IN RE:	PETITION FOR ADMINISTRATIVE ZONING VARIANCE S/S Seneca Park Road, 400 ft. E of Nanette Road 824 Seneca Park Road 15th Election District 5th Councilmanic District Raymond J. Piechocki Petitioner	*	BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 96-344-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Raymond J. Piechocki for that property known as 824 Seneca Park Road in the Seneca Park section of eastern Baltimore County. The Petitioner herein seeks a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow a detached garage with a height of 22 ft. in lieu of the permitted 15 ft.; a side yard setback of 2 ft. in lieu of 2.5 ft.; and a variance from Section 1B02.3.C.1 of the BCZR to allow a side yard setback of 3 ft., in lieu of 10 ft. in a D.R.5.5 zone. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, 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 26-127 (b)(1) 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 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.

This property is located within the Chesapeake Bay Critical Areas and is subject to compliance with the recommendations to be made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (BCZR), upon completion of their findings. The relief granted herein shall be conditioned upon Petitioner's compliance with said findings.

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 Zoning Commissioner for Baltimore County this 11th day of April, 1996 that the Petition for a Zoning Variance from Section 400.1 and 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow a detached garage with a height of 22 ft., in lieu of the permitted 15 ft.; a side yard setback of 2 ft., in lieu of 2.5 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1B02.3.C.1 of the BCZR to allow a side yard setback of 3 ft., in lieu of 10 ft. in a D.R.5.5 zone, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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

2. The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3. Compliance with the Department of Environmental Protection and Resource Management recommendations to be submitted upon completion of their review of this matter.

4. As a condition precedent to the granting of the variance relief, the Petitioner shall cause to be recorded in the Land Records of Baltimore County a Declaration, Certificate of Acknowledgement and Non-Conversion Agreement, attached hereto as Petitioner's Exhibits 2A, 2B and 2C, all in accordance with the floodplain ordinance of Baltimore County. Proof of such recordation shall be submitted to the Zoning Commissioner for inclusion in the case file within 90 days from the date of this Order.

5. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmn

ORDER RECEIVED FOR FILING
Date 4/16/96
By M. Hoyt

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 9, 1996

Mr. Raymond J. Piechocki
824 Seneca Park Road
Baltimore, Maryland 21220

RE: Petition for Administrative Zoning Variance
Case No. 96-344-A
Property: 824 Seneca Park Road

Dear Mr. Piechocki:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restriction, in accordance with the attached 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 of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

3 Reg

CRITICAL

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 824 SENECA PARK RD 21220

96-344-A

which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & 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)

1. 400 ACCESSORY BUILDINGS IN RESIDENTIAL ZONES FOR A DETACHED GARAGE IN REAR YARD, 22FT INLIEU OF 15 FT. & 2 FT SIDE YD INLIEU OF 2.5 FT.
   400.3 HEIGHT OF SUCH BUILDINGS LIMITED TO 15 FEET
   400.1 MINIMUM SIDE YARD SET BACK OF 2½ FEET
2. 1B02.3 C. 1 MINIMUM SIDE YARD OF 10 FEET HOUSE: 3 FT. INLIEU OF 10 FT. IN DR 5.5

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. BEING LOCATED IN A WATER FRONT COMMUNITY THERE IS A NEED FOR ABOVE GRADE STORAGE. I WISH TO ENLARGE MY EXISTING GARAGE AND PROVIDE ATTIC STORAGE ABOVE RESULTING IN A ROOF HEIGHT OF 22 FEET, WHICH EXCEEDS THE 15 FT. LIMITATION

2. EXISTING BUILDING SET BACKS ARE AS FOLLOWS, 1 GARAGE SIDE YARD 2 FT. HOUSE SIDE YARD, 3 FT. SINCE THE EXISTING STRUCTURES WILL BE RETAINED THIS PETITION IS TO ALLOW THE EXISTING SETBACKS TO REMAIN IN LIEU OF THE REQUIREMENTS HERE INSTATED.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound 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

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s):

RAYMOND J. PIECHOCKI
(Type or Print Name)

Raymond J. Piechocki
Signature

(Type or Print Name)

Signature

824 SENECA PARK RD 410-335-6995 410-453-0484
Address Phone No.

BALTIMORE, MD. 21220
City State Zipcode

Name, Address and phone number of representative to be contacted

RAYMOND J. PIECHOCKI
Name

824 SENECA PARK RD 453-0484
Address Phone No

BALTIMORE, MD 21220

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of _____, 19___, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: ___ DATE: ___

ESTIMATED POSTING DATE: ___

Printed with Soybean Ink on Recycled Paper

ITEM #: 345

MICROFILMED

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 824 SENECA PARK RD
address

BALTIMORE, MD 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

- THE EXISTING BUILDING WERE BUILT A LONG TIME AGO AND DO NOT CONFORM WITH PRESENT REQUIREMENTS FOR SIDE YARD SET BACKS. THE NEED TO LEAVE THE BUILDING IN THE PRESENT LOCATION REQUIRES A VARIANCE OF THESE REQUIREMENTS
- THE NEED TO EXCEED THE ALLOWABLE HEIGHT OF 15 FT. FOR AN ACCESSORY BUILDING IN ORDER TO EXPAND THE EXISTING GARAGE TO ALLOW ATTIC STORAGE. THE REQUIRED CONSTRUCTION REQUIRES A ROOF LINE OF 22 FT.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Raymond J Piechocki
(signature)

RAYMOND J. PIECHOCKI
(type or print name)

(signature)

(type or print name)

BALTIMORE COUNTY MARYLAND

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of MARCH, 19 96, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

RAYMOND J. PIECHOCKI

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

3/4/96
date

Pamela S. Parke
NOTARY PUBLIC

My Commission Expires: 8/1/98

96-344-A

ZONING DESCRIPTION FOR 824 SENECA PARK RD 21220
(address)

Beginning at a point on the SOUTH side of
(north, south, east or west)

SENECA PARK RD which is 50 FEET
name of street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 900 FT EAST of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street NANNETTE
(name of street)

which is 15 FT wide. *Being Lot # 22,
(number of feet of right-of-way width)

Block 8 ,Section #_____ in the subdivision of SENECA PARK BEACH
(name of subdivision)

as recorded in Baltimore County Plat Book # 8, Folio # 6,

containing 16,200 SQ FT. Also known as 824 SENECA PARK RD
(square feet or acres) (property address)

and located in the 15 Election District, 5 Councilmanic District.

MICROFILMED

345

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY 96-344-A

Towson, Maryland

District 15th Date of Posting 3-21-96

Posted for: Administrative Variance

Petitioner: Raymond Piechocki

Location of property: 824 Seneca Park Rd

Location of Signs:

Remarks:

Posted by Mark Gavel Date of return:

Signature

Number of Signs: 1

MICROFILMED

BALTIMORE COUNTY, MARYLAND 5A-1 Nr 016602
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 3-12-96 ACCOUNT R-001-6150

96-344-A AMOUNT $ 85.00

RECEIVED FROM: RAYMOND PIECHECKI

010 Reg. VAR (Admin.) 50
000 1 item 35
85

FOR:

MICROFILMED

01.#010013.NICHRG 085.00
TR 041096 12-96

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

344

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 25, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-344-A (Item 345)
824 Senceca Park Road
S/S Seneca Park Road, 400' E of Nannette Road
15th Election District - 5th Councilmanic
Legal Owner: Raymond J. Piechocki

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before March 24, 1996. The closing date (April 8, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a $60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Raymond J. Piechocki

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations 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 and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be accessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: _____ Petitioner: RAYMOND J. PIECHOCKI

Location: 824 SENECA PARK RD 21220

PLEASE FORWARD ADVERTISING BILL TO:

NAME: ~~BATH~~ RAYMOND J. PIECHOCKI

ADDRESS: 824 SENECA PARK RD

BALTIMORE, MD 21220

PHONE NUMBER: 453-0484

345

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 1, 1996

Mr. Raymond J. Piechocki
824 Seneca Park Road
Baltimore, MD 21220

RE: Item No.: 345
Case No.: 96-344-A
Petitioner: R. J. Piechocki

Dear Mr. Piechocki:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 12, 1996.

Any comments submitted thus far from the members of ZAC that offer or quest information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure 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. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM DATE: March 25, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 824 Sencea Park Road

INFORMATION:

Item Number: 345

Petitioner: Piechocki Property

Property Size:

Zoning: DR-5.5

Requested Action: Adminisrative Variance

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Should the applicant's request be granted, a restriction should be placed in the Order prohibiting the conversion of the garage into second dwelling unit or bedroom. Additionally, the garage shall contain no kitchen or bathroom facilities.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Kerns

PK/JL

Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 03/21/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAR. 25, 1996

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 343, 344, 345, 346, 347 AND 349.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

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? 1996

PDM

Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

3-20-96

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

RE: Baltimore County
Item No. 345 (JRA)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

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My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

PETITION PROBLEMS

#343 --- MJK

1. Need original signature for person signing for legal owner.
2. Need original signature for person signing for contract purchaser.

#344 --- JJS

1. No section numbers listed for variance on petition form.

#345 --- JRA

1. No review information completed on bottom of petition form.

#350 --- MJK

1. No telephone number for legal owner.

JOHNS HOPKINS
Asthma & Allergy Center
at The Francis Scott Key Medical Center

ALLERGY & CLINICAL IMMUNOLOGY DIVISION

FAX

To: MR SCHMIDT

Date: MON 4/8/96

Time: 10:20 AM

Number of pages including cover: 2

FAX #: 410-887-2448

From: STEVE GEORGE / LISA BACK

Johns Hopkins Asthma and Allergy Center
5501 Hopkins Bayview Circle, Room 3A.62
Baltimore, Maryland 21224-6801
Phone: (410) 550-2131
FAX: (410) 550-2130

If you have any problems receiving this FAX, please contact Bonnie Hebden at (410) 550-2131.

Message

Larry

To

Date 4/8 Time ☐ AM ☐ PM

WHILE YOU WERE OUT

M Dr. Steve George

of

Phone (___) 550-0545
Area Code Number Extension

TELEPHONED	✓	PLEASE CALL	✓
CALLED TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		URGENT	
RETURNED YOUR CALL			

Message: Just received last WK 7132 Greenback Rd
(He faxed a letter to you today)

Operator

AMPAD EFFICIENCY®

REORDER #23-000

Dr. Lisa A. Beck
Dr. Steve N. Georas
7132 Greenbank Road
Baltimore MD. 21220

Mr. Lawrence Schmidt
Zoning Commissioner
Baltimore County
400 Washington Ave
Towson, MD 21204
Fax 887 3468

Re Case #96-245-SPH

April 7, 1996

Dear Mr Schmidt,

We are writing in reference to the above case which you heard on April 3 1996. As the property owners of lot #32 (adjacent to the Ferrara lot), we strongly object to the zoning plan described by Mr Patton. As we stated during the hearing, it is not our intent to deny anyone's right to build a pier as long as this is done in a fair and equitable way. However the seaward extension of property lines proposed by Mr Patton (and approved by Baltimore County in the plan for the Kiebler pier) does *not* allow equal water access for all of the adjacent properties. Specifically, under these plans our lot will be allocated a narrow and tapering navigational channel that will significantly inhibit our ability to extend our pier. Given the shallow water depth in this area, constructing a longer pier allows for docking larger boats and is a real possibility for us in the future. Despite his attempts to answer our questions during the hearing, we still do not understand the basis for Mr Patton's worksheets. As research scientists at Johns Hopkins University, it is not clear to us how what ought to be parallel lines end up converging on our property. Since the Gunpowder River is *not* private property, it is imperative that any zoning rules and regulations issued in this case ensure equal water access for current and future waterfront homeowners.

We appreciate your impartial attention to this matter

Sincerely,

Steve Georas

Steve N. Georas, M.D.

Lisa A. Beck, M.D.

PIECHOCKI
FACILITIES DEVELOPMENT CONSULTANTS
16 Greenmeadow Drive, Suite 201
Timonium, MD 21093

Raymond J. Piechocki, AIA
President

Phone: 410-453-0484
Fax: 410-561-4809

March 31, 1996

Baltimore County
Department of Permits & Development Management
Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case Number: 96-344A (Item 345)
824 Seneca Park Road

Dear Sirs:

Regarding the above referenced case, attached are statements from my neighbors stating no objections to the proposed variance covered by this case.

Sincerely,

Raymond J. Piechocki

Raymond J. Piechocki

Re: 824 Seneca Park Road
Baltimore, Md. 21220
Zoning Variance Item #345

To Whom It May Concern:

We, the undersigned, have reviewed the proposed plan for the garage addition and find no objection to the size and height of the structure.

Donald J. [illegible]
Property Owner

828 Seneca Park Rd
Balto, Md 21220
Address

3-23-96
Date

Re: 824 Seneca Park Road
Baltimore, Md. 21220
Zoning Variance Item #345

To Whom It May Concern:

We, the undersigned, have reviewed the proposed plan for the garage addition and find no objection to the size and height of the structure.

Property Owner

816 SENECA PK Rd
CHASE Md. 21220
Address

3/25/96
Date

Re: 824 Seneca Park Road
Baltimore, Md. 21220
Zoning Variance Item #345

To Whom It May Concern:

We, the undersigned, have reviewed the proposed plan for the garage addition and find no objection to the size and height of the structure.

Property Owner
Lillian F. Stevenson
James E. Stevenson Sr

~~[illegible]~~ 826 Seneca Park Rd
Address

APRIL 1 - 1996
Date

Re: 824 Seneca Park Road
Baltimore, Md. 21220
Zoning Variance Item #345

To Whom It May Concern:

We, the undersigned, have reviewed the proposed plan for the garage addition and find no objection to the size and height of the structure.

Wayne Kamuleh
Property Owner

821 Seneca Park Rd.
Balto. Md 21220
Address

3-26-96
Date

Re: 824 Seneca Park Road
Baltimore, Md. 21220
Zoning Variance Item #345

To Whom It May Concern:

We, the undersigned, have reviewed the proposed plan for the garage addition and find no objection to the size and height of the structure.

Leroy D. Meerwald
Property Owner

825 SENECA PARK ROAD
BALTIMORE, MD. 21220
Address

3/23/96
Date

Re: 824 Seneca Park Road
Baltimore, Md. 21220
Zoning Variance Item #345

To Whom It May Concern:

We, the undersigned, have reviewed the proposed plan for the garage addition and find no objection to the size and height of the structure.

Ellen F. Barr
Property Owner

820 SENECA PARK RD
BALTO., MD 21220
Address

March 26, 1996
Date

DECLARATION OF LAND RESTRICTION
FOR CERTAIN STRUCTURES IN THE FLOODPLAIN

This DECLARATION made this 12 day of MARCH, 1996, by RAYMOND J. PIECHOCKI ("Owner") having an address at: 824 SENECA PARK RD BALTIMORE, MD 21220

WITNESSETH:

WHEREAS, the Owner is the record owner of all that real property located at 824 SENECA PARK RD BALTIMORE 21220 in the 15 th Election District of BALTIMORE County, designated in the Tax Records as map 91, parcel 139, plat 22, and being that same property acquired by the Owner by deed dated 4-19-89, 1989, and recorded among the Land Records of BALTIMORE County, Maryland at liber 8152, folio 6.

WHEREAS, the Owner has applied for a permit, conditioned permit, or variance to place a structure on that property that either (1) does not conform, or (2) may be made noncompliant by later conversion, to the strict elevation requirements of Article XI Section 517.0 of the Floodplain Management Ordinance of BALTIMORE COUNTY ("Ordinance") and under Permit Number _____ ("Permit").

WHEREAS, the Owner agrees to record this DECLARATION and certifies and declares that the following covenants, conditions, and restrictions are placed on the affected property as a condition of granting the Permit, and affects rights and obligations of the Owner and shall be binding on the Owner, his heirs, personal representatives, successors, and assigns.

UPON THE TERMS AND SUBJECT TO THE CONDITIONS, as follows:

1. The structure or part thereof to which these conditions apply is: ACCESSORY BUILDING CONTAINING GARAGE AND STORAGE

2. This structure has been allowed without strict conformance with the elevation requirement of the Ordinance. Conversion to habitable space shall not occur unless the enclosed area below the Flood Protection Elevation is brought into full compliance with this Ordinance. At this site, the Flood Protection Elevation is 10.2 feet above mean sea level, National Geodetic Vertical Datum.

3. Enclosed areas below the Flood Protection Elevation shall be used solely for parking of vehicles, limited storage, or access to the building. All interior walls, ceilings, and floors below the Flood Protection Elevation shall be unfinished or constructed of flood resistant materials. Mechanical, electrical, or

WYIP/DRA 10-92

(Ref 2A)

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plumbing devices shall not be installed below the Flood Protection Elevation.

4. The walls of the enclosed areas below the Flood Protection Elevation shall be equipped with at least two vents which permit the automatic entry and exit of flood waters with total openings of at least one square inch for every square foot of enclosed area below flood level. The vents shall be on at least two different walls, and the bottoms of the vents shall be no more than one foot above grade.

5. Any alterations or changes from these conditions constitute a violation of the Permit and may render the structure uninsurable or increase the cost for flood insurance. The jurisdiction issuing the Permit and enforcing the Ordinance may take any appropriate legal action to correct any violation.

6. Other conditions: _____

OWNER:

In witness whereof the undersigned set their hands and seals this 20 day of MARCH, 1996.

WITNESS:

John C Dunne Jr

Raymond J Piechocki (Seal)
Owner

_____ (Seal)
Owner

NOTARY:

STATE OF MARYLAND, County of BALTIMORE, TO WIT:

I hereby certify that on this 21st day of MARCH, 19 96, before me the subscriber, a Notary Public of the State aforesaid, personally appeared RAYMOND J PIECHOCKI and _____, known to me, or satisfactorily proven to be the person(s) whose name is subscribed to the foregoing instrument, who acknowledged that he has executed it for the purposes therein set forth, and that it is his act and deed.

In witness whereof, I have set my hand and Notarial Seal, the day and year first written above.

Pamela S Kurka

My Commission expires on 8/1/98.

PROCEDURES FOR FILING OF LAND RECORD DOCUMENTS:

First Stop: OLD COURT HOUSE (on Washington Ave.) is directly across the courtyard from the New Court House. Go to the Office of Finance / Revenue Division on the 1st floor. Rm. 150

Second Stop: JEFFERSON BUILDING (on Chesapeake Ave.) is directly across the street from the Old Court House. Go to the Transfer Office on the 2nd floor.

Third Stop: NEW COURT HOUSE (on Chesapeake & Bosley Aves.) is directly across the courtyard from the Old Court House. Go to the Recording Department on the 2nd floor.

CERTIFICATE OF ACKNOWLEDGEMENT

BALTIMORE COUNTY FLOOD PLAIN MANAGEMENT ORDINANCE

DATE MARCH 12, 1996 BUILDING PERMIT NO. _____

OWNER/~~BUILDER~~ RAYMOND J. RECHOCKI

LOCATION 824 SENECA PARK RD BALTIMORE 21220

I HEREBY ACKNOWLEDGE THAT I HAVE BEEN NOTIFIED BY THE BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS THAT MY PROPERTY HAS BEEN DETERMINED TO BE IN FLOOD ZONE A 10 IN ACCORDANCE WITH THE "FLOOD INSURANCE RATE MAPS" FOR BALTIMORE COUNTY. AS SUCH, THE LOWEST FLOOR ELEVATION OF THE PROPOSED STRUCTURE OR SUBSTANTIAL IMPROVEMENT, WHICHEVER IS APPROPRIATE, SHALL BE ONE FOOT ABOVE THE "100 YEAR" BASE FLOOD ELEVATION OF 10.2. I ACKNOWLEDGE THAT I WILL BE REQUIRED TO HAVE THE ELEVATION OF THE LOWEST FLOOR OF THE STRUCTURE AND THE ADJACENT GROUND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER, SURVEYOR OR ARCHITECT. ALL ELEVATIONS SHALL REFER TO THE BALTIMORE COUNTY METROPOLITAN DATUM.

TOPO MAP = NE 3-L

EX. GRD. ELEV. = 3'

OWNER AGREES TO SET THE FOLLOWINGS:
FIRST FLOOR ELEVATION =
BASEMENT FLOOR ELEVATION = N/A

Raymond J. Rechocki MARCH 12, 1996

OWNER/~~BUILDER~~ DATE

NOTE: PRIOR TO RELEASING THE ABOVE NOTED BUILDING APPLICATION, ACKNOWLEDGEMENT IS TO BE SIGNED AND RETURNED TO:

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
COUNTY OFFICE BUILDING, ROOM 111
111 WEST CHESAPEAKE AVENUE
TOWSON, MD 21204

Pet 2 B

ATTENTION: REGULO TANGUILIG

AN ELEVATION CERTIFICATION TO BE COMPLETED BY A REGISTERED PROFESSIONAL ENGINEER, LAND SURVEYOR, OR ARCHITECT WILL BE MAILED TO THE OWNER LISTED ON THE PERMIT APPLICATION WHEN THE PERMIT IS ISSUED.

(REV. 9/95)

1180 Sq. 1

IMPORTANT!

UPDATED BALTIMORE COUNTY FLOOD PLAIN CODE REQUIREMENTS -- EFFECTIVE 11/17/93 (BILL #173-93)

NEW CONSTRUCTION INCLUDING ALL ENCLOSED ACCESSORY STRUCTURES AND GARAGES MUST COMPLY AS ACKNOWLEDGED AND AGREED TO BY THE OWNER AT

_____

(address - number, street, and zip code)

Section 517.1.3.A

Where feasible, accessory structures and garages should be located out of the Flood Plain or elevated to or above the Flood Protection Elevation as determined or accepted by ZADM, Room 109. When these measures are not feasible, the following shall apply:

- ☐ 1. The floor of the structure must be at or above the grade;
- ☐ 2. The structure must be located, oriented, and constructed so as to minimize flood damage;
- ☐ 3. The structure must be firmly anchored to prevent flotation; and
- ☐ 4. All accessory structures or attached and detached garages must be used solely for parking of vehicles or limited storage.

MINIMUM CONSTRUCTION REQUIREMENTS:

- ☐ 1. A minimum of 2 vent openings no higher than one foot above grade on separate sides of structure having a total net area of not less than one square inch for every square foot of enclosed area (including crawl spaces);
- ☐ 2. All interior walls, ceilings, and floor elements below the "Flood Protection Elevation" must be unfinished; and
- ☐ 3. No machinery, electric devices, or applicances may be located below the "Flood Protection Elevation".

ADDITIONAL REQUIREMENTS:

- ☐ 1. Accessory structures or detached garages which are ***300 square feet or less*** in area shall be permitted ***only*** when: (a) vented, (b) anchored, and (c) with a completed "Non-conversion Agreement" submitted to ZADM.
- ☑ 2. Accessory structures or garages ***between 300 square feet and 900 square feet*** in area shall be permitted ***only*** when: (a) vented, (b) anchored, (c) a completed "Non-conversion Agreement"; and (d) a completed "Recordation Against the Deed" or "Declaration of Land Restriction" submitted to ZADM. 120
- ☐ 3. Accessory structures or garages ***over 900 square feet*** in area shall ***not*** be permitted.

Section 517.0.2

- ☐ If an improvement to an existing structure is proposed, the owner must furnish adequate information on the cost of the improvement and the market value of the structure to Building Plans Review, Permits and Licenses.

I have read and agree to comply with all of the above applicable requirements.

Date MARCH 12, 1996

Signature Raymond J. Piechocki

Print Name RAYMOND J. PIECHOCKI

Phone 453-0484 HOME 335-6995

flood.doc (7/11/94)

STRUCTURES

NONCONVERSION AGREEMENT
FOR CERTAIN STRUCTURES IN THE FLOODPLAIN

(Ref 2C)

Application has been made for a Permit ___, Conditioned Permit ___, or Variance X to build a ADDITION AND ALTERATION TO AN EXISTING GARAGE AND STORAGE FACILITIES

which does not conform to the elevation requirements of the Floodplain Management Ordinance of County/Town of BALTIMORE.
Permit #_____
Property Owner RAYMOND V. PIECHOCKI

Address 824 SENECA PARK RD BALTIMORE 21220

Deed dated 4-19-89, Recorded in liber 8152, folio 6, tax map 91, block 17, parcel ~~[illegible]~~ 139.

Flood Protection Elevation at the site is 10.2 feet (NGVD)
Map Panel Number 435 B, effective date 3/2/81.

In consideration for the granting of a Permit, Conditioned Permit, or Variance for the above structure which does not conform to the requirements of the Floodplain Management Ordinance of Sec. 517.1.3.A, the Property Owner agrees to the following:

1. That the enclosed area, if permitted, shall be used solely for parking of vehicles, limited storage, or access to the building and will never be used for human habitation without first becoming fully compliant with the Floodplain Management Ordinance in effect at the time of conversion.

2. That all interior walls, ceilings, and floors below the Flood Protection Elevation shall be unfinished or constructed of flood resistant materials.

3. That mechanical, electrical, or plumbing devices shall not be installed below the Flood Protection Elevation.

4. The walls of the enclosed areas below the Flood Protection Elevation shall be equipped with at least two vents which permit the automatic entry and exit of flood water with total openings of at least one square inch for every square foot of enclosed area below flood level. The vents shall be on at least two different walls, and the bottoms of the vents shall be no more than one foot above grade.

5. That the requested structure may increase the risk to life and property, and may be subject to increased premium rates for flood insurance available from the National Flood Insurance Program.

6. That the conditions above must be recorded on the deed to the property or on a **Declaration of Land Restriction**, and shall run with and bind on the land to the heirs, assigns, or successors of the property owner.

7. That any variation in construction beyond what is permitted shall constitute a violation and be abatable as such.

8. That this **Nonconversion Agreement** becomes part of Permit #_____.

MARCH 12, 1996
Date

Witness

Signature of Property Owner

At a minimum, the following has been recorded on the deed to the above property or on a **Declaration of Land Restriction:** "This structure has been allowed without conforming to the Floodplain Management Ordinance of _____. No conversion to habitable space is to occur unless the enclosed area below the Flood Protection Elevation becomes fully compliant with the Ordinance in effect at the time of conversion. At this site, the Flood Protection Elevation is ____ feet above mean sea level, National Geodetic Vertical Datum."

_____ Date

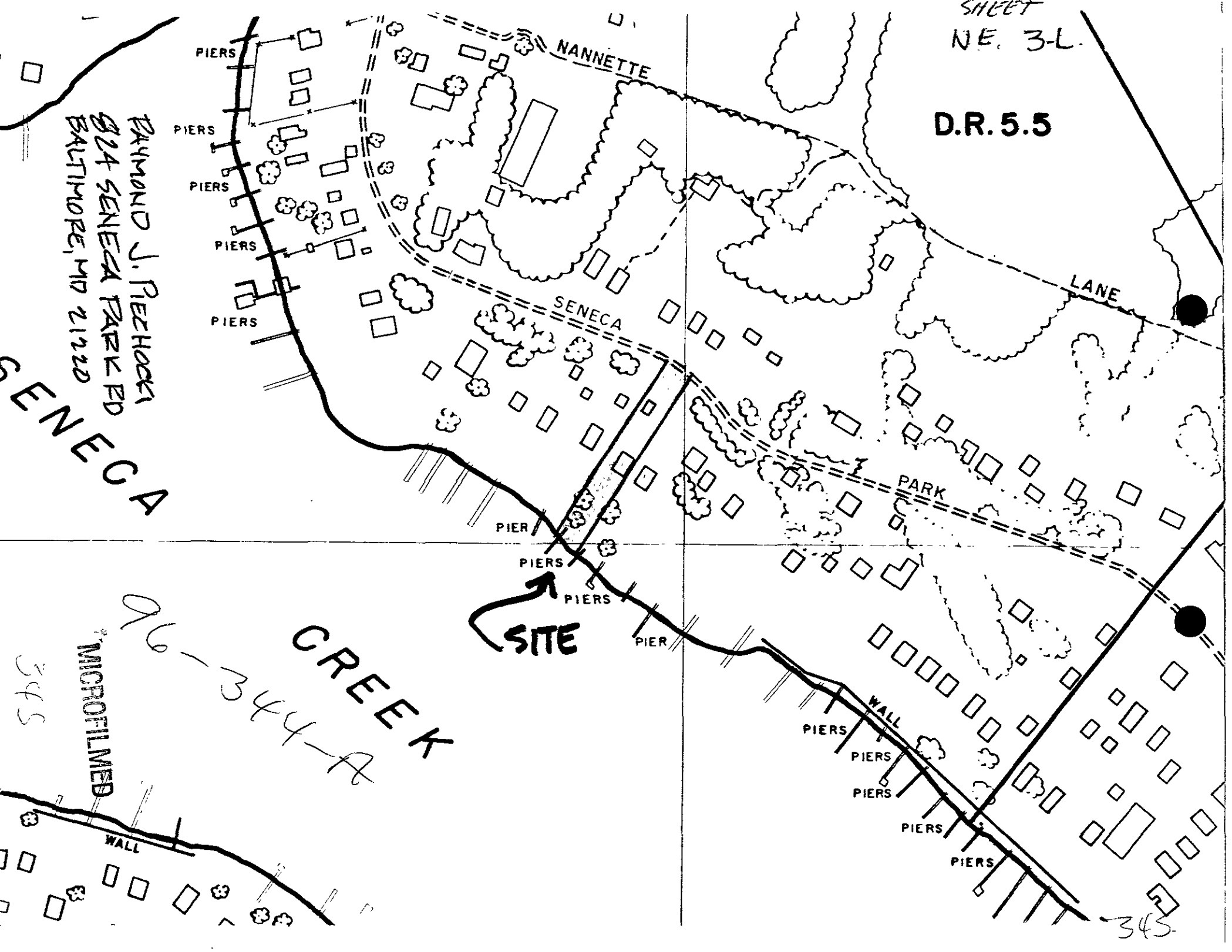
_____ Signature, Recorder of Deeds

Based on satisfaction of the above conditions and proper recordation in the land records of _____, a permit may be issued for an enclosed structure which is not fully compliant with the Floodplain Management Ordinance of _____.

_____ Date

_____ Signature, Permitting Official

Note:
This Agreement must be used whenever an enclosed structure is requested to be built or substantially improved within the 100-year floodplain below the Flood Protection Elevation. This Agreement must be signed whenever Conditioned Permits or Variances are to be issued, for example, garages and accessory structures which exceed the 300 square foot exemption and foundation enclosures which exceed 5 feet in height.


SHEET
N.E. 3-L.
D.R. 5.5
NANNETTE
SENECA
LANE
PARK
PIERS
PIER
WALL
SITE
CREEK
SENECA
RAYMOND J. PIECHOCKI
824 SENECA PARK RD
BALTIMORE, MD 21220
96-344-A
*MICROFILMED
345

6-344-A

PHOTO #4

PHOTO #5

PHOTO #6

PHOTO #7

824 SENECA PARK RD #345
RAYMOND J RECHOCKI

6-344-A

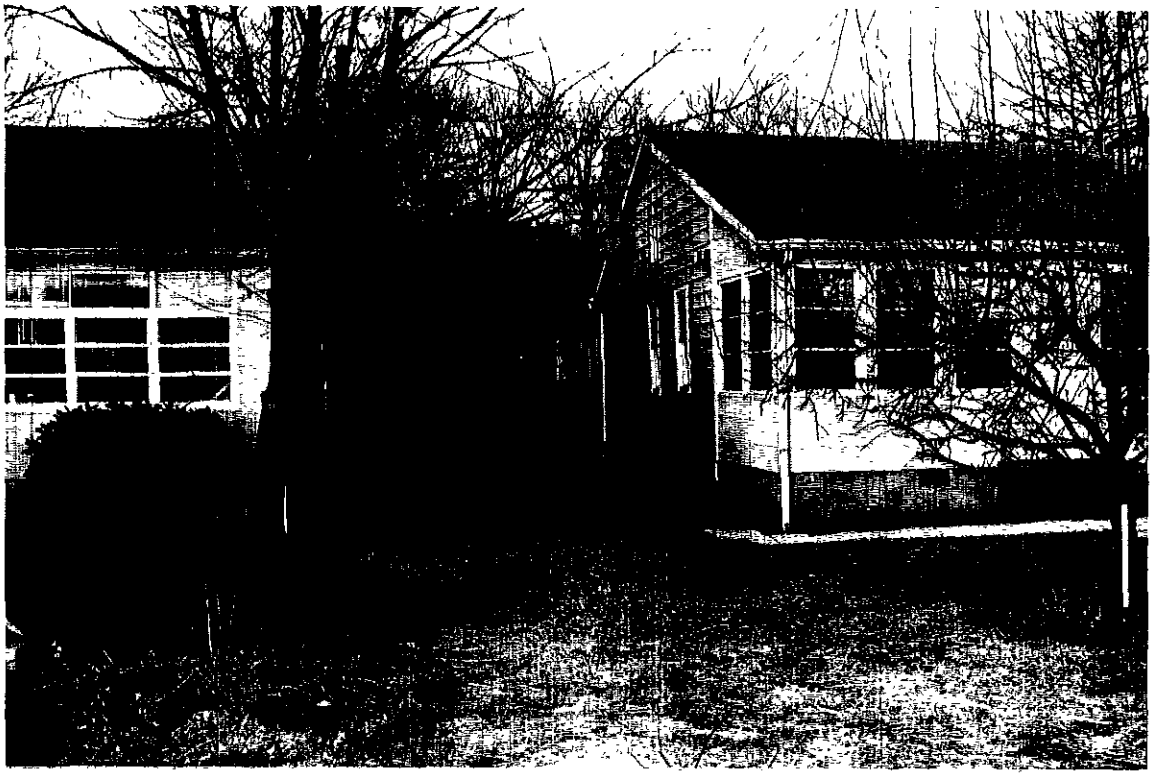


PHOTO #1

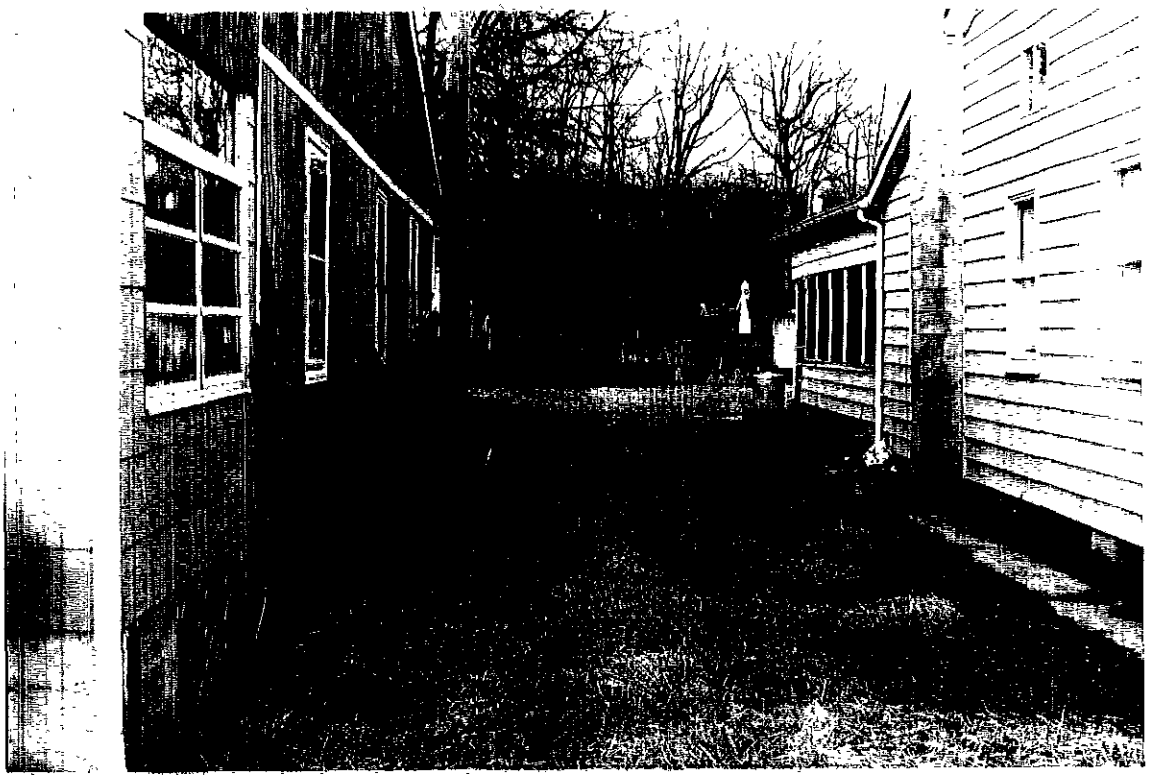


PHOTO #2

PHOTO #3

824 SENECA PARK RD.
BALTIMORE, MD 21220

RAYMOND J. PIECHOCKI

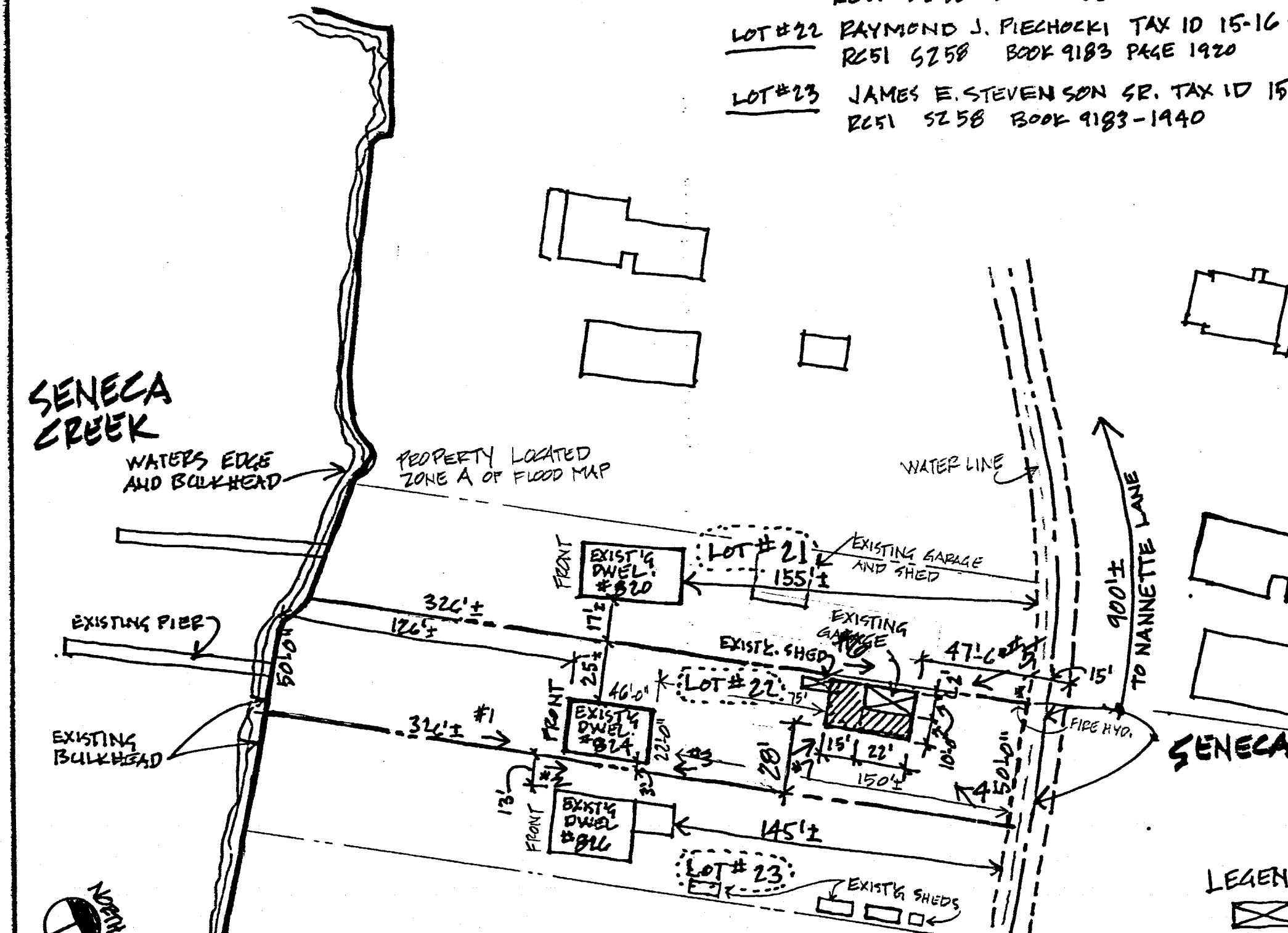
PLAT BOOK #8 FOLIO #6 LOT #22 SECTION #

OWNER: RAYMOND J. PIECHOCKI

LOT #21 ELLEN FREEBURGER BARR TAX ID - 15
RC51 S2 58 BOOK 9183 PAGE 1900

LOT #22 RAYMOND J. PIECHOCKI TAX ID 15-16
RC51 S2 58 BOOK 9183 PAGE 1920

LOT #23 JAMES E. STEVENSON SR. TAX ID 15
RC51 S2 58 BOOK 9183-1940



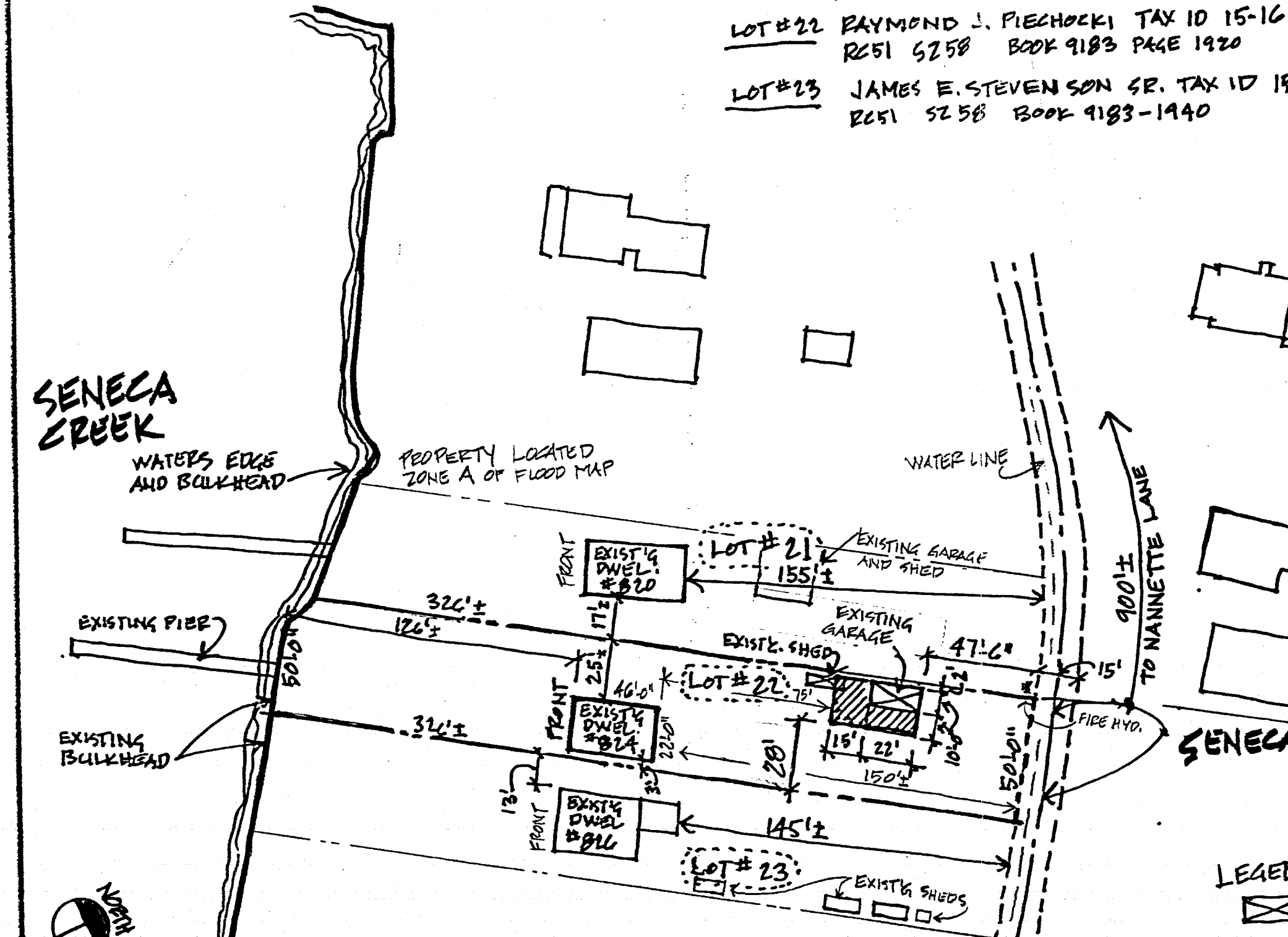
FLAT BOOK #8 FOLIO #6 LOT #22 SECTION #

OWNER: RAYMOND J. PIECHOCKI

LOT #21 ELLEN FREEBURGER BARR TAX ID - 15
RC51 S2 58 BOOK 9183 PAGE 1900

LOT #22 RAYMOND J. PIECHOCKI TAX ID 15-16
RC51 S2 58 BOOK 9183 PAGE 1920

LOT #23 JAMES E. STEVENSON SR. TAX ID 15
RC51 S2 58 BOOK 9183-1940



IN RE: PETITION FOR ADMINISTRATIVE ZONING VARIANCE
S/S Seneca Park Road, 400 ft. E of Nanette Road
824 Seneca Park Road
15th Election District
5th Councilmanic District
Raymond J. Piechocki
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-344-A

* * * * * * * * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Raymond J. Piechocki for that property known as 824 Seneca Park Road in the Seneca Park section of eastern Baltimore County. The Petitioner herein seeks a variance from Sections 400.1 and 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow a detached garage with a height of 22 ft. in lieu of the permitted 15 ft.; a side yard setback of 2 ft. in lieu of 2.5 ft.; and a variance from Section 1B02.3.C.1 of the BCZR to allow a side yard setback of 3 ft., in lieu of 10 ft. in a D.R.5.5 zone. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, 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 26-127 (b)(1) 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 Zoning Commissioner, the information, photographs, and affidavits

ORDER RECEIVED FOR FILING
Date
By

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.

This property is located within the Chesapeake Bay Critical Areas and is subject to compliance with the recommendations to be made by the Department of Environmental Protection and Resource Management (DEPRM), pursuant to Section 500.14 of the Baltimore County Zoning Regulations (BCZR), upon completion of their findings. The relief granted herein shall be conditioned upon Petitioner's compliance with said findings.

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 Zoning Commissioner for Baltimore County this 11th day of April, 1996 that the Petition for a Zoning Variance from Section 400.1 and 400.3 of the Baltimore County Zoning Regulations (BCZR) to allow a detached garage with a height of 22 ft., in lieu of the permittad 15 ft.; a side yard setback of 2 ft., in lieu of 2.5 ft., be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that a variance from Section 1B02.3.C.1 of the BCZR to allow a side yard setback of 3 ft., in lieu of 10 ft. in a D.R.5.5 zone, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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

2. The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

3. Compliance with the Department of Environmental Protection and Resource Management recommendations to be submitted upon completion of their review of this matter.

4. As a condition precedent to the granting of the variance relief, the Petitioner shall cause to be recorded in the Land Records of Baltimore County a Declaration,Certificate of Acknowledgement and Non-Conversion Agreement, attached hereto as Petitioner's Exhibits 2A, 2B and 2C, all in accordance with the floodplain ordinance of Baltimore County. Proof of such recordation shall be submitted to the Zoning Commissioner for inclusion in the case file within 90 days from the date of this Order.

5. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmn

ORDER RECEIVED FOR FILING
Date
By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 9, 1996

Mr. Raymond J. Piechocki
824 Seneca Park Road
Baltimore, Maryland 21220

RE: Petition for Administrative Zoning Variance
Case No. 96-344-A
Property: 824 Seneca Park Road

Dear Mr. Piechocki:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, with restriction, in accordance with the attached 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 of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,

Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

CRITICAL

Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 824 SENECA PARK RD 21220
96-344-A
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & 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)

1. • 400 ACCESSORY BUILDINGS IN RESIDENTIAL ZONES
400.3 HEIGHT OF FOUR BUILDING LIMITED TO 15 FEET
400.1 MINIMUM SIDE YARD SET BACK OF 2½ FEET
2. • 1B02.3 C. 1 MINIMUM SIDE YARD OF 10 FEET

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. BEING LOCATED IN RARTER FROM COMMUNITY THERE IS NEED FOR ADDITIONAL STORAGE. I WISH TO ENLARGE MY EXISTING GARAGE AND PROVIDE ATTIC STORAGE ABOVE RESULTING IN A ROOF HEIGHT OF 22 FEET, WHICH EXCEEDS THE 15 FT. LIMITATION
2. EXISTING BUILDING SET BACKS ARE AS FOLLOWS: GARAGE SIDE YARD 2 FT. ; HOUSE SIDE YARD 3 FT. SINCE THE EXISTING STRUCTURES WILL RE BETTERED THIS PETITION IS TO ALLOW THE EXISTING SETBACKS TO REMAIN IN LIEU OF THE REQUIREMENTS MORE FULLY STATED.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound 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 the Petition.

Contract Purchaser/Lessee
(Type or Print Name)
Signature
Address
City State Zipcode
Attorney for Petitioner
(Type or Print Name)
Signature
Address Phone No
City State Zipcode

Legal Owner(s):
RAYMOND J. PIECHOCKI
(Type or Print Name)
Raymond J. Piechocki
Signature
(Type or Print Name)
Signature
410-335-6445
824 SENECA PARK RD 21-453-0484
Address Phone No
BALTIMORE, MD. 21220
City State Zipcode
Name, Address and phone number of representative to be contacted
RAYMOND J. PIECHOCKI
Name
824 SENECA PARK RD 453-0484
Address Phone No
BALTIMORE, MD 21220
City State Zipcode

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___, 19___, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: DATE:
ESTIMATED POSTING DATE:

ITEM #: 345.

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:
824 SENECA PARK RD
Address
BALTIMORE, MD 21220
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

• THE EXISTING BUILDING WHICH WERE BUILT A LONG TIME AGO AND DO NOT CONFORM WITH PRESENT REQUIREMENTS FOR SIDE YARD SET BACKS. THE NEED TO USE THE BUILDING IN THE PRESENT LOCATION REQUIRES A VARIANCE OF THESE REQUIREMENTS
• THE NEED TO EXCEED THE ALLOWABLE HEIGHT OF 15 FT. FOR AN ACCESSORY BUILDING IN ORDER TO EXPAND THE EXISTING GARAGE TO ALLOW ATTIC STORAGE. THE REQUIRED CONSTRUCTION REQUIRES A ROOF LINE OF 22 FT.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

(Type or Print Name)
Raymond J. Piechocki
RAYMOND J. PIECHOCKI
Type or Print Name
(Signature)
(Type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 4th day of MARCH, 19 96, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
RAYMOND J. PIECHOCKI
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.
3/4/96
Date
NOTARY PUBLIC
My Commission Expires: 8/1/98

96-344-A

ZONING DESCRIPTION FOR 824 SENECA PARK RD 21220
(address)

Beginning at a point on the SOUTH side of (north, south, east or west)
SENECA PARK RD which is 50 FEET (number of feet of right-of-way width)
name of street on which property fronts)
wide at the distance of 400 FT EAST of the
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street NANNETTE
(name of street)
which is 15 FT wide. *Being Lot # 22,
(number of feet of right-of-way width)
Block 8 Section #____ in the subdivision of SENECA PARK BEACH
(name of subdivision)
as recorded in Baltimore County Plat Book # 8, Folio # 6,
containing 16,200 SQ FT (square feet or acres). Also known as 824 SENECA PARK RD (property address)
and located in the 15 Election District, 5 Councilmanic District.

345

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-344-A

District 15th Date of Posting 3-21-96
Posted for: Administrative Variance
Petitioner: Raymond Piechocki
Location of property: 824 Seneca Park Rd
Location of Signs:
Remarks:
Posted by Mark Sauer Signature Date of return:
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 016802

DATE 3-12-96 ACCOUNT R-001-6150
96-344-A
AMOUNT $ 55.00
RECEIVED FROM: RAYMOND PIECHOCKI
CIO Res UAR (Admin.) $50
OSC 1 Sign $5
FOR:
01A001H013MICHRC $55.00
DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER
VALIDATION OR SIGNATURE OF CASHIER

345.

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations 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 and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

1) Posting fees will be accessed and paid to this office at the time of filing.

2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: _____ Petitioner: RAYMOND J. PIECHOCKI

Location: 824 SENECA PARK RD 21220

PLEASE FORWARD ADVERTISING BILL TO:

NAME: ~~PATY~~ RAYMOND J. PIECHOCKI

ADDRESS: 824 SENECA PARK RD

BALTIMORE, MD 21220

PHONE NUMBER: 453-0484

Printed with Soybean Ink on Recycled Paper

12

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 25, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-344-A (Item 345)
824 Seneca Park Road
S/S Seneca Park Road, 400' E of Kenwette Road
15th Election District - 5th Councilmanic
Legal Owner: Raymond J. Piechocki

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before March 24, 1996. The closing date (April 8, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a $60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Raymond J. Piechocki

Printed with Soybean Ink on Recycled Paper

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 1, 1996

Mr. Raymond J. Piechocki
824 Seneca Park Road
Baltimore, MD 21220

RE: Item No.: 345
Case No.: 96-344-A
Petitioner: R. J. Piechocki

Dear Mr. Piechocki:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on March 12, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure 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. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soybean Ink on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM DATE: March 25, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 824 Seneca Park Road

INFORMATION:

Item Number: 345

Petitioner: Piechocki Property

Property Size:

Zoning: DR-5.5

Requested Action: Administrative Variance

Hearing Date: / /

SUMMARY OF RECOMMENDATIONS:

Should the applicant's request be granted, a restriction should be placed in the Order prohibiting the conversion of the garage into second dwelling unit or bedroom. Additionally, the garage shall contain no kitchen or bathroom facilities.

Prepared by: Patricia M. King

Division Chief: Carl L. Kess

PK/JL

Baltimore County Government
Fire Department

700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 03/21/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF MAR. 25, 1996

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 343, 344, 345, 346, 347 AND 349.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

2 1996
PDM

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Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

3-26-96

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

RE: Baltimore County
Item No. 345 (JRA)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
for Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

PETITION PROBLEMS

#343 --- MJK

1. Need original signature for person signing for legal owner.
2. Need original signature for person signing for contract purchaser.

#344 --- JJS

1. No section numbers listed for variance on petition form.

#345 --- JRA

1. No review information completed on bottom of petition form.

#350 --- MJK

1. No telephone number for legal owner.

To Perry
Date 4/9 Time ☐ AM ☐ PM

WHILE YOU WERE OUT

M Dr Steve Johns
of
Phone ( ) 550-6545
Area Code Number Extension

TELEPHONED	✓	PLEASE CALL	✓
CALLED TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		URGENT	

RETURNED YOUR CALL

Message Case pending 4/30
Dr. 9133 Greenback Rd
(the board's letter to you today)

AMPAD EFFICIENCY® REORDER 825-000

MAR-29-1996 10:47 P.01 410 550 2130

Johns Hopkins
Asthma & Allergy Center

FAX

To: Mr Schmidt
Date: Mon 4/1/96
Time: 10:30 am
Number of pages including cover: 2
FAX #: 410-887-3467
From: Steve Johns / Lori Baca

Johns Hopkins Asthma and Allergy Center
5501 Hopkins Bayview Circle, Room 3A.62
Baltimore, Maryland 21224-6801
Phone: (410) 550-2131
FAX: (410) 550-2130

If you have any problems receiving this FAX, please call Ms. Bonnie Hebden at (410) 550-2131.

Message

Dr. Lisa A. Beck
Dr. Steve N. Georas
7132 Greenbank Road
Baltimore MD. 21220

Mr. Lawrence Schmidt
Zoning Commissioner
Baltimore County
400 Washington Ave.
Towson, MD 21204
Fax: 887-3468

Re: Case #96-245-SPH

April 7, 1996

Dear Mr. Schmidt,

We are writing in reference to the above case which you heard on April 3, 1996. As the property owners of lot #32 (adjacent to the Ferrutia lot), we strongly object to the zoning plan described by Mr. Patton. As we stated during the hearing, it is not our intent to deny anyone's right to build a pier as long as this is done in a fair and equitable way. However, the seaward extension of property lines proposed by Mr. Patton (and approved by Baltimore County in the plan for the Kiebler pier) does *not* allow equal water access for all of the adjacent properties. Specifically, under these plans our lot will be allocated a narrow and tapering navigational channel that will significantly inhibit our ability to extend our pier. Given the shallow water depth in this area, constructing a longer pier allows for docking larger boats and is a real possibility for us in the future. Despite his attempts to answer our questions during the hearing, we still do not understand the basis for Mr. Patton's worksheets. As research scientists at Johns Hopkins University, it is not clear to us how what ought to be parallel lines end up converging on our property. Since the Gunpowder River is not private property, it is imperative that any zoning rules and regulations issued in this case ensure equal water access for current and future waterfront homeowners.

We appreciate your impartial attention to this matter.

Sincerely,

Steve Georas

Steve N. Georas, M.D.

Lisa A. Beck

Lisa A. Beck, M.D.

PIECHOCKI
FACILITIES DEVELOPMENT CONSULTANTS
16 Greenmeadow Drive, Suite 201
Timonium, MD 21093

Raymond J. Piechocki, AIA
President

Phone: 410-453-0484
Fax: 410-561-4809

March 31, 1996

Baltimore County
Department of Permits & Development Management
Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Case Number: 96-344A (Item 345)
824 Seneca Park Road

Dear Sirs:

Regarding the above referenced case, attached are statements from my neighbors stating no objections to the proposed variance covered by this case.

Sincerely,

Raymond J. Piechocki

Mar. 26. 1996 10:15AM CROWN BALTIMORE 410 659 4747 No. 6716 P. 2

Re: **824 Seneca Park Road**
Baltimore, Md. 21220
Zoning Variance Item #345

To Whom It May Concern:

We, the undersigned, have reviewed the proposed plan for the garage addition and find no objection to the size and height of the structure.

Ellen F. Barr
Property Owner

826 SENECA PARK RD
BALTO., MD 21220
Address

March 26, 1996
Date

Re: 824 Seneca Park Road
Baltimore, Md. 21220
Zoning Variance Item #345

To Whom It May Concern:

We, the undersigned, have reviewed the proposed plan for the garage addition and find no objection to the size and height of the structure.

Property Owner

816 SENECA PK Rd
CHASE Md. 21220
Address

3/25/96
Date

Re: 824 Seneca Park Road
Baltimore, Md. 21220
Zoning Variance Item #345

To Whom It May Concern:

We, the undersigned, have reviewed the proposed plan for the garage addition and find no objection to the size and height of the structure.

Property Owner

825 Seneca Park Rd
Balto. Md 21220
Address

3-26-96
Date

Re: 824 Seneca Park Road
Baltimore, Md. 21220
Zoning Variance Item #345

To Whom It May Concern:

We, the undersigned, have reviewed the proposed plan for the garage addition and find no objection to the size and height of the structure.

Property Owner

821 Seneca Park Rd
Balto. Md 21220
Address

3-26-96
Date

Re: 824 Seneca Park Road
Baltimore, Md. 21220
Zoning Variance Item #345

To Whom It May Concern:

We, the undersigned, have reviewed the proposed plan for the garage addition and find no objection to the size and height of the structure.

Property Owner

Ellen F. Stevenson
Lewis E. Stevenson Sr.
~~Seneca Park~~, 823 Seneca Park Rd
Address

APRIL 1 - 1996
Date

DECLARATION OF LAND RESTRICTION
FOR CERTAIN STRUCTURES IN THE FLOODPLAIN

This DECLARATION made this 26 day of MARCH 1996, by RAYMOND J. PIECHOCKI ("Owner") having an address at: 824 SENECA PARK RD BALTIMORE, MD 21220

WITNESSETH:

WHEREAS, the Owner is the record owner of all that real property located at 824 SENECA PARK RD BALTIMORE 21220 in the 15th Election District of BALTIMORE County, designated in the Tax Records as map 91, parcel 198, plat 5, and being that same property acquired by the Owner by deed dated 4-14-89, 19 89, and recorded among the Land Records of BALTIMORE County, Maryland at liber 8152, folio 6.

WHEREAS, the Owner has applied for a permit, conditioned permit, or variance to place a structure on that property that either (1) does not conform; or (2) may be made noncompliant by later conversion, to the strict elevation requirements of Article XI Section 517.0 of the Floodplain Management Ordinance of BALTIMORE COUNTY ("Ordinance") and under Permit Number ("Permit").

WHEREAS, the Owner agrees to record this DECLARATION and certifies and declares that the following covenants, conditions, and restrictions are placed on the affected property as a condition of granting the Permit, and affects rights and obligations of the Owner and shall be binding on the Owner, his heirs, personal representatives, successors, and assigns.

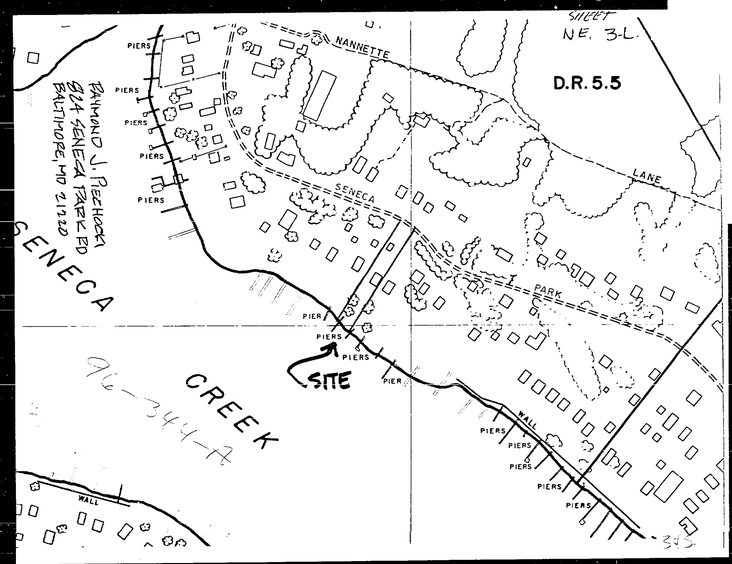
UPON THE TERMS AND SUBJECT TO THE CONDITIONS, as follows:

1. The structure or part thereof to which these conditions apply is: RECESSED DWELLING CONTAINING GARAGE AND STORAGE

2. This structure has been allowed without strict conformance with the elevation requirement of the Ordinance. Conversion to habitable space shall not occur unless the enclosed area below the Flood Protection Elevation is brought into full compliance with this Ordinance. At this site, the Flood Protection Elevation is 6.2 feet above mean sea level, National Geodetic Vertical Datum.

3. Enclosed areas below the Flood Protection Elevation shall be used solely for parking of vehicles, limited storage, or access to the building. All interior walls, ceilings, and floors below the Flood Protection Elevation shall be unfinished or constructed of flood resistant materials. Mechanical, electrical, or

(Pet 2A)



PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

96-344-A

PROPERTY ADDRESS: 824 SENECA PARK RD 21220

SUBDIVISION NAME: SENECA PARK BEACH

PLAT BOOK #8 FOLIO #6 LOT #22 SECTION #

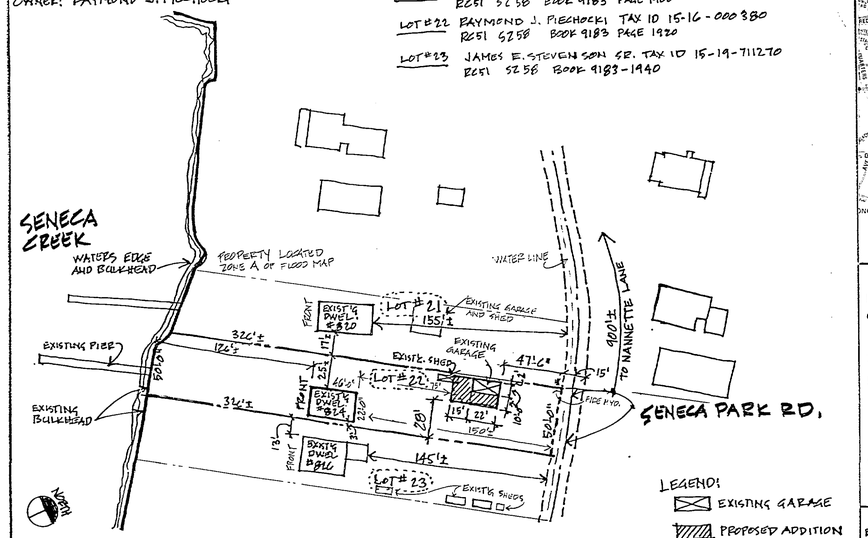
OWNER: RAYMOND J. PIECHOCKI

LOT OWNERSHIP

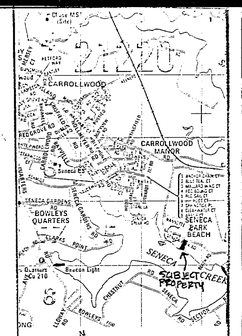
LOT #21 ELLEN FREEBURGER BARR TAX ID - 15-06-572192 RC51 S2 58 BOOK 9183 PAGE 1400

LOT #22 RAYMOND J. PIECHOCKI TAX ID 15-16-000380 RC51 S2 58 BOOK 9183 PAGE 1920

LOT #23 JAMES E. STEVENSON SR. TAX ID 15-19-711270 RC51 S2 58 BOOK 9183-1940



DATE: 3/4/96
PREPARED BY: R.J. PIECHOCKI SCALE 1" = 50'-0"



VICINITY MAP
SCALE 1" = 2000'

LOCATION INFORMATION

ELECTION DISTRICT: 15

COUNCILMANIC DISTRICT: 5

1" = 200' SCALE MAP # NE 3-L

ZONING DR 5.5

LOT SIZE 0.31 ACRES / 16,200 SQUARE FEET

	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☒	☐

PRIOR ZONING HEARINGS: NONE

ZONING OFFICE USE ONLY!

RECEIVED BY	ITEM #	CASE #
DJD	345	

PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS: 824 SENECA PARK RD 21220

SUBDIVISION NAME: SENECA PARK BEACH

PLAT BOOK #8 FOLIO #6 LOT #22 SECTION #

OWNER: RAYMOND J. PIECHOCKI

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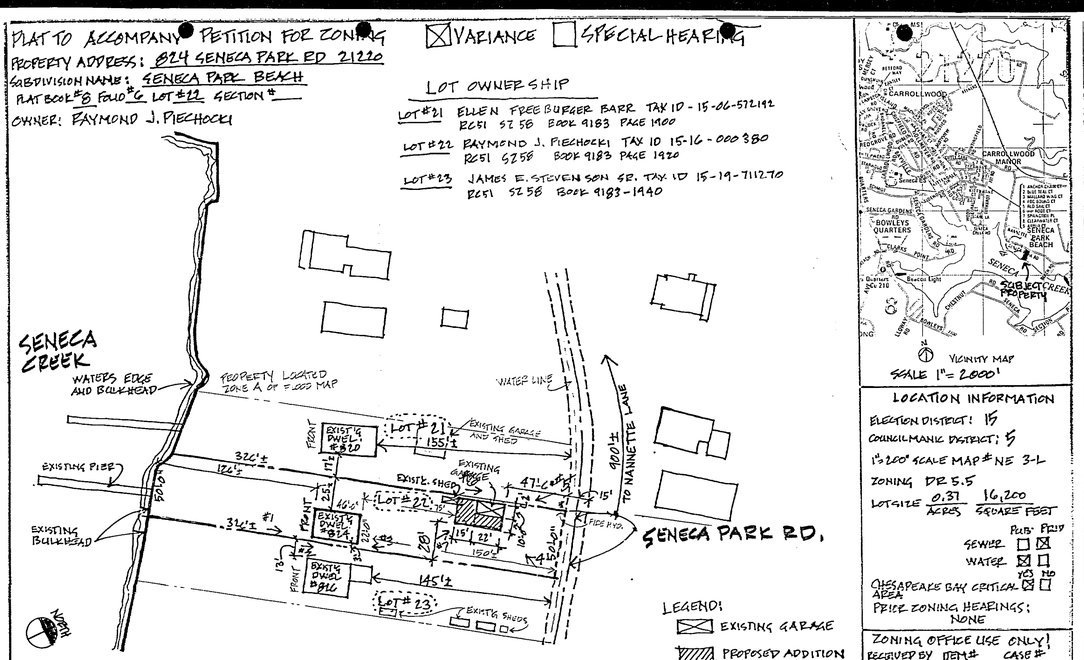

DATE: 3/4/96
PREPARED BY: R.J. PIECHOCKI SCALE 1" = 50'-0"

LEGEND:
☒ EXISTING GARAGE
▨ PROPOSED ADDITION

PHOTO PLAN

VICINITY MAP
SCALE 1" = 2000'

LOCATION INFORMATION

ELECTION DISTRICT: 15

COUNCILMANIC DISTRICT: 5

1" = 200' SCALE MAP # NE 3-L

ZONING DR 5.5

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	PUBLIC	PRIVATE
SEWER	☐	☒
WATER	☒	☐

	YES	NO
CHESAPEAKE BAY CRITICAL AREA	☒	☐

PRIOR ZONING HEARINGS: NONE

ZONING OFFICE USE ONLY!

RECEIVED BY	ITEM #	CASE #
DJD	345	

96-344-A

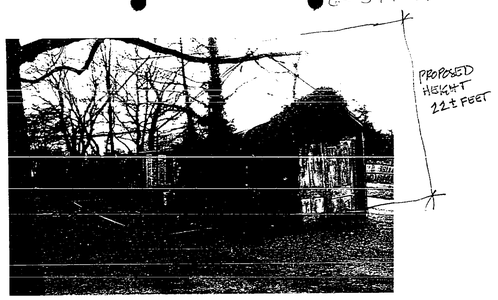


PHOTO #4

PHOTO #6

PHOTO #5

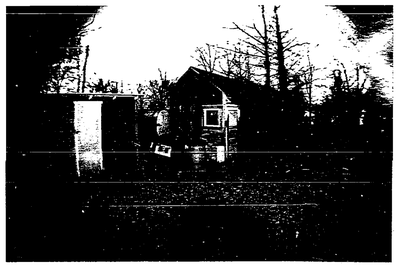


PHOTO #7

824 SENECA PARK RD #345
RAYMOND J PIECHOCKI

96-344-A

PHOTO #1

PHOTO #3

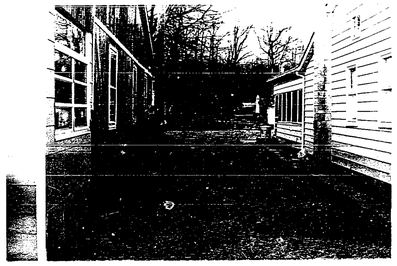
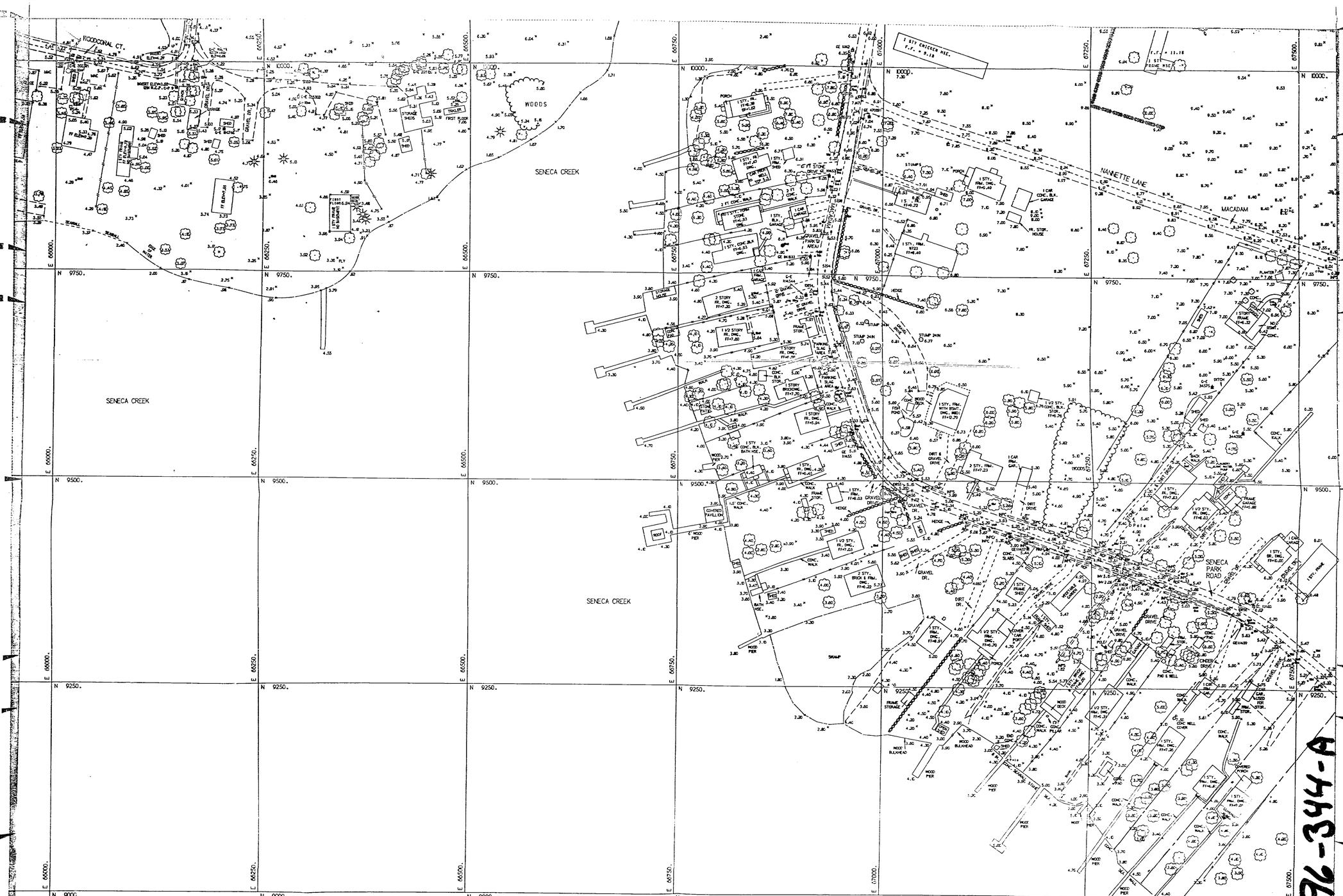


PHOTO #2

824 SENECA PARK RD.
BALTIMORE, MD 21220

RAYMOND J. PIECHOCKI #345



NOTE:
TOPO SHOWN HEREON HAS BEEN UPDATED IN COMBINATION WITH TOPO SHOWN ON POSITION SHEETS DATED FROM 1953 ON. TREES SHOWN ARE 6 INCHES IN DIAMETER OR LARGER.

SCALE	KEY SHEET	LOCALITY	SHEET
1"=50'	Z	SENECA-PARK	10 NE 45
DATE STARTED MAR 1990	S.W.	BALTIMORE COUNTY	
		ELECTION DIST. NO. 15	

96-344-A

345.

96-344-A

345.

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'±	SENECA PARK	N.E. 3-L
DATE OF PHOTOGRAPHY JANUARY 1986		

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401