, MARYLAND 21111-1513
410-345-4777

PETITION FOR VARIANCE

SECTION 1A08.6 C.2.f: TO ALLOW AN EXISTING SWIMMING POOL, BARN AND TWO SHEDS IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD.

FROM SECTION 1A08.6 C.2.f. TO ALLOW A PROPOSED POOL HOUSE IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR

FROM SECTION 400.3: TO ALLOW AN EXISTING ACCESSORY STRUCTURE (BARN) WITH A HEIGHT OF 30 FEET, MORE OR LESS, IN LIEU OF THE MAXIMUM PERMITTED HEIGHT OF 15 FEET.

FROM SECTION 400.3: TO ALLOW A PROPOSED ACCESSORY STRUCTURE (POOL HOUSE) WITH A HEIGHT OF 20 FEET IN LIEU OF THE MAXIMUM PERMITTED HEIGHT OF 15 FEET.

PLAN TO ASSESS PHOTOGRAPH 5

PLAT TO ACCOMPANY A
PETITION FOR VARIANCE
FOR THE

PEPIN PROPERTY
1732 CORBETT ROAD
Deed Ref: S.M. No. 20893 folio 43
1st & 2nd PARCELS

Tax Account No.: 08-16-035125
Tax Map 28; Grid 12; Parcel 100
ned R.C.-7: 615 Tiles 028C1 & 028C2

8th ELECTION DISTRICT
3rd COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

Scale: 1"=40'
Date: MARCH 28, 2011

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

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

COMPUTED:

DRAWN: M.E.A.	CHECKED:
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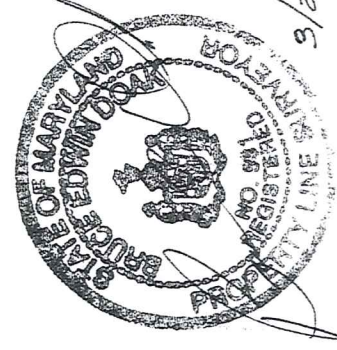
DATE _____

REVISION

PETITIONER/ S

EXHIBIT NO. 7

Z



PENZA+BAILEY

ARCHITECTS

401 Woodbourne Avenue
Baltimore, Maryland 21212
T 410-435-6677 | F 410-435-6868
www.PenzaBailey.com

Professional Certification: I certify that these documents were prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Maryland.
License number: 10028
Expiration Date: 05/03/2011

Professional Certification: I certify that these documents were prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Maryland.
License number: 10028
Expiration Date: 05/03/2011

NEW CONSTRUCTION

SHADOWLAWN
POOL HOUSE

1732 CORBETT ROAD
MONKTON, MD 21111

#	DATE	DESCRIPTION
1	10/26/2014	COORDINATION REVIEW
2	01/13/2015	COORDINATION REVIEW
3	03/16/2015	COORDINATION REVIEW
4	03/25/2015	COORDINATION REVIEW
5	05/03/2015	COORDINATION REVIEW
6		
7		
8		
9		
10		

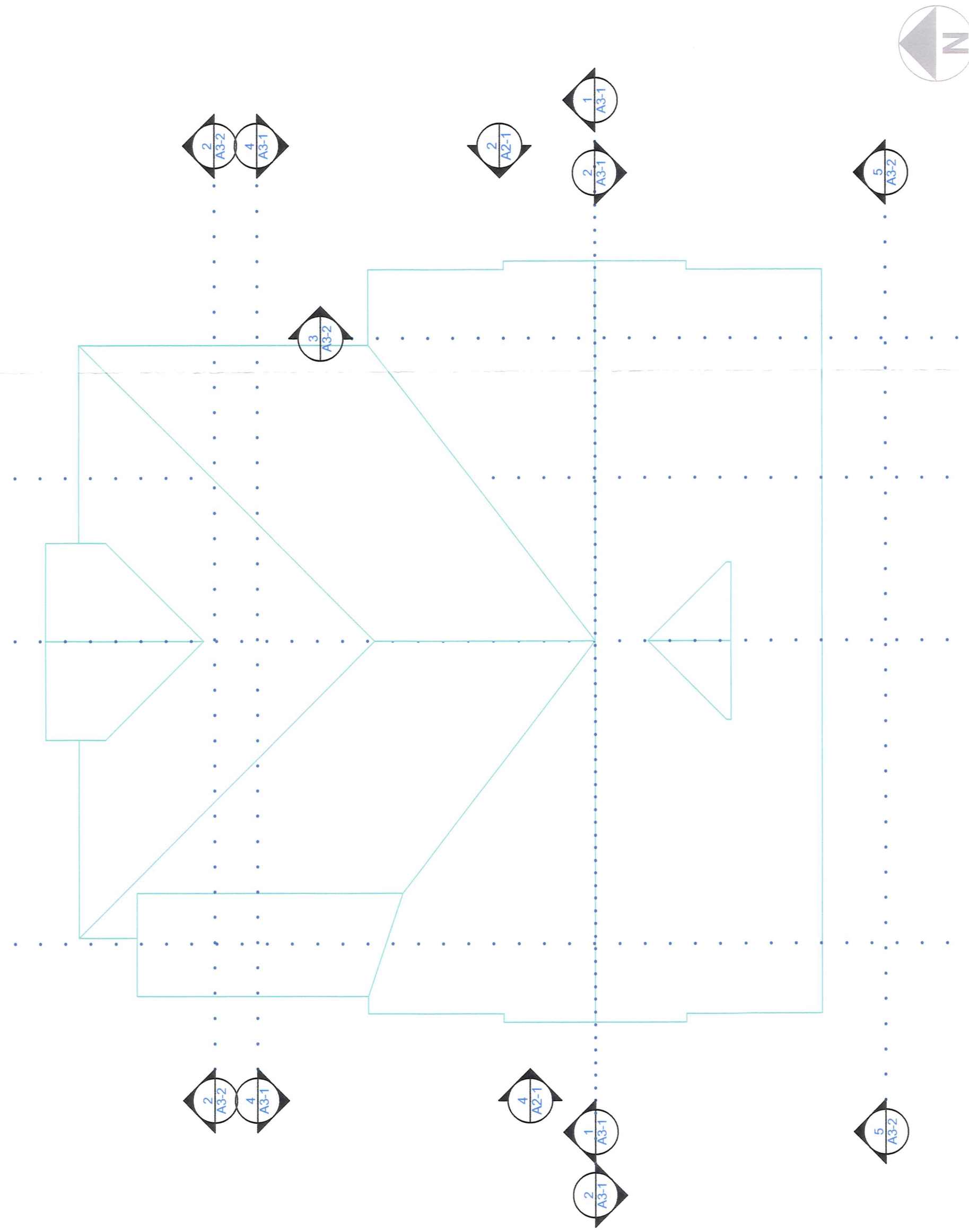
ISSUED FOR:
☒ REVIEW
☐ BID
☐ PERMIT
☐ CD SET

DRAWN: DVH PROJECT #: 10028
CHECKED: Dwayne Van Horn, AIA
CAD FILE: Pepin Pool House Scheme B.dgn
DATE: 05/03/2011

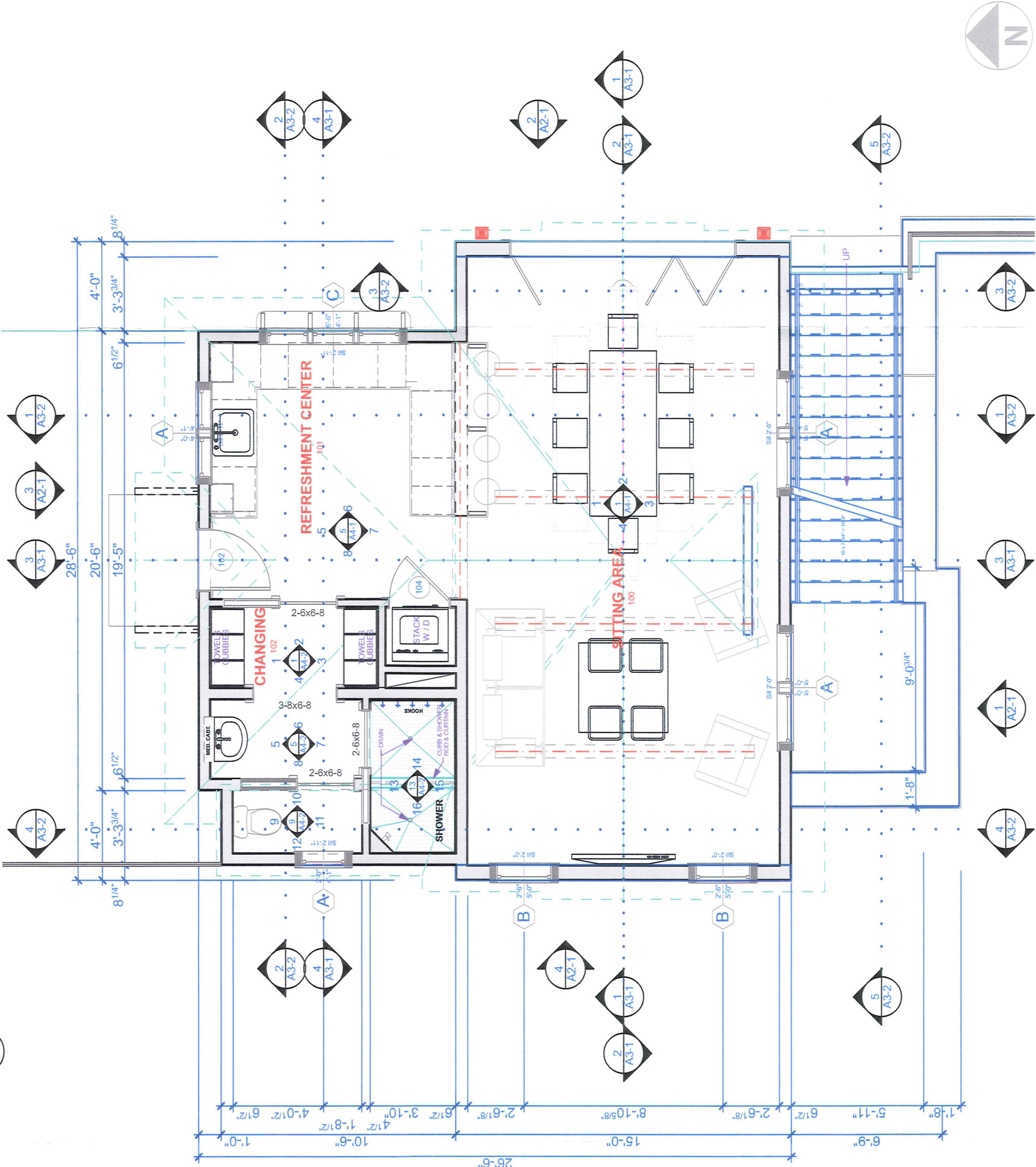
FOUNDATION & FIRST
FLOOR PLAN

A1-1

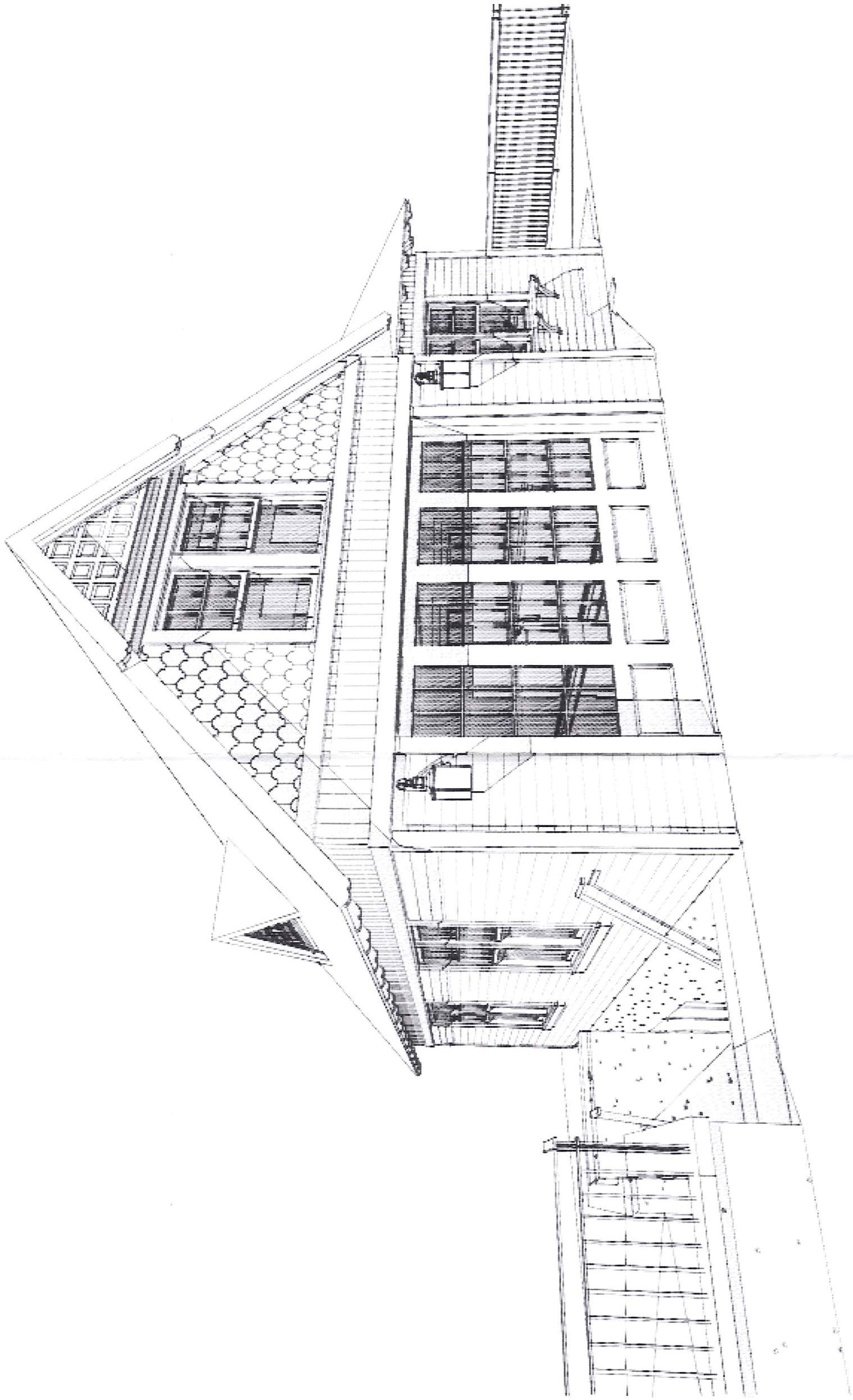
PETITIONER'S
EXHIBIT NO. 3



3 ROOF
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR
SCALE: 1/4" = 1'-0"



2 BASEMENT
SCALE: 1/4" = 1'-0"

PENZA+BAILEY

ARCHITECTS

401 Woodbourne Avenue

Baltimore, Maryland 21212

T 410-435-4677 | F 410-435-6868

www.PenzaBailey.com

Professional Certification: I certify that these documents were prepared or approved by me, and I am a duly licensed architect in the State of Maryland.

License number: _____

Expiration Date: _____

Professional Certification: I certify that these documents were prepared or approved by me, and I am a duly licensed architect in the State of Maryland.

License number: _____

Expiration Date: _____

NEW CONSTRUCTION

SHADOWLAWN
POOL HOUSE

1732 CORBETT ROAD
MONKTON, MD 21111

#	DATE	DESCRIPTION
	10/26/2010	COORDINATION REVIEW
	01/13/2011	COORDINATION REVIEW
	03/16/2011	COORDINATION REVIEW
	03/25/2011	COORDINATION REVIEW
	05/03/2011	COORDINATION REVIEW

ISSUED FOR:

☒ REVIEW

☐ BID

☐ PERMIT

☐ CD SET

©2011 PENZA BAILEY ARCHITECTS, INC.

DRAWN: DVHPROJECT #: 10028

CHECKED: Dwayne Van Horn, AIA

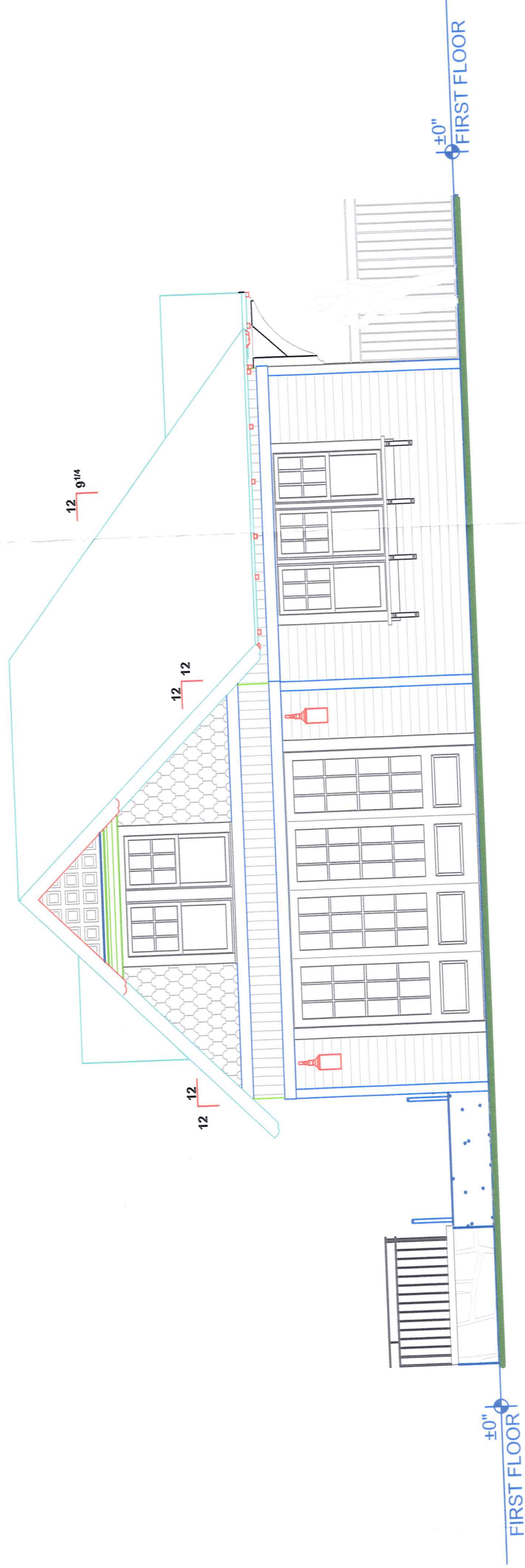
CAD FILE: Pepin Pool House Scheme B.dgn

DATE: 05/03/2011

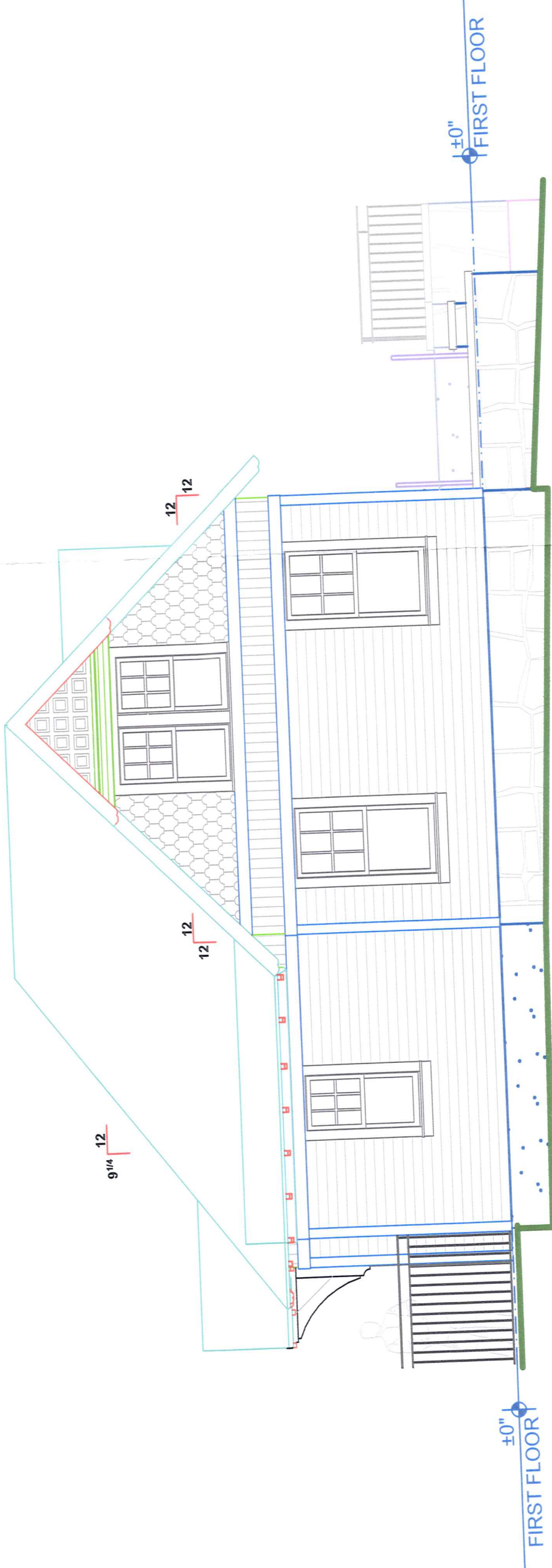
ELEVATIONS

A2-1

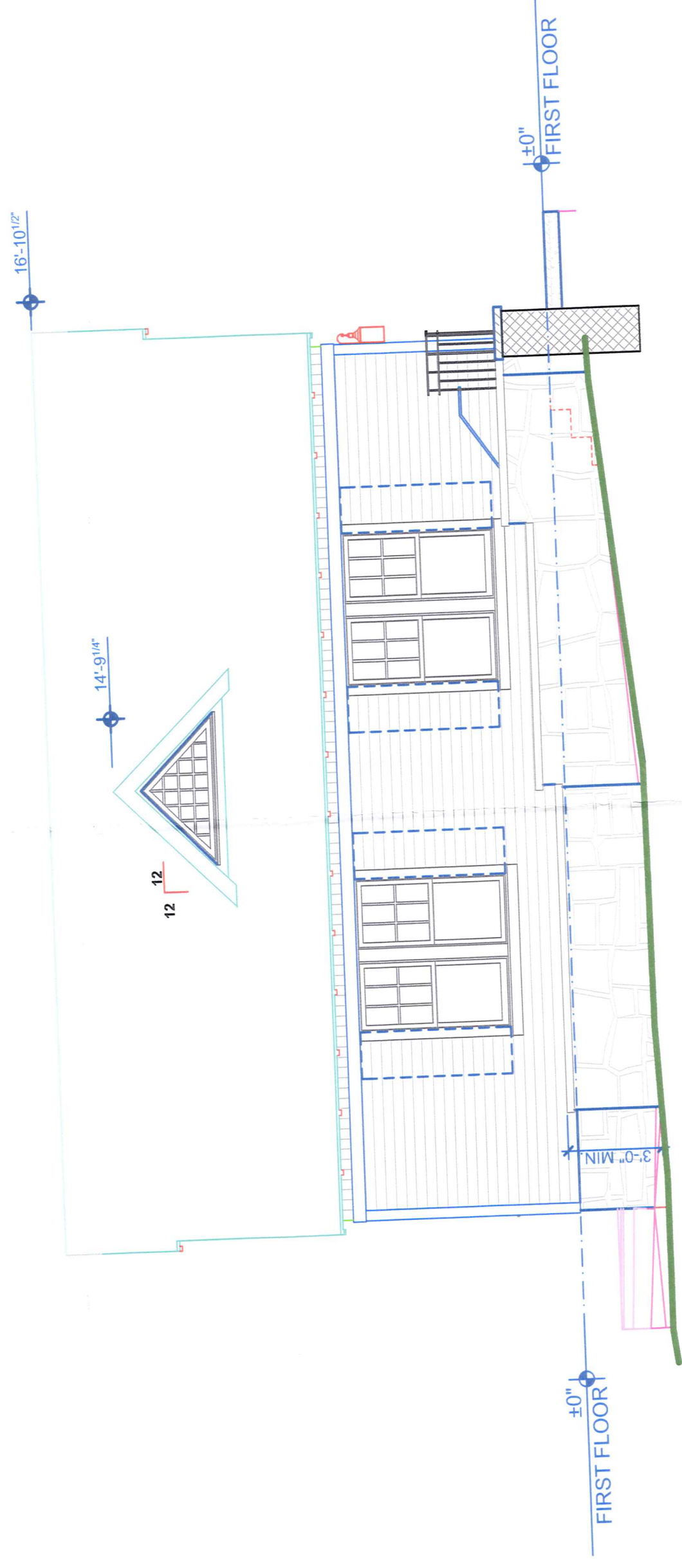
PETITIONER'S EXHIBIT NO. 4



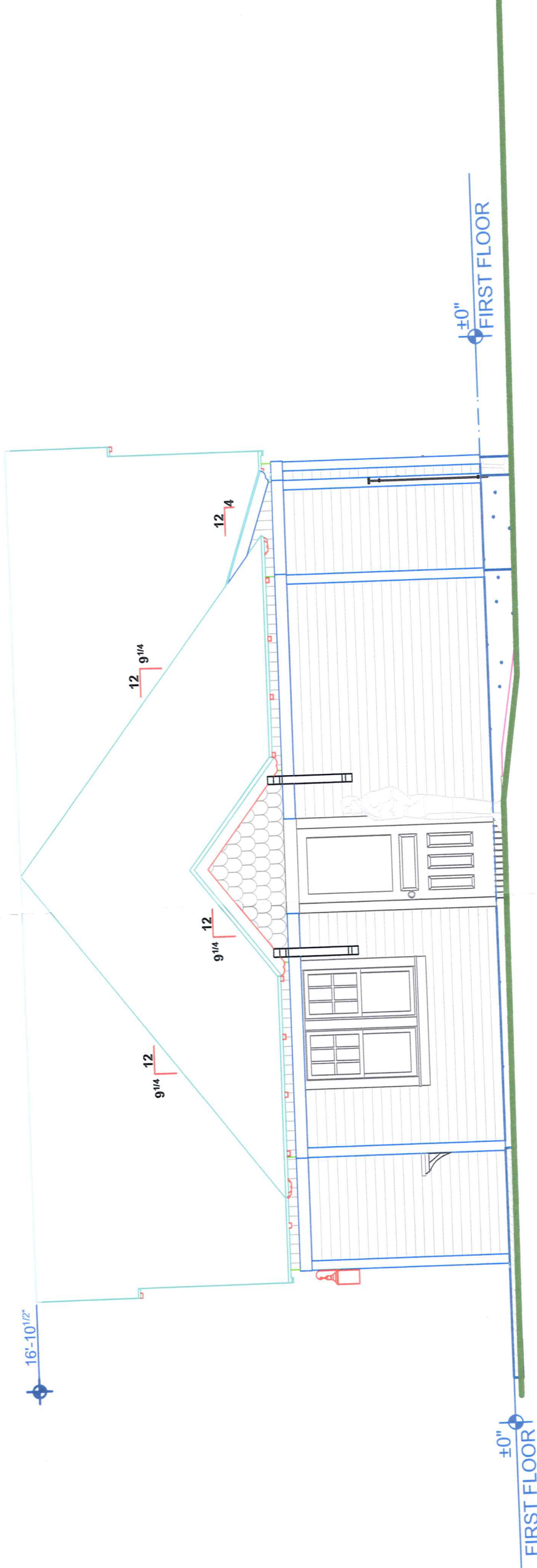
2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"