

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
(1309 Ruxton Road)		
9 th Election District	*	OFFICE OF ADMINISTRATIVE
2 nd Council District		
Allen and Julie P. Shutt	*	HEARINGS FOR
Petitioners		
	*	BALTIMORE COUNTY
	*	CASE NO. 2017-0279-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (OAH) for Baltimore County for consideration of a Petition for Administrative Variance filed by the legal owner of the property, Allen and Julie P. Shutt ("Petitioners"). The Petitioners are requesting Variance relief pursuant to § 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R"), to permit a proposed in-ground pool (accessory structure) on a corner lot located on the 1/3 closest to the street side in lieu of the farther 1/3 from the street side. 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.

The Zoning Advisory Committee (ZAC) comments were received and are made part of the record of this case. There were no adverse ZAC comments received from any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on April 23, 2017, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (B.C.C.). Based upon the information available, there is no evidence in

ORDER RECEIVED FOR FILING

Date 5-15-17

By AW

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 Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

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

THEREFORE, IT IS ORDERED, this 15th day of **May, 2017**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance seeking relief from § 400.1 of the Baltimore County Zoning Regulations ("B.C.Z.R") to permit a proposed in-ground pool (accessory structure) on a corner lot located on the 1/3 closest to the street side in lieu of the farther 1/3 from the street side, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

1. Petitioners may apply for necessary permits and/or licenses upon receipt of this Order. However, Petitioners are hereby made aware that proceeding at this time is at their own risk until 30 days from the date hereof, during which time an appeal can be filed by any party. If for whatever reason this Order is reversed, Petitioners would be required to return the subject property to its original condition.

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



JOHN E. BEVERUNGEN
Administrative Law Judge for
Baltimore County

JEB:dlw
ORDER RECEIVED FOR FILING

Date 5-15-17
By DLW



KEVIN KAMENETZ
County Executive

LAWRENCE M. STAHL
Managing Administrative Law Judge
JOHN E. BEVERUNGEN
Administrative Law Judge

May 15, 2017

Allen and Julie P. Shutt
1309 Ruxton Road
Towson, MD 21204

RE: Petition for Administrative Variance
Case No. 2017-0279-A
Property: 1309 Ruxton Road

Dear Petitioners:

Enclosed please find a copy of the Order rendered in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the Baltimore County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Baltimore County Office of Administrative Hearings at 410-887-3868.

Sincerely,

A handwritten signature in black ink, appearing to read "JEB", is written over the printed name.

JOHN E. BEVERUNGEN
Administrative Law Judge
for Baltimore County

JEB:dlw
Enclosure

c: John Krawczyls, 1016 Joyce Drive, Crownsville, MD 21032



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 1309 RUXTON RD Currently zoned DR-2
 Deed Reference 36888 1 00475 10 Digit Tax Account # 0923507506
 Owner(s) Printed Name(s) JULIE P. SHUTT

(SELECT THE HEARING(S) BY MARKING X AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. X ADMINISTRATIVE VARIANCE from Section(s) 400.1 BC2R: To permit a proposed in ground pool (accessory structure) on a corner lot located on the $\frac{1}{3}$ closest to the street side in lieu of farther of the zoning regulations of Baltimore County, to the zoning law of Baltimore County. $\frac{1}{3}$ from street side

2. _____ ADMINISTRATIVE SPECIAL HEARING to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

JULIE P. SHUTT

Name #1 – Type or Print

Name #2 – Type or Print

X [Signature]
Signature #1

X _____
Signature #2

1309 RUXTON RD TOWSON MD
Mailing Address City State

21204, 410-419-0026, PERRY@SHUTT1@
Zip Code Telephone # Email Address VERIZON.NET

Attorney for Owner(s)/Petitioner(s):

Name- Type or Print

Signature

Mailing Address City State

Zip Code Telephone # Email Address

Representative to be contacted:

JOHN KRAWCZYK

Name- Type or Print

[Signature]
Signature

106 JAYCE DR. CROFTSVILLE MD
Mailing Address City State

21032, 443 744 2622, JKRAW3@COMCAST.NET
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2017-079A Filing Date 4.11.17 Estimated Posting Date 4.23.17 Reviewer gh

ORDER RECEIVED FOR FILING

Rev 5/5/2016

Date 5-15-17

By [Signature]

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 1309 Ruxton Rd Towson MD 21204
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. (Clearly state practical difficulty or hardship here)

Pool UNBUILDABLE WHERE REQUIRED

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

X [Signature]
Signature of Owner (Affiant)
Julie Penny Shutt
Name- Print or Type

X _____
Signature of Owner (Affiant)

Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF Anne Arundel ~~BALTIMORE~~; to wit:

I HEREBY CERTIFY, this 7th day of April, 2017, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: Julie P. Shutt

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

AS WITNESS my hand and Notaries Seal

[Signature]
Notary Public

11-24-2019

My Commission Expires

1309 Ruxton Road Property Description:

ALL that lot of ground situate, lying and being in Baltimore County, State of Maryland, and described as follows, that is to say:

BEGINNING for the same at a point formed by the intersection of the northerly side of Millard Avenue and the southwesterly side of Ruxton Road as shown on the Plat of Ruxton Heights recorded among the Land Records of Baltimore County in Plat Book J.W.S. No. 1, folio 64, and running thence westerly binding on the northerly side of Millard Avenue, 258 feet 7 inches, more or less, to the end of the seventh or South 03 degrees 45 minutes 00 seconds West 290.32 foot line in the Deed from David W. Barton and wife to R. Gerard Willse, Jr. and wife dated October 20, 1960, and recorded among the Land Records of Baltimore County in Liber W.J.R. No. 3771, folio 272, thence leaving Millard Avenue and binding reversely on said seventh line North 03 degrees 45 minutes 00 seconds East 290.32 feet to the southerly side of Ruxton Road, thence running easterly on the southerly side of Ruxton Road 90.73 feet, more or less, to an angle in said road, thence running southeasterly binding on the southwesterly side of Ruxton Road 343 feet 9 inches, more or less, to the place of beginning. Being Lots No. 267, 269, 273, 274 and 275 and parts of Lots 266, 268 and 272 on the aforesaid Plat of Ruxton Heights. The improvements thereon being known as No. 1309 Ruxton Road.

BEING the same property conveyed by 1309 Ruxton Road LLC, a Maryland limited liability company, to Julie P. Shutt by a Deed dated November 9, 2105, and intended to be recorded among the Land Records of Baltimore County, Maryland immediately prior hereto.

TOGETHER with the buildings and improvements thereon erected, made or being; and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or in anywise appertaining.

2017-0279-A

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

No. 151426

Date: 4/14/17

Fund	Dept	Unit	Sub Unit	Rev Source/ Obj	Sub Rev/ Obj	Dept	Obj	BS Acct	Amount
001	800	0000		0150					75.00

Total: 75.00

Rec From: John Krawczyk Jr

For: 2017-0279-H

1309 Ruxton Rd

DISTRIBUTION

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

PLEASE PRESS HARD!!!!

PAID RECEIPT

BUSINESS ACTUAL TIME IRM
4/18/2017 4/14/2017 14:31:33 1
REG WSD1 WALKIN LJR
>>RECEIPT # 715965 4/14/2017 OFLN
Dept 5 528 ZONING VERIFICATION
CR NO. 151426

Receipt Tot \$75.00
\$75.00 CK \$1.00 CA
Baltimore County, Maryland

CASHIER'S
VALIDATION

CERTIFICATE OF POSTING

Date: 4-23-17

RE: Case Number: 2017-0279-A

Petitioner/Developer: allen Shutt

Date of Hearing/Closing: 5/8/17

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 1309 Ruxton Rd

The signs(s) were posted on 4-23-17

(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)

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 2017-0279-A1

TO PERMIT A PROPOSED IN-GROUND
SWIMMING POOL (ACCESSORY STRUCTURE) ON A
CORNER LOT LOCATED ON THE 1/2 CLOSEST TO
THE STREET SIDE IN LIEU OF 1/3 FARTEST
REMOVED FROM THE STREET SIDE

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 5/8/17

ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
ENVIRONMENT MANAGEMENT, COUNTY OFFICE BUILDING,

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

MAY 04 2017

OFFICE OF
ADMINISTRATIVE HEARINGS

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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: May 4, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0279-A
Address 1309 Ruxton Road
(Shutt Property)

Zoning Advisory Committee Meeting of **May 8, 2017**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

Date: 5-4-2017

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2017- 0279 -A Address 1309 Ruxton Rd
Contact Person: Gary Hucik Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 4/14/17 Posting Date: 4/23/17 Closing Date: 5/8/17

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 2017- 0279 -A Address 1309 Ruxton Rd
Petitioner's Name Allen Shutt Telephone 443-415-8582
Posting Date: 4/23/17 Closing Date: 5/8/17
Wording for Sign: To Permit a proposed inground swimming pool
(accessory structure) on a corner lot located on the
1/3 closest to the street side in lieu of 1/3 farthest
removed from the street side

Revised 7/6/16



KEVIN KAMENETZ
County Executive

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

May 9, 2017

Julie P. Shutt
1309 Ruxton Road
Towson MD 21204

RE: Case Number: 2017-0279 A, Address: 1309 Ruxton Road

Dear Ms. Shutt:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on April 14, 2017. 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 a faint, larger version of the same signature.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR: jaw

Enclosures

c: People's Counsel
John Krawczyls, 1016 Joyce Drive, Crownsville MD 21032

Date: 5/1/17

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

Dear Ms. Lewis:

Thank you for the opportunity to review your referral request on the subject of the Case number referenced below. 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 Case No. 2017-0279-A

*Administrative Variance
Julie P. Shutt
1309 Ruxton Road.*

Should you have any questions regarding this matter, please contact Mr. Richard Zeller at 410-229-2332 or 1-866-998-0367 (in Maryland only) extension 2332, or by email at (rzeller@sha.state.md.us).

Sincerely,



Wendy Wolcott, PLA
Metropolitan District Engineer – District 4
Baltimore & Harford Counties

WW/RAZ

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



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

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: May 4, 2017

SUBJECT: DEPS Comment for Zoning Item # 2017-0279-A
Address 1309 Ruxton Road
(Shutt Property)

Zoning Advisory Committee Meeting of **May 8, 2017**.

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford Date: 5-4-2017

M E M O R A N D U M

DATE: June 15, 2017
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2017-0279-A - Appeal Period Expired

The appeal period for the above-referenced case expired on June 14, 2017. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

c: Case File
Office of Administrative Hearings

Real Property Data Search [Guide to searching the database](#)

Search Result for BALTIMORE COUNTY

[View Map](#)[View GroundRent Redemption](#)[View GroundRent Registration](#)Account Identifier: **District - 09 Account Number - 0923507500**

Owner Information

Owner Name: SHUTT ALLEN
SHUTT JULIE P Use: **RESIDENTIAL**
Principal Residence: **YES**
Mailing Address: 1309 RUXTON RD Deed Reference: /36888/ 00475

TOWSON MD 21204-

Location & Structure Information

Premises Address: 1309 RUXTON RD Legal Description: LT 267-269-273-274-2
TOWSON 21204-

RUXTON HEIGHTS

Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	Plat Ref:	
0069	0010	0829		0000			267	2017		0001/0064	

Special Tax Areas:

Town:

NONE

Ad Valorem:

Tax Class:

Primary Structure Built	Above Grade Enclosed Area	Finished Basement Area	Property Land Area	County Use
1923	4,146 SF		1.2900 AC	04

Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation
2 1/2	YES	STANDARD UNIT	SIDING	5 full/ 1 half		

Value Information

	Base Value	Value As of 01/01/2017	Phase-in Assessments As of 07/01/2016	As of 07/01/2017
Land:	216,000	216,000		
Improvements	350,500	454,300		
Total:	566,500	670,300	566,500	601,100
Preferential Land:	0			0

Transfer Information

Seller:	Date:	Price:
SHUTT JULIE P	11/17/2015	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /36888/ 00475	Deed2:
Seller: 1309 RUXTON ROAD LLC	11/17/2015	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /36888/ 00470	Deed2:
Seller: WILLSE SALLY G	07/29/2013	\$0
Type: NON-ARMS LENGTH OTHER	Deed1: /33997/ 00168	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2016	07/01/2017
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Tax Exempt:

Special Tax Recapture:

Exempt Class:

NONE

Homestead Application Information

Homestead Application Status: No Application

2015

PREPARED WITHOUT TITLE EXAMINATION.
BASED UPON INFORMATION PROVIDED
BY THE PARTIES HERETO.

THIS DEED, made this 9th day of November, 2015, by and between JULIE P. SHUTT ("Grantor"); and ALLEN SHUTT and JULIE P. SHUTT, his wife ("Grantees").

WHEREAS, Grantor is the owner of all that property generally known as 1309 Ruxton Road, located in Baltimore County, Maryland (the "Property"), and more particularly described in a Deed to Grantor dated November 9, 2015, and intended to be recorded among the Land Records of Baltimore County, Maryland immediately prior hereto; and

WHEREAS, Grantor desires to convey the Property to Grantees as tenants by the entireties; and

WHEREAS, this conveyance is a transfer of property between spouses for no consideration and is therefore exempt from recordation and transfer taxes pursuant to §12-108(d), §13-207(a)(3) and §13-403 of the Tax-Property Article of the Annotated Code of Maryland.

NOW, THEREFORE, WITNESSETH, that **FOR NO CONSIDERATION**, Grantor hereby grants and conveys to Grantees, as tenants by the entireties, their assigns, and to the survivor of them, his or her personal representatives, heirs and assigns, in fee simple, all that property situate, lying and being in Baltimore County, Maryland, and more particularly described as follows:



2017 - 0279-A

1309 RUYTON PL

POOL
AREA

PARK

SIDE

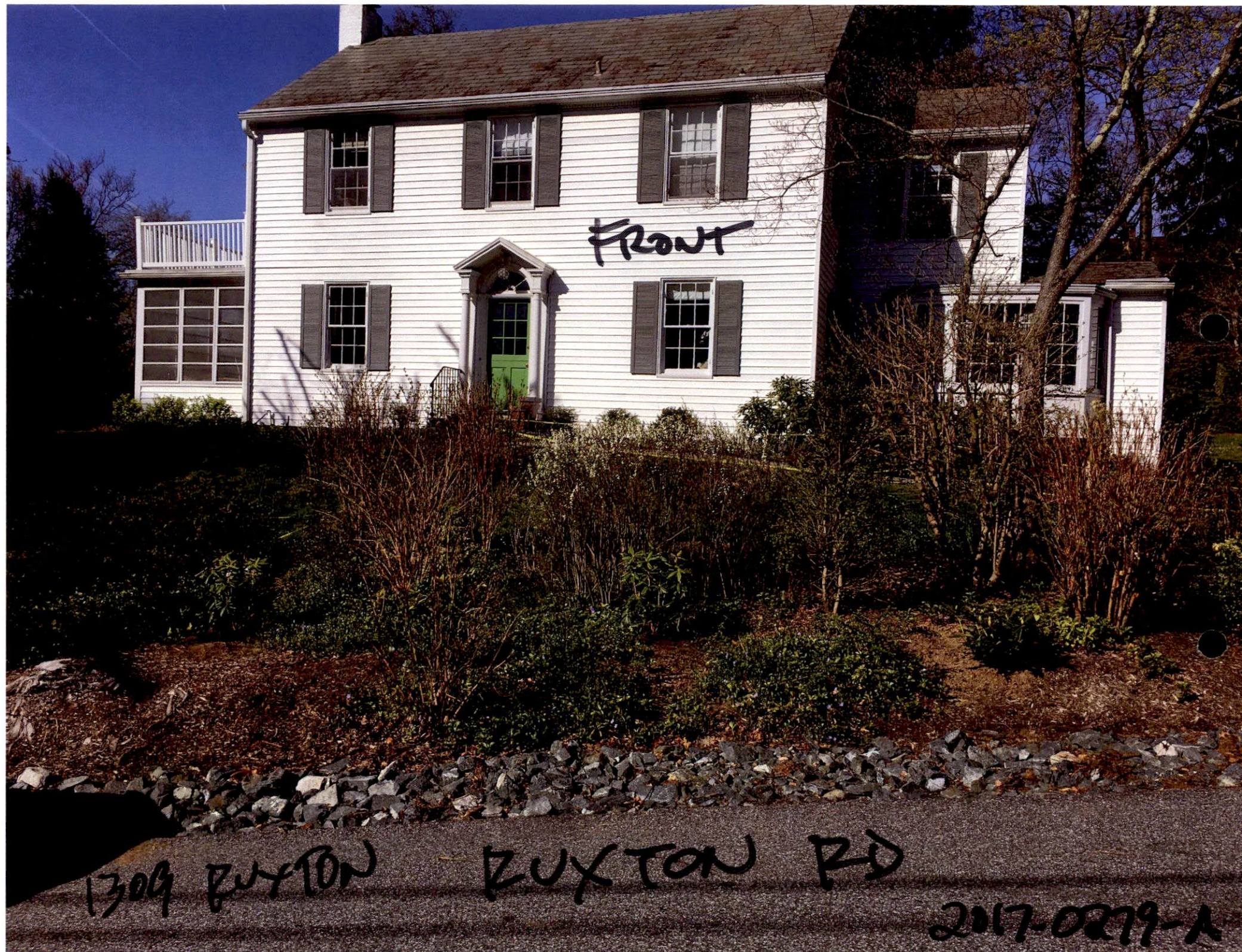


V-22-2106

1309 8444444 77

224
7004





FRONT

1309 RYTON

RUXTON RD

2017-0279-A

2017-0279-1

1309 Ruxton RD

1127
DO NOT
HILL

cuprite
Tape

200





SIDE + REAR

Grass Issues

1309 Rutherford Dr

2017-0279-11

RUXTON

KUAV

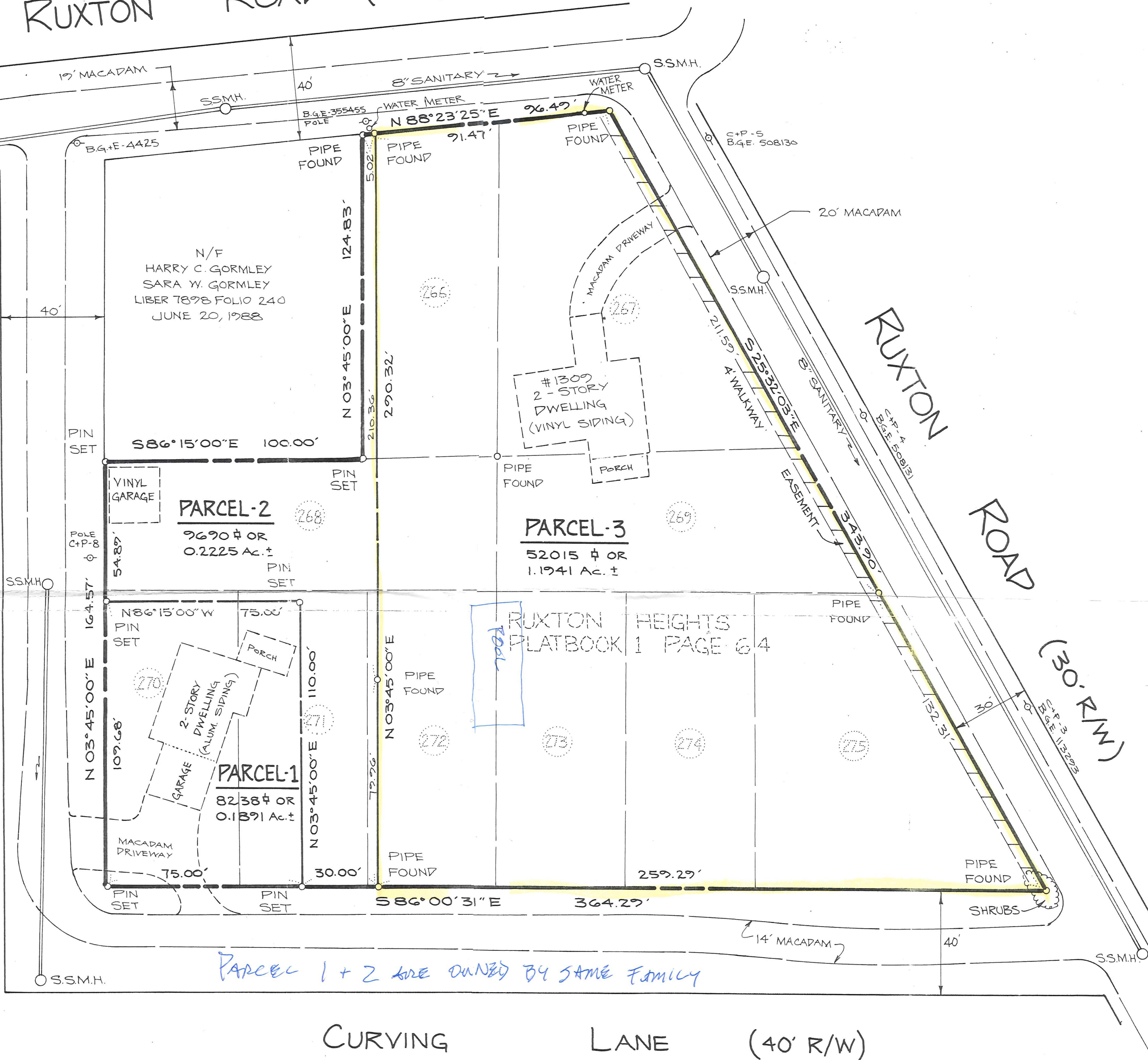
(10.1)

DEEP MERIDIAN; LIBER 7898 ~ 240

CURVING

LANE

(40' R/W)

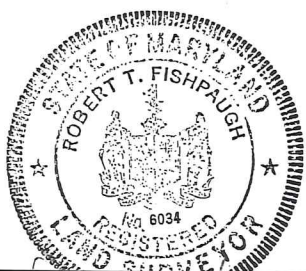


TITLE REFERENCE
PARCEL 2

GERALD R. WILLSE
SALLY B. WILLSE
LIBER 3771 ~ 272

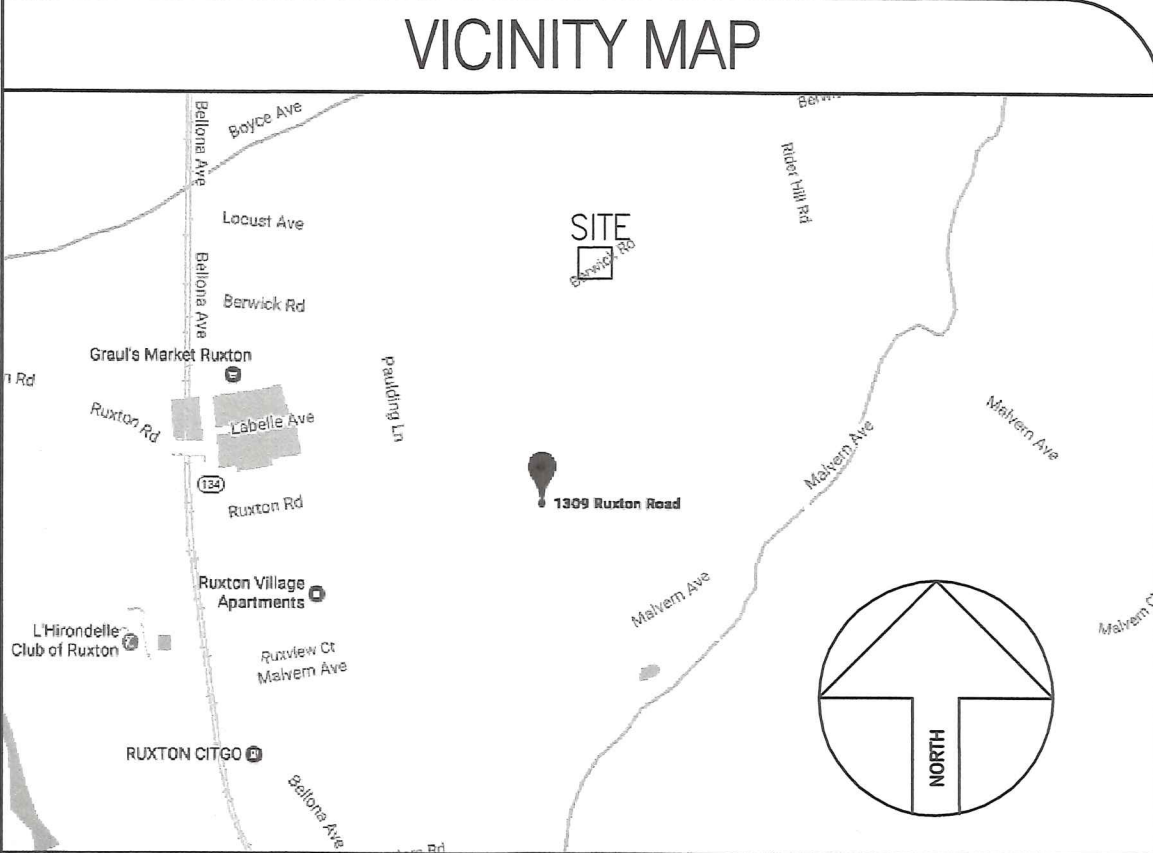
PARCEL'S 1 & 3

SALLY BARTON WILLSE
LIBER 5054 ~ 65



SURVEY
OF
WILLSE PROF

ZONING HEARING PLAN FOR VARIANCE: X FOR SPECIAL HEARING: _____ (MARK TYPE REQUESTED WITH X)
ADDRESS: 1309 RUXTON ROAD OWNER(S) NAMES(S): ALAN & JULIE SHUTT
SUBDIVISION NAME: RUXTON HEIGHTS LOT(S): 267, 272, 273, 274, 275 & PT LOT 266 & 268 BLOCK: A&B SECTION: 3
PLAT BOOK: 0001 FOLIO: 0064 10 DIGIT TAX #: 0923507500 DEED REF.#: 36888/00475



DIRECTIONS TO SITE

I-695 TOWARD TOWSON. FOLLOW TO EXIT ONTO N. CHARLES STREET SOUTH. FOLLOW TO R/T ON MALVERN AVE. FOLLOW TO R/T ON RUXTON ROAD. FOLLOW TO SITE; 1309 RUXTON RD.

ZONING MAP: 069B2

SITE ZONED: DR-1

ELECTION DISTRICT: 9TH

COUNCIL DISTRICT: 2ND

LOT AREA ACERAGE: 1.2900 AC

OR SQUARE FEET: 56,192 SF

HISTORIC: NO

IN CBCA: NO

IN FLOOD PLAIN: NO

UTILITIES: MARK WITH X

WATER IS: PUBLIC X PRIVATE

SEWER IS: PUBLIC X PRIVATE X

PRIOR HEARING: NO

IF SO GIVE CASE NUMBER

AND ORDER RESULT BELOW:

N/A

VIOLATION CASE INFO:

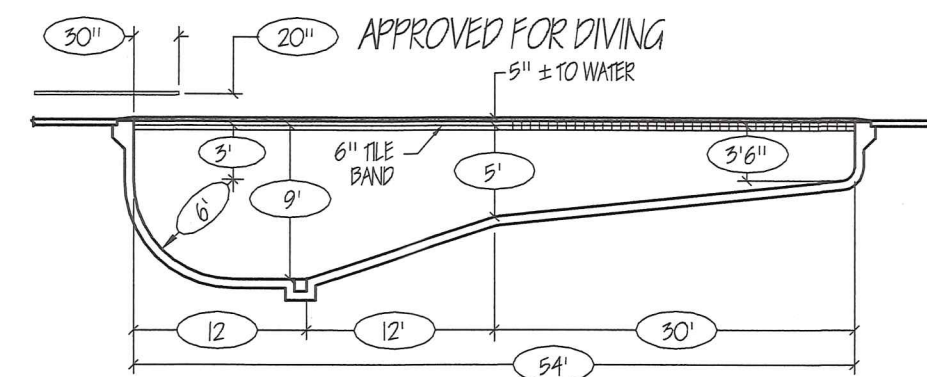
N/A

POOL/SPA DATA

DIMENSIONS	20'-0" X 54'-0" RECTANGLE
PERIMETER	148 Ln.Ft.
SURFACE AREA	1080 Sq.Ft.
GALLONAGE	47,250 GALLONS
DEPTHS	3'-6" TO 5'-0" TO 9'-0"
FILTER RATE	98 GPM
TURNOVER TIME	8 HOURS
POOL DECK AREA	TBD

SWIMMING POOL PROFILE

Cross Section



JOB NOTES

PROPERTY OWNER: ALLEN & JULIE SHUTT
PROPERTY OWNER ADDRESS: 1309 RUXTON RD
TOWSON, MARYLAND 21204
HOME PHONE:
OFFICE PHONE:
CELL PHONE: 443-415-8582
LOT NUMBER: 267, 269, 273, 274 & 275
SUBDIVISION NAME: RUXTON HEIGHTS
TAX MAP: 69
GRID & PARCEL: GRID 10, PARCEL 829
TAX ACCOUNT NUMBER: 0923507500
ELECTION DISTRICT: 9
ZONING:
UTILITIES: PUBLIC WATER & SEWER

REVISIONS

SITE & MATERIAL LAYOUT PLAN
INGROUND POOL

Shutt Residence

1309 Ruxton Road
Towson, Maryland 21204
9th Election District, Baltimore County

ENGINEER'S SEAL

Date: 3/30/2017

Scale: AS DRAWN

Drawn:

Job:

Drawing:

C1

Sheet:

1 of 1

Ret. For. 1 2017-0279-A