

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
30' SE of SE/S Beach Road,		
375' SW centerline Seneca Park Drive	*	DEPUTY ZONING COMMISSIONER
15th Election District		
7th Councilmanic District	*	OF BALTIMORE COUNTY
(3501 Beach Road)		
	*	CASE NO. 01-214-A
Gary and Deborah Houck		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Gary and Deborah Houck. The variance request is for property located at 3501 Beach Road in the Seneca Park area of Baltimore County. The Petitioners herein seek a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a setback of 1' in lieu of the required 50' for an attached garage and a variance from Section 301.A of the B.C.Z.R., to allow an open projection (covered porch) setback of 12' in lieu of the required 37.5'. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners having filed a Petition for Administrative 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 Petitioners have 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 Deputy Zoning

12/19/00
R. Jamison

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 Petitioners.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioners; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioners of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioners any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management (DEPRM) has submitted recommendations (attached herewith) which describe what steps the Petitioners must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

1. Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
2. Conserve fish, wildlife, and plant habitat; and

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12/19/00
R. J. J. J.

3. Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

In addition, the Bureau of Development Plans Review has reviewed this variance request and in their comments dated December 12, 2000 have recommended that if the additional construction brings the value of the structure to greater than double the existing value, then the first floor must be raised to an elevation of 11 ft.

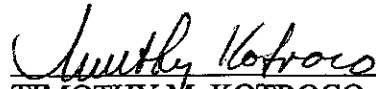
Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19th day of December, 2000, that a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit a setback of 1' in lieu of the required 50' for an attached garage and a variance from Section 301.A of the B.C.Z.R., to allow an open projection (covered porch) setback of 12' in lieu of the required 37.5', be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

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

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12/19/00
R. Peterson

- 2) Compliance with the Zoning Advisory Committee (ZAC) recommendations submitted by (DEPRM), dated December 7, 2000, to minimize any effect the proposed development might have on the Bay and its tributaries.
- 3) Compliance with the Zoning Advisory Committee (ZAC) recommendations submitted by Robert W. Bowling of Bureau of Development Plans Review dated December 12, 2000.
- 4) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

RECEIVED FOR FILING
12/19/00
R. J. [Signature]



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

December 19, 2000

Mr. & Mrs. Gary E. Houck
3501 Beach Road
Baltimore, Maryland 21220

Re: Petition for Administrative Variance
Case No. 01-214-A
Property: 3501 Beach Road

Dear Mr. & Mrs. Houck:

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

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

Very truly yours,

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Mr. George D. McClelland
25 Waterview Road
Baltimore, MD 21222

Census 2000

For You, For Baltimore County

Census 2000



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3501 Beach Road
which is presently zoned EC5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.2 to permit a setback of 1' in lieu of the required 50' for an attached garage and Section 301.A to allow an open projection (covered porch) setback of 12' in lieu of the required 37.5'.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

GARY E. Houck
Name - Type or Print

Gary E. Houck
Signature

Dorothy J. Houck
Name - Type or Print

Dorothy J. Houck
Signature

3501 Beach Rd 410-344-1102
Address Telephone No.

Baltimore MD 21220
City State Zip Code

Representative to be Contacted:

George D. McClelland
Name

25 Waterview Rd 410-477-9136
Address Telephone No.

Baltimore MD 21222
City State Zip Code

Zoning Commissioner of Baltimore County

CASE NO. 01-214A

Reviewed By TAG Date 11/21/00

REV 9/15/98

Estimated Posting Date 12-3-00

ORDER RECEIVED FOR FILING
DATE 12/19/00

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

Address 3501 BEACH RD.
City BALTIMORE State MD. Zip Code 21220

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):

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

Signature Gary E. Houck
Name - Type or Print GARY E. HOUCK

Signature Deborah J. Houck
Name - Type or Print Deborah J. Houck

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of November, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

GARY E HOUCK AND DEBORAH J. HOUCK
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

Date 11/1/00

Signature Laura M. Reibel
Notary Public

My Commission Expires LAURA M. REIBEL
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires February 1, 2003

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

3501 BEACH 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):

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

Gary E. Houck
Signature
GARY E. HOUCK
Name - Type of Print

Deborah J. Houck
Signature
Deborah J. Houck
Name - Type of Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 1st day of November, 2000, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

GARY E HOUCK AND DEBORAH J. HOUCK
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

Date

11/1/00

Notary Public

Laura M. Rebbe

My Commission Expires NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires February 1, 2003

RED 09/15/98



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 3501 Beach Road
which is presently zoned EC5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.2 to permit a setback of 1' in lieu of the required 50' for an attached garage and Section 301.A to allow an open projection (covered porch) setback of 12' in lieu of the required 37.5'.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

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

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

Legal Owner(s):

GARY E. Houck
Name - Type or Print

Gary E. Houck
Signature

Dorborah J. Houck
Name - Type or Print

Dorborah J. Houck
Signature

3501 Beach Rd 410-344-1102
Address Telephone No.

Baltimore MD 21220
City State Zip Code

Representative to be Contacted:

George D. McClelland
Name

25 Whiterview Rd 410-417-9136
Address Telephone No.

Baltimore MD 21222
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 01-214-A

Reviewed By TAG Date 11/21/00

REU 9/15/98

Estimated Posting Date 12-3-00

ZONING DESCRIPTION FOR
3501 BEACH ROAD
BALTIMORE, MD. 21220

Beginning at a point 30' SOUTHEAST of a point on the SOUTHEAST side of BEACH RD., which is 20 feet wide at the distance of 375 feet SOUTHWEST of the centerline of SENECA PARK ROAD, which is 30 feet wide. Being lot # 45, GROUP G, in the subdivision of SENECA PARK BEACH as recorded in Baltimore County Plat Book # 8, Folio # 45, containing 25,625 sq. ft. Also known as 3501 BEACH ROAD, and located in the 15th election district, 7th councilmanic district.

01-214-A

ZONING NOTICE

ADMINISTRATIVE VARIANCE

CASE # 01-214-A

To Permit A Setback of 1' IN LIES OF THE
PROVIDED SO FOR AN ATTACHED GARAGE AND TO
ALLOW AN OPEN CONCRETE COVERED PORCH
Setback of 12' IN LIES OF THE REQUIRED
37.5'

PUBLIC HEARING ?

PURSUANT TO SECTION 26-127(G)(1), BALTIMORE COUNTY CODE
AN ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE, PROVIDED IT
IS DONE IN THE ZONING OFFICE BEFORE
5:00 p.m. ON MON. DECEMBER 19, 2000
ADDITIONAL INFORMATION IS AVAILABLE AT
ZONING ADMINISTRATION AND DEVELOPMENT MANAGEMENT
111 W. CHESAPEAKE AVE.
TOWSON, MD. 21204

TEL. 887-3391

MEETING IS HANDICAP ACCESSIBLE

3501 Beach Road

07482

三

60016150

50.00

Cerge H. Zelland

Yorlame 3501 Beach Rd.

01-214-H

YELLOW - CUSTOMER

CASHIER'S VALIDATION

FORWTR	ACTUAL	THE
10/22/2000	11/23/2000	14:15:13
REC# 4500	CASHIER	MTG# 4500
DATE 5	128	Z01165 VERIFI
Receipt #	156182	
CR# 10.	007402	

	April 1st	50.00
51.70	" "	40.00
Total Cash Received, May 1st		

CERTIFICATE OF POSTING

**RE: CASE # 01-214-A
PETITIONER/DEVELOPER
(Gary Houck)
DATE OF Closing
(12-18-00)**

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

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

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

3501 Beach Road Baltimore , Maryland 2122 _____

THE SIGN(S) WERE POSTED ON _____ 12-1-00 _____
(MONTH, DAY, YEAR)

SINCERELY,


(SIGNATURE OF SIGN POSTER & DATE)

_____ THOMAS P. OGLE SR. _____

_____ 325 NICHOLSON ROAD _____

_____ BALTIMORE, MARYLAND 21221 _____

_____ 410-687-8405 _____
(TELEPHONE NUMBER)

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATESCase Number 01- 214 -AAddress 3501 Beach RdContact Person: Terry Gibson
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 11/21/00Posting Date: 12/3/00Closing Date: 12/18/00

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

1. **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.
2. **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.
3. **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 (typically within 7 to 10 days of the closing date) 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.
4. **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 01- 214 -AAddress 3501 Beach RdPetitioner's Name Gary HouckTelephone 410-344-1102Posting Date: 12-3-00Closing Date: 12-18-00

Wording for Sign: To Permit a setback of 1' in lieu of the required 50' for an attached garage and to allow an open projection (covered porch) setback of 12' in lieu of the required 37.5'.



Baltimore County
Department of Permits and
Development Management

Permits and Licenses
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3900
Fax: (410) 887-2824

December 18, 2000

Deborah J. & Gary E. Houck
3501 Beach Road
Baltimore, MD 21220

Dear Mr. & Mr. Houck:

RE: Case Number: 01-214-A, 3501 Beach Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on November 21, 2000.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

C: George D. McClelland, 25 Waterview Road, Baltimore, 21222
People's Counsel



BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** January 11, 2002

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For December 24, 2001
Item No. 214

The Bureau of Development Plans Review has reviewed the subject zoning item.

The eight parking spaces along the access to the site shall be eliminated.

These type of uses tend to generate a need for a high number of parking spaces; granting the variance will impact the adjacent streets.

The improvements shown along Hammonds Ferry Road are not correct. The road shall be improved along the entire frontage.

RWB:HJO:jrb

cc: File

AN
12/18

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: December 5, 2000

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

12

SUBJECT: 3501 Beach Road

INFORMATION:

Item Number: 01-214

Petitioner: Gary E. Houck

Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not support the requested variance as shown on the plan accompanying said request. The size of the proposed garage should be reduced and the structure should be relocated at least 5 feet from the property line.

Prepared by: Mark A. Ample

Section Chief: Jeffrey W. Long
AFK:MAC:



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 12-1-00

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

RE: Baltimore County
Item No. 214 TAG

Dear Ms. Jackson:

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.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

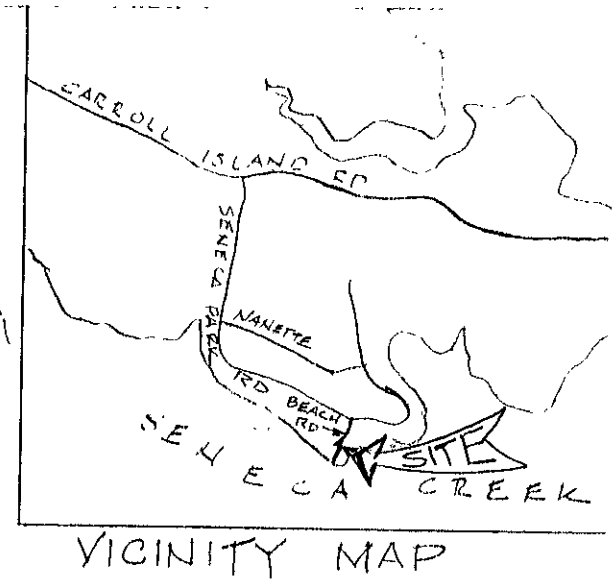
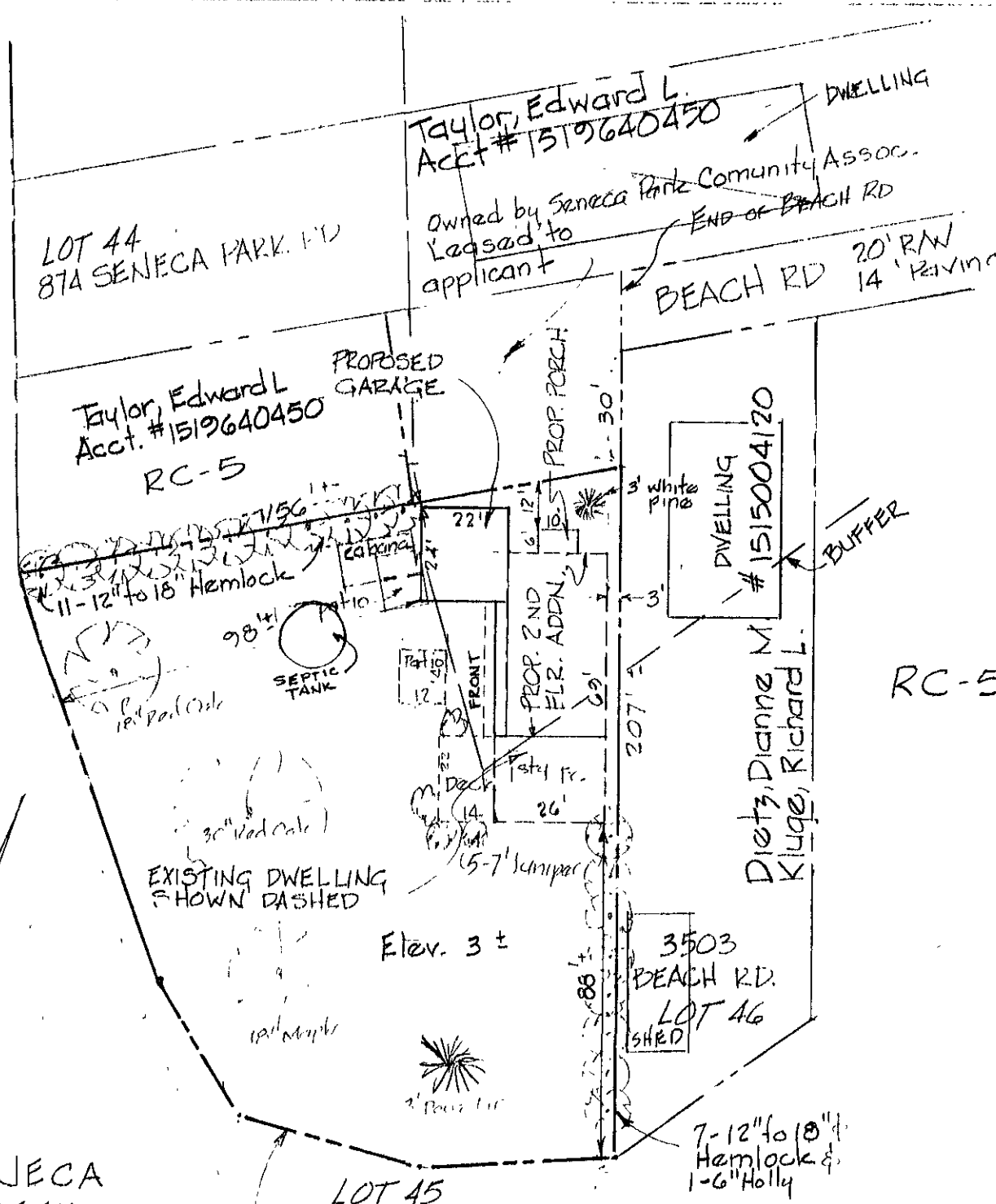
Very truly yours,

to Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

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
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



SITE PLAN
1"=40'

INTENT

To construct a partial 1st and 2nd floor addition to the existing dwelling, and an attached garage. All new construction shall be less than 50% of the assessed value of the existing dwelling, so that the existing 1st floor can remain undisturbed. The existing masonry patio and cabana will be razed.

B. M. A. Notes

The proposed impervious footprint located in the 100' buffer is:
residence; 702 Sq. Ft., & garage; 10 Sq. Ft.
Resulting in a reduction of 428 Sq. Ft.
The existing pervious wood deck footprint located within the 100' buffer is 280 Sq. Ft.
The area under the deck shall receive 3" of #6 crushed stone, or mulch, over filter fabric.
Roof leaders shall be allowed to drain across the lawn.
No clearing, grading, construction, or other disturbance will occur in the buffer except as permitted by D.E.P.R.M.
The 22 Major trees located within the buffer shall remain.

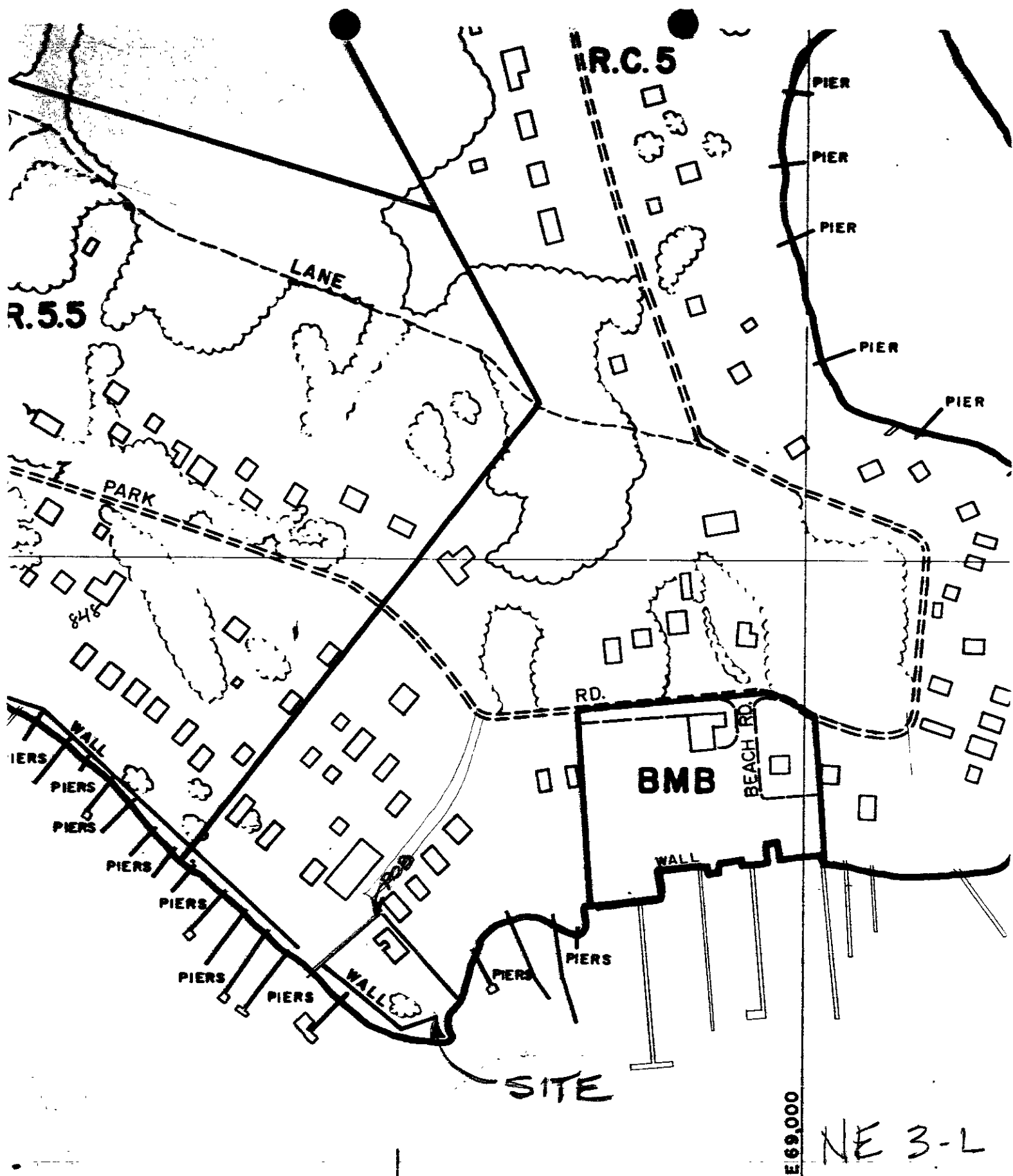
PLAT TO ACCOMPANY
VARIANCE & BUILDING PERMIT
3501 BEACH RD.

BALTIMORE, MD 21220-2319
DATE: October 7, 2000
OWNERS: Gary E., & Deborah J. Houck
3501 Beach Rd., Balto., MD, Phone: 410-344-102
15th Election Dist., 7th Councilmanic Dist.
Account #1523504150, Deed Ref. 13211/261
Seneca Park Beach, Lot 45, Group 82
Zoning: RC-5, MAP # NE-3L
Site is located in the Chesapeake Bay Critical Area
BMA, LDA, and 100 year flood plain
Site has public water and private septic system
! No shared ownership with adjacent lots for more than 6 years.
AGENT: G. D. McClelland
25 Waterview Rd., Baltimore, MD 21222
Telephone: 410-477-9136

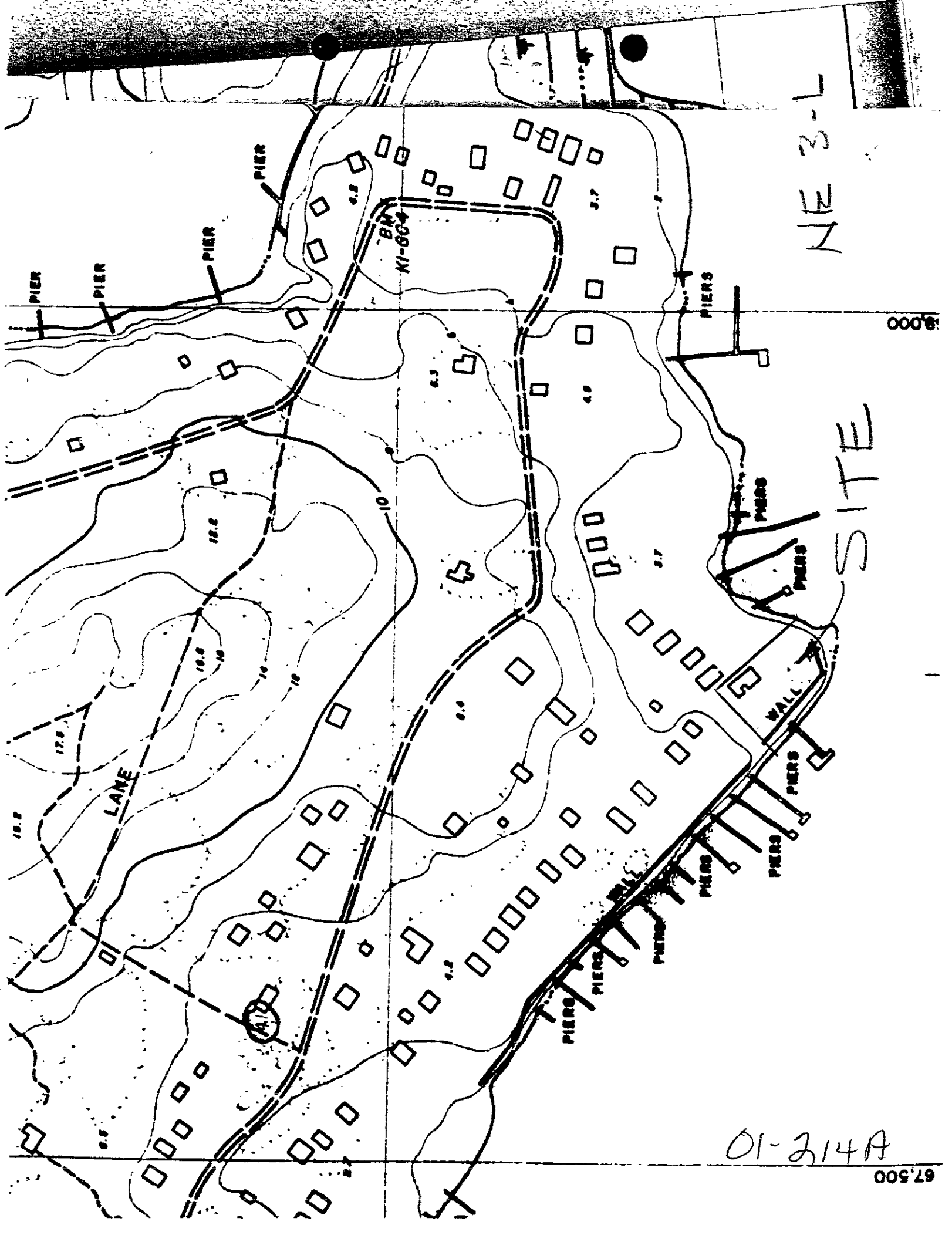
CALCULATIONS

Net Area: 25,625 SF, 0.588 Ac.
Existing impervious area:
walks: 135, patios: 248,
residence: 1723, cabana: 190,
TOTAL EXISTING IMPERVIOUS: 2296 Sq. Ft. / 8.9%
Proposed impervious area:
Garage: 528, Dwelling: 1854
TOTAL PROPOSED IMPERVIOUS: 2382 Sq. Ft. / 9.2%

Det. G. #1



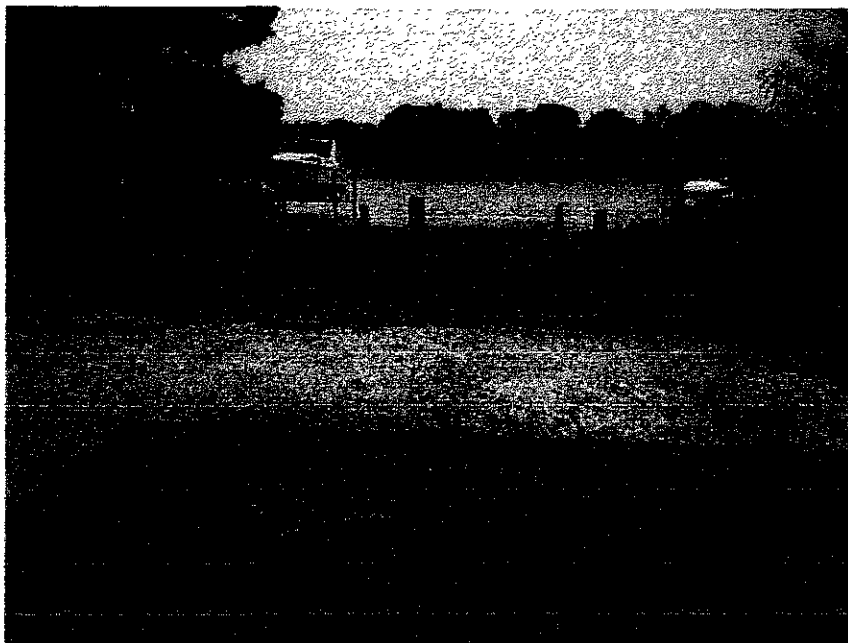
E 69000
NE 3-L



3501 BEACH ROAD



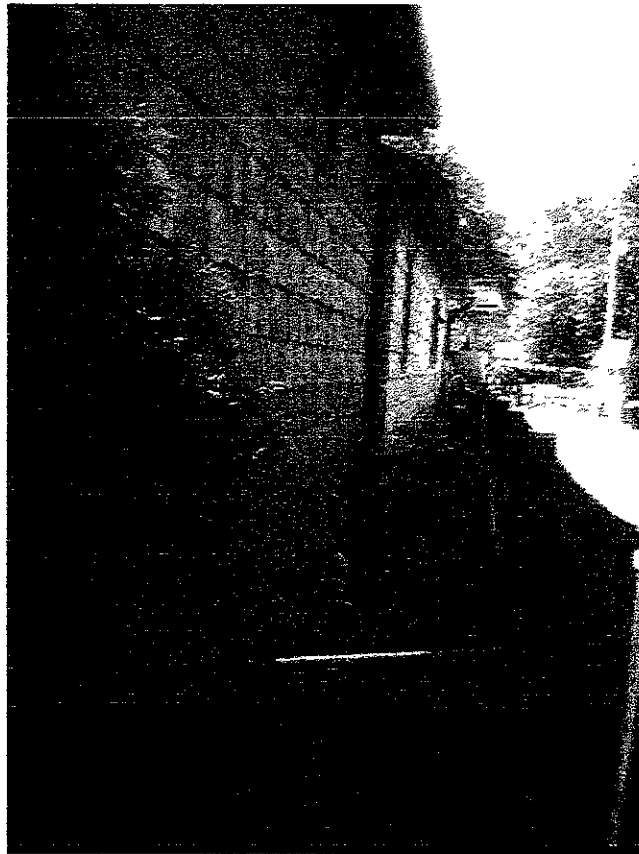
NORTH SIDE OF DWELLING LOOKING EAST ON BEACH ROAD



BEACH ROAD LOOKING WEST TOWARD WATER

01-214A

3501 BEACH ROAD



SE CORNER OF EXIST DWELLING LOOKING NORTH ALONG PROPERTY LINE



NORTH SIDE OF DWELLING

01-214A

3501 BEACH ROAD



NORTH SIDE OF DWELLING LOOKING NORTH-EAST AT DIETZ PROPERTY



STANDING ON PIER LOOKING NORTH-WEST AT TAYLOR PROPERTY

01-214A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

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

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1966

LOCATION

SENECA PARK

SHEET

N.E.
3-L

01-214A